

Results of circulation

Mahmood, Nasir

From: Ingham, Sylvia
Sent: 2019/11/19 10:59 AM
To: Xiao, Yinzhou; Kocialek, Tim; Sousa, Ana (LEGAL)
Subject: RE: C05W05.009, 21T-17016B - 27 Cliffside - Initial Submission Comments

Good morning,

There are no Accessibility comments at this time.

Thanks,

Sylvia

From: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Sent: 2019/11/15 6:12 PM
To: Kocialek, Tim <Tim.Kocialek@brampton.ca>; Ingham, Sylvia <Sylvia.ingham@brampton.ca>; Sousa, Ana (LEGAL) <Ana.Sousa@brampton.ca>
Subject: C05W05.009, 21T-17016B - 27 Cliffside - Initial Submission Comments

Good evening friends,

I was recently assigned this Rezoning / Draft Plan of Subdivision file (Previously Neal's file). The applicant submitted the second submission. I can't locate your comments (Capital Works, Legal, Plumbing, and Accessibility) to the first submission in the folder. Can you please let me know if you have provided comments and if yes, can you please forward them to me? Thank you and have a nice weekend.

Yin Xiao, MCIP, RPP

Planner I, Development Services
Planning & Development Services Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130



COMMENTS AND CONDITIONS MEMO

Date: October 25, 2019

File: **C05W05.009 and 21T-17016B**

To: Yin Xiao

From: Anthony Magnone

Subject: Requirements for Draft Plan of Subdivision 21T-17016B
2511362 Ontario Inc. (Meridian Homes)

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.

- **Prior to draft plan approval/adoption of OPA and prior to the initiation of any site works** submit to the Chief Building Official:
- a Phase 1 Environmental Site Assessment **in compliance with the most current regulations;**
- a Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment **in compliance with the most current regulations;**
- a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of the Environment;
- 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

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

- **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.
- **Prior to registration of the Plan, or any phase thereof**, provide confirmation to the Chief Building Official of the filing of the Record of Site Condition in the Environmental Site Registry **in compliance with the most current regulations.**
- **Prior to the initiation of any site grading/servicing and prior to registration**, the applicant shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all water wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.

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.

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

COMMENTS AND CONDITIONS MEMO

Date: January 2, 2018
Revised: May 31, 2021
File: **(C05W05.009 and 21T- 17016B)**
To: Yin Xiao
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T- 17016B**
(To permit single-detached, open space and environmental purposes)
2511362 Ontario Inc.
27 Cliffside Drive

Circulation Date: May 2021
Plan: Part of Lot 5, Concession 5, W.H.S.
Plan Dated: June 19, 2020

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)~~ – Cleared by Environmental Engineering
 2. ~~Feasibility Noise Report~~– Cleared by Development Engineering
 3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ – Added Condition # 9

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.
- 1.2.2. Prior to the initiation of any grading or construction on the site, the owner shall install a snow fence adjacent to the existing residences abutting the plan.

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. Registration Timing

2.1. The developer acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plan to the south for access and servicing.

3. Road Reconstruction/Cash Contributions

3.1. N/A

4. Financial Impact

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

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

5. Sidewalks

5.1. N/A

6. Land Dedications and Easements

6.1. Sufficient right of way for all roads associated with the plan and all 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.

7. 0.3 Metre Reserves/Reserve Block(s)

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

8. Warning Clauses

8.1. 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:

8.1.1. 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,

8.1.2. 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,

9. Soil

9.1. 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

Installation of the underground works prior to registration of the plan may be undertaken by the owner in accordance with the City's Preservicing policy. 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 Ontario Municipal Boards.

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)

Date: May 27, 2021
To: Yinzhou Xiao
From: Reshma Fazlullah
Subject: Phase One Environmental Site Assessment, 27 Cliffside Drive, Brampton
File: C05W05.009

Submission:

- Phase One Environmental Site Assessment, 27 Cliffside Drive, Brampton, Ontario, prepared by Soil Engineers LTD., dated July 4, 2017 (revised May 26, 2017).

Comments:

Staff have reviewed the above-noted report in support of a development proposal consisting of residential uses (Detached Dwellings) on the subject property.

Staff agree the Phase One Environmental Site Assessment (ESA) was carried out in general accordance with Ontario Regulation 153/04, as amended and concur with the conclusion that the potential for contamination at the subject property is low.

Given the preceding, staff provide clearance with respect to the ZBA/OPA, subject to the following conditions:

- That a Record of Site Condition be filed prior to registration of the plan of subdivision, and a copy be provided to the City.
- The above mentioned report will need to be updated, if supporting the RSC application or if a RSC has already been filed with the Ministry, a copy needs to be provided to the City.

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

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

Date: May 26, 2021

To: Olti Mertiri, Supervisor, Development Approvals

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
KLM PLANNING PARTNERS INC. – 2511362 Ontario Inc.
27 Cliffside Drive

File: C05W05.009

Submission:

- Addendum to the Functional Servicing Report for Riverview Heights Block 40-3, for 2511362 Ontario Inc. prepared by R.J. Burnside & Associates Limited dated August 2020, and received May 11, 2021

Comments:

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

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

Please note the following conditions:

1. *The owner acknowledges and agrees that this plan is dependent on the plan to the south for access and servicing. Prior to the registration of this plan, the plan to the south shall be registered and the outlet constructed and operational.*
2. *The lands to the south that are required for access, storm, sanitary and watermain outlets are not yet draft approved. Until such time, a Holding Zone shall be placed over the subject site.*

cc. Maggie Liu
Yinzhou Xiao

Mahmood, Nasir

From: Kassaris, Stavroula
Sent: 2022/03/14 6:04 PM
To: Xiao, Yinzhou
Cc: Mahmood, Nasir; Heike, Christopher; da Cunha, Roger
Subject: RE: C05W05.009 Warning clauses

Categories: Orange Category

Hey Yin,

Chris is away this week, so I've copied Roger on my response.

Earlier version of the development proposal for this site included a multiuse trail in the NHS buffer, which has been removed at the request of City and CVC staff. Since the proposal no longer contains "recreation facilities", I believe that the warning clause (item 14) can be removed.

If there was a recreational trail in the buffer, the second warning clause noted below would still be appropriate, as there would be limited maintenance (e.g a small strip on either side of the trail mowed only once every couple of months) because it falls within NHS lands. So that warning is put in to make sure there is no expectation by future land owners that the City will regularly maintain/manicure the area.

Hope this helps!

Stav

From: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Sent: 2022/03/14 5:04 PM
To: Heike, Christopher <Christopher.Heike@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Subject: C05W05.009 Warning clauses

Hi Chris,

I noticed the warning clause you requested on the C&C memo states that:

Warning Clauses –NHS, Open Space, 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 Natural Heritage System (NHS) and/or open space (NHS Block 20 and NHS Buffer Block 21) that state:

*"The subject blocks (**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.*

I believe this is in conflict with the warning clause requested by CVC:

- e) that a **Warning Clause** be included in the Agreements of Purchase and Sale a the future landowners of Lots 9 and 16-19 that the adjacent public land (i.e will remain as a low maintenance environment.

Is there any active recreational facilities proposed in the Open Space Block 20?

I'm looping in Stave in case she has any comments.

Thank you!

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

Yin (Yinzhou) Xiao, MCIP, RPP

Planner III, Development Services
Planning, Building and Economic Development Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130



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



Mahmood, Nasir

From: Padhya, Harsh
Sent: 2020/07/22 10:30 AM
To: Xiao, Yinzhou
Cc: Jasinski, Cassandra
Subject: FW: [EXTERNAL]RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hello Yin,

I hope my email finds you well. Please find the trailing email for your reference. I have already cleared the Archaeological Assessment submitted by the applicant. Let me know in case you require any further information in this regard.

Thanks – Harsh Padhya

From: Bruno Mannella <Brunomannella@bellnet.ca>
Sent: 2020/01/10 1:27 PM
To: Padhya, Harsh <Harsh.Padhya@brampton.ca>
Cc: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>
Subject: RE: [EXTERNAL]RE: Second Submission circulation - C05W05.009 , 21T-17016B

Harsh,

My apologies. I had somehow overlooked the email.

Regards

Bruno Mannella
Meridian Homes
1051 Meyerside Dr., Unit 11
Mississauga, Ontario
L5T 1J6
Phone: 905-565-7417
Fax: 905-565-6873

From: Padhya, Harsh [<mailto:Harsh.Padhya@brampton.ca>]
Sent: January-10-20 1:18 PM
To: Bruno Mannella
Cc: Xiao, Yinzhou; Jasinski, Cassandra
Subject: RE: [EXTERNAL]RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hello Bruno,

Please find the trailing email. I have already provided my comments. Let me know in case you require any further clarifications in this regard.

Kind Regards,

Harsh Padhya
Assistant Heritage Planner

Heritage, Planning and Development Service
City of Brampton
(905) 874 - 3825

Our Focus Is People 

From: Padhya, Harsh
Sent: 2019/12/17 3:16 PM
To: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Cc: Bruno Mannella <Brunomannella@bellnet.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>
Subject: RE: [EXTERNAL]RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hi Yin,

I have reviewed the updated documents. I believe the updated documents are inline with the comments provided by the Heritage Staff earlier. I do not have any comments to make at this point.

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

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

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Kind Regards,

Harsh Padhya
Assistant Heritage Planner
Heritage, Planning and Development Service
City of Brampton
(905) 874 - 3825

Our Focus Is People 

From: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Sent: 2019/12/17 2:18 PM
To: Bruno Mannella <Brunomannella@bellnet.ca>
Cc: Padhya, Harsh <Harsh.Padhya@brampton.ca>
Subject: RE: [EXTERNAL]RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hi Bruno,

Heritage staff is reviewing the submission. Please contact Harsh who is copied in the email for updates.

From: Bruno Mannella <Brunomannella@bellnet.ca>
Sent: 2019/12/17 1:44 PM
To: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Subject: [EXTERNAL]RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hello Yin,

Have we heard back from Heritage Planning? Who is the planner attending to this file?

Please call me at 416-996-8178.

Thank You

Bruno Mannella
Meridian Homes
1051 Meyerside Dr., Unit 11
Mississauga, Ontario
L5T 1J6
Phone: 905-565-7417
Fax: 905-565-6873

From: Xiao, Yinzhou [<mailto:Yinzhou.Xiao@brampton.ca>]
Sent: December-10-19 4:08 PM
To: Bruno Mannella
Cc: Crozier, Carolyn
Subject: RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hi Bruno,

I received your voice message.

The attached report contains the latest comments we received to date. Please be advised that the updated information has been forwarded to the Heritage Planning and Building staff and is currently under review. If you have any questions regarding the comments please feel free to contact me.

From: Bruno Mannella <Brunomannella@bellnet.ca>
Sent: 2019/11/27 2:51 PM
To: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Subject: RE: Second Submission circulation - C05W05.009 , 21T-17016B

Good afternoon Yin,

Have you heard back from Alex and the other outstanding departments/comments?

When you have a moment, please call me at my cell phone number 416-996-8178. I would like to discuss next steps.

Thank You

Bruno Mannella
Meridian Homes

1051 Meyerside Dr., Unit 11
Mississauga, Ontario
L5T 1J6
Phone: 905-565-7417
Fax: 905-565-6873

From: Xiao, Yinzhou [<mailto:Yinzhou.Xiao@brampton.ca>]
Sent: November-15-19 5:55 PM
To: alex.martino@peelregion.ca
Cc: Bruno Mannella
Subject: RE: Second Submission circulation - C05W05.009 , 21T-17016B

Hi Alex,

I'm wondering what is your timeline of providing comments to the above noted application? If you need anything else to complete your review please let me know.

From: Xiao, Yinzhou
Sent: 2019/10/08 11:19 AM
To: alex.martino@peelregion.ca
Cc: Bruno Mannella <Brunomannella@bellnet.ca>
Subject: Second Submission circulation - C05W05.009 , 21T-17016B

Hi Alex,

Please find attached circulation memo. You will receive the package within the next few days. Please let me or the applicant know if you need anything else. Thank you.

Yin Xiao, MCIP, RPP

Planner I, Development Services
Planning & Development Services Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130



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Mahmood, Nasir

From: Tang, Daniel
Sent: 2019/10/24 3:23 PM
To: Xiao, Yinzhou
Subject: C05W05.009 / 21T-17016B - 27 Cliffside Drive

Hi Yin,

I have reviewed the Preliminary Noise analysis dated Aug 8, 2019 prepared by Jade Acoustics for the above noted application and find it capable of supporting Zoning By-Law Amendment as well as draft plan approval.

Please note, Noise review tab can not be found under Accela's Workflow tasks, please update Accela accordingly.

Regards,

Daniel Tang
Environmental Technologist – Noise
City of Brampton
Engineering Division / Public Works & Engineering Department
T: 905-874-2472

COMMENTS & CONDITIONS MEMO

Date: January 26, 2022

File: C05W05.009 & 21T-17016B

To: Y. Xiao, Development Services

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
(To permit single-detached, open space and natural heritage system purposes.)

Updated Conditions from the Park Planning & Development Section

Consultant: **KLM PLANNING PARTNERS INC.**

Owner: **2511362 ONTARIO INC. (MERIDIAN HOMES)**

Location: 27 Cliffside Drive
Circulation Date: January 13, 2022
Ward: 6

In response to the circulation of the 3rd revision material for the above noted Zoning By-Law Amendment and Draft Plan of Subdivision application dated January 13, 2022, the following represents a summation of the **UPDATED** conditions from the **Park Planning and Development Section** in the Parks Maintenance & Forestry Division – Community Services Department.

Please note that this memo replaces our previous memo dated June 10, 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 outer limits of the Natural Heritage System (NHS) buffer (NHS Buffer Block 21), and/or 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 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.

Fencing:

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

Maintenance Fees:

6. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

Parkland Dedication:

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

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

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

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

Plan Requirements for all Public Lands:

8. Prior to plan registration, the Owner shall provide detailed working drawings for all identified NHS, landscape buffer blocks, streetscape planting, 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 Urban Design Brief/Community Design Guidelines.

Signage for NHS:

9. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

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, valleylands, woodlots, 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 –NHS, Open Space, 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 Natural Heritage System (NHS) and/or open space (NHS Block 20 and NHS Buffer Block 21) that state:

"The subject blocks (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 Natural Heritage System (NHS) lands (including associated buffers) 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. valleylands, 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 and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland / greenbelt

block, vista block 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 open space 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) Natural Heritage System (NHS) Block 20 and NHS Buffer Block 21 shall be named as, and be considered part of, the adjacent larger "Embleton Pond" (*NHS Block 953 on Great Gulf (Brampton), C05W04.005 & 21T-06024B, Phase 8, Plan 8 and NHS Block 17 on Kindwind (Mayfield) Development Corp., C05W05.05 & 21T-06027B*).

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: May 28, 2021
File: **C05W05.009 and 21T-17016B**
To: Yinzhou Xiao
From: Scott McIntyre
Subject: Requirements for Plan of Subdivision 21T-19 units
2511362 Ontario Inc.
KLM Planning Partners Inc.
27 Cliffside Drive

Circulation Date: May 11, 2021
Plan: Dwg# 19:1
Plan Dated: June 19, 2020
Comment Revision #: **#2**

Comments and conditions from the Transportation Development Engineering section.

A. PRIOR TO DRAFT PLAN APPROVAL

1. Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued. Lot layout must accommodate all the following conditions.
 - i. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E. **Addressed & OK, May 28, 2021. SM (figure 11 of Aug 2020 FSR)**
- 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. Driveways shall not 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.

2. Curb radii – curb radii are to adhere to City standard drawing #245.
3. Registration of these lands are dependant of the registration of the adjacent lands to the immediate south (a. k. a. 21T-04008B) for service & access reasons. **Acknowledged by applicant May 25, 2021 - SM**

C. GENERAL COMMENTS

1. 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.
2. 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.
3. Road Elbows – Road Elbows must adhere with City standard drawing #215.
4. Parking – Parking supply is to be as per the City zoning requirements.
5. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required;
6. Cul-de-sacs - Temporary cul-de-sacs may be required. The applicant will acknowledge and provide cul-de-sacs on a temporary basis if deemed necessary by the City. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
7. Staging & Sequencing – The right-of-way to/from XXXX Road must be open to the public prior to registration (Check for approved staging & sequencing report).
8. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
9. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
10. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
11. Utility clearance of 1.5 metres from residential driveways is required.
12. Identify the community mailbox location that will be affiliated with this proposed development.

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

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

Mahmood, Nasir

From: Huang, Andy
Sent: 2021/06/10 9:39 AM
To: Xiao, Yinzhou
Subject: RE: C05W05.009, 21T-17016B - 27 Cliffside UDB

Good morning Yinzhou,

Hope you are enjoying the nice weather too.

For the above-noted application, as much as I remember, there isn't an UDB. There is a CDG for the area, and the applicant is proposing minor changes to the subdivision plan and lotting layout. A Priority Lotting Plan was required as an addendum to the CDG. UD was satisfied with the Priority Lotting Plan submitted and had no further comments on this file.

Best regards,
Andy

From: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Sent: 2021/06/10 9:33 AM
To: Huang, Andy <Andy.Huang@brampton.ca>
Subject: C05W05.009, 21T-17016B - 27 Cliffside UDB

Good morning Andy,

Hope you are enjoying the nice weather we have today.

I wanted to touch base on this file. Your previous comments indicate you have no further comments.

Urban Design Review:

Andy Huang Andy.Huang@brampton.ca

Urban Design has no further comments.

I'm wondering if you have approved and stamped the UDB?

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

To book an appointment, visit www.brampton.ca/skiptheline

Yin (Yinzhou) Xiao, MCIP, RPP

Planner III, Development Services
Planning, Building and Economic Development Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

yinzhou.xiao@brampton.ca

p: 905-874-2867

f: 905-874-2130



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



COMMENTS AND CONDITIONS MEMO

Date: Friday, March 11th, 2022
File: **C05W05.009, 21T-17016B**
To: Yinzhou Xiao
From: Andy Huang
Subject: Requirement for Draft Plan Approval 21T-17016B

Consultant: KLM Planning Partners Inc.

Owner: Meridian Homes

Location: 27 Cliffside Dr.

Circulation Date: Friday, March 11th, 2022

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

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, 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, the owner shall agree to the following:

1. That, the Control Architect shall organize 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;
2. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
3. To pay all associated fees to the City as per By-law 110-2010;

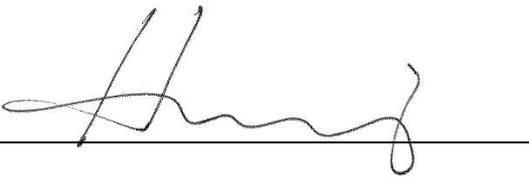
4. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
5. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

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.



Andy Xu Yao Huang

PMP, M.Arch, BCIN, MRAIC

Urban Designer, Urban Design

Planning, Building, & Economic Development Department

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2

Tel: 905-874-2310 | E-Mail: Andy.Huang@Brampton.ca

Mahmood, Nasir

From: Corazzola, Elizabeth
Sent: 2019/10/21 8:39 AM
To: Xiao, Yinzhou; Huang, Andy; Doucet, Pascal; Magnone, Anthony; Eshesh, Shahinaz; Kuemmling, Werner
Subject: RE: C05W05.009, 21T-17016B - 27 Cliffside

Hi Yin.

I have no comments on the proposed development. Please ensure that any by-law you intend to introduce to Council will facilitate the develop you intend to support.

Elizabeth Corazzola
Manager, Zoning and Sign By-law Services
Building Division | City of Brampton

8850 McLaughlin Road | Unit 1
Brampton, ON | L6Y 5T1

905-874-2092 (T)



From: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>
Sent: 2019/10/18 3:43 PM
To: Huang, Andy <Andy.Huang@brampton.ca>; Doucet, Pascal <Pascal.Doucet@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>
Subject: C05W05.009, 21T-17016B - 27 Cliffside

Good afternoon friends,

I was recently assigned this Rezoning / Draft Plan of Subdivision file (Previously Neal's file). The applicant submitted the second submission. To my surprise, they told me they never received formal comments to the initial submission from you guys. I can't find your comments in the folder either. Do you mind forwarding your comments to me, if any? I would really appreciate it.

Yin Xiao, MCIP, RPP

Planner I, Development Services
Planning & Development Services Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130



December 30, 2019

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

Re: Notice of Application and Request for Comments
KLM PLANNING PARTNERS INC – 2511362 ONTARIO INC
27 Cliffside Drive
City File Number: C05W05.009
Subdivision File Number: 21T-17016B
Alectra EP File: B4-69

Dear Yin,

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

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

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

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

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

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

Mahmood, Nasir

From: circulations@wsp.com
Sent: 2021/06/21 12:52 PM
To: Xiao, Yinzhou
Subject: [EXTERNAL]ZBLA, Draft Plan of Subdivision - 27 Cliffside Dr, Brampton - File No. C05W05.009 & 21T-17016B

Follow Up Flag: Follow up
Flag Status: Completed

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2021-06-21

Yinzhou Xiao

Brampton

, ,

Attention: Yinzhou Xiao

Re: ZBLA, Draft Plan of Subdivision - 27 Cliffside Dr, Brampton - File No. C05W05.009 & 21T-17016B;
Your File No. C05W05.009,21T-17016B

Our File No. 90683

Dear Sir/Madam,

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

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

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

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

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure

exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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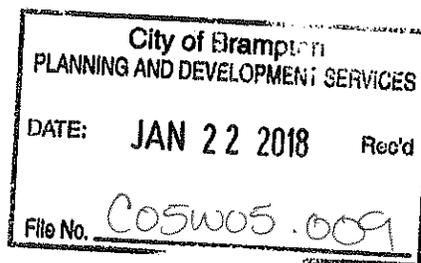


CANADA POST
2701 RIVERSIDE DRIVE SUITE N082
OTTAWA ON K1A 0B1
CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1
POSTESCANADA.CA

January 18, 2018

Neal Grady
Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2



Reference: **Notice of Application and Request for Comments**

Application to Amend the Zoning By-Law and
Proposed Draft Plan of Subdivision

KLM PLANNING PARTNERS INCORPORATED

2511362 ONTARIO INCORPORATED

27 Cliffside Drive

City File Number:

C05W05.009

Subdivision File Number:

21T-17016B

Canada Post Corporation appreciates the opportunity to comment on the above noted application and have no objections to the approval of the amendment application. We have reviewed the proposal and we have determined that the proposed **residential subdivision** will be serviced via **Community Mailbox**.

In order to establish mail service we request that the following be included in the subdivision's Conditions of Draft Approval:

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

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton;
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post;
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned

Regards,



Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
905-206-1247 ext. 2027
christopher.fearon@canadapost.ca



**Credit Valley
Conservation**
inspired by nature

January 27, 2022

VIA EMAIL

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Yin Xiao

**Re: CVC File No. 21T-17016B
City File No. C05W05.009
2511362 Ontario Inc.
27 Cliffside Drive
Part Lot 5, Concession 5 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received the above noted draft plan of subdivision, Official Plan Amendment and Zoning By-Law Amendment and provide the following comments for your consideration.

SITE CHARACTERISTICS

The subject property is located adjacent to a tributary of the Credit River and is partially regulated by CVC due to the associated Credit River valley, floodplain and meander belt allowance. There are also wetlands (Provincially Significant Churchville-Norval Wetland Complex) adjacent to the site. As such, the property is located within the CVC regulated area and a permit for development under Ontario Regulation 160/06 is required.

Credit River Watershed Natural Heritage System

The subject property is partially within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed based management agency and landowner, CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies; to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural heritage system planning across CVC's jurisdiction.

Peel Greenlands

It should be noted that the valley corridor is designated as Core Greenlands by the Region of Peel. It is the policy of the Region of Peel to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands. We suggest you contact the Region of Peel if you have questions on this matter.

GENERAL COMMENTS:

The subject property is located within Sub-Area 40-3 known as the Riverview Heights Community. As part of the Sub-Area review, various technical studies had been submitted to support the overall development of the block.

Site specifically, CVC staff had reviewed an Addendum to the Functional Servicing Report (Burnside, August 2020) and a Scoped Environmental Impact Study (SLR, December 2020) and have found them generally satisfactory. It should be noted that the majority of the site drains to a proposed stormwater management facility (known as SWM Pond C-3) in a separate Draft Plan of Subdivision (21T-06024B). As such, development of this site will be dependent on timing of detailed design and construction of the SWM Facility and associated servicing in the adjacent subdivisions.

CVC staff will continue to review the proposed development through the detailed design stage, including review of the Natural Heritage System (NHS) planting/restoration plans and detailed engineering plans.

CONDITIONS OF DRAFT APPROVAL:

Based on the above, CVC staff have no objection to the approval of the draft plan of subdivision provided the following conditions are fulfilled:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 20 (Natural Heritage System/Open Space) in an appropriate designation such that the natural heritage system is protected in perpetuity.
2. That the portions of the Natural Heritage System/Open Space on the property (Block 20) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to any grading and servicing and/or the registration of the plan, or any phases thereof, the owner shall prepare to the satisfaction of CVC and the City of Brampton:
 - a) A Stormwater Management Implementation Report in accordance with the approved Addendum to the Functional Servicing Report and detailed plans for SWM Facility C-3.
 - b) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - c) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management facility has been constructed in accordance with the approved plans.
 - b) Plans/reports demonstrating the details of the proposed development within the regulated area, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.

- c) That detailed planting and restoration plans for the NHS are submitted to the satisfaction of CVC and the City of Brampton.
- d) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted above.
- e) that a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Lots 9 and 16-19 that the adjacent public land (i.e. NHS) will remain as a low maintenance environment.
- f) 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.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned.

Sincerely,


Trisha Hughes
Planner

cc: Bruno Manella, 2511362 Ontario Inc.
John Hardcastle, Region of Peel

December 13, 2017

Neal Grady, MCIP, RPP
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Neal Grady,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
KLM Planning Partners Inc. – 2511362 Ontario Inc.
27 Cliffside Drive
Part of Lot 5, Concession 5, W.H.S
City of Brampton
File No.: 21T-17016B & C05W05-009

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

This response does not constitute a pipe locate or clearance for construction.

The applicant shall 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.

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.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

The applicant will 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.

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive, flowing style.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Mahmood, Nasir

From: Grady, Neal <Neal.Grady@brampton.ca>
Sent: 2018/02/14 1:10 PM
To: Robert Lavecchia
Cc: Bruno Mannella
Subject: FW: Brampton - 27 Cliffside Dr - 21T-17016B

F.Y.I.- Thanks, Neal

From: Michelle.Tien@HydroOne.com [mailto:Michelle.Tien@HydroOne.com]
Sent: 2017/12/07 1:48 PM
To: Grady, Neal <Neal.Grady@brampton.ca>
Subject: Brampton - 27 Cliffside Dr - 21T-17016B

Hello,

We are in receipt of your Plan of Subdivision application, 21T-17016B dated Nov 30, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Please let me know if you have any questions or concerns.

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department
Hydro One Networks Inc.
Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905) 946-6237

Email: Dennis.DeRango@HydroOne.com

Please note we also accept circulations via email at LandUsePlanning@HydroOne.com.

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www.brampton.ca/en/Info-Centre/Pages/Privacy-Statement.aspx

December 6, 2017

Neal Grady
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Grady:

**Re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
To permit single-detached, open space and environmental purposes
KLM Planning Partners Inc. – 2511362 Ontario Inc.
Files: C05W05.009 & 21T-17016B
27 Cliffside Drive
City of Brampton – Ward 6**

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

The applicant proposes the development of 19 single-detached units, which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 2 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas that currently operate under the following student accommodation conditions:

Catchment Area	School (hosted)	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Alphonsa (hosted)	284	553	0
Secondary School	St. Augustine (hosted)	1011	1320	9

The Board requests that the following condition be incorporated in the Conditions of Draft Approval:

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

2. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.

(a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

(b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,



Keith Hamilton
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24224
Keith.hamilton@dpcdsb.org

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

December 22nd, 2017

Mr. Neal Grady
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Grady:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of
Subdivision – 21T-17016B / C05W05.009
KLM Planning Partners Inc. – 2511362 Ontario Inc. (Meridian Homes)
27 Cliffside Drive
South of Embleton Road, west of Mississauga Road
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (19 residential detached units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

10	K-8
3	9-11
1	12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Huttonville P.S.	203	715	0
Jean Augustine S.S.*	527	1,533	0
Brampton Centennial S.S.	1,239	1,380	0

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

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering Agreement:

Trustees

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

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

Director of Education and Secretary
Peter Joshua

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

Associate Director, School Support Services
Wendy Dowling

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

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
 - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Amar Singh

Planner

Planning and Accommodation Dept.

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

Public Works

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

peelregion.ca

December 6, 2019

Yinzhou Xiao, Planner I
Development
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Yin.Xiao@brampton.ca

**RE: Region of Peel Comments
Plan of Subdivision and Rezoning Application
27 Cliffside Drive
2511362 Ontario Inc.
City File: C05W05.009
Regional File: 21T-17016B**

Dear Ms. Xiao,

The Region has reviewed the revised Draft Plan of Subdivision Plan for the above-noted application and provides the following:

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-17016B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

The following general comments are provided to assist the developer in the preparation of the related drawings.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 300mm sanitary sewer on Lionhead Golf Club Road and 300mm sanitary sewer stub within an easement north of Lionhead Golf Club Road.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consists of a 300mm diameter watermain on Embleton Road, a 300mm diameter watermain on Lionhead Golf Club Road, a 400mm diameter watermain on Rivermont Road, and a 150mm watermain on Cliffside Drive.
- External easements and construction will be required.

Functional Servicing Report

The Region has reviewed the Addendum to the Functional Servicing Report dated July 17, 2019, prepared for 2511362 Ontario Inc., submitted by R.J. Burnside & Associates Limited and have the following comments:

Wastewater

- Staff does not have any significant concerns with regards to sanitary sewer servicing for the proposed development

Water

- Staff does not have any significant concerns with regards to water servicing for the proposed development

In summary, the Region finds the above noted FSR to be satisfactory.

Development Charges

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

Capital Budget

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

Conditions of Draft Approval

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

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
 - 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.

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Tel: 905-791-7800 www.peelregion.ca

2. Provision shall be made in the Subdivision Agreement with respect to:
 - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

3. In respect of the water meter fees:
 - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
 - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
 - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedication

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

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

Traffic/Development Engineering Conditions

5. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.

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Tel: 905-791-7800 www.peelregion.ca

Drawings – Servicing and “As Constructed”

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

General Conditions

8. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
9. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
10. Prior to registration of the plan of subdivision, the Developer shall pay the Region’s costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region’s latest User Fees By-law.
11. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a. All lots and blocks must be serviced via an internal road network;

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

12. 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.
13. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region’s User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
14. 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

Public Works

Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

15.

- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

16. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.

Public Works

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Tel: 905-791-7800 www.peelregion.ca

17. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
18. 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. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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

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

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Mahmood, Nasir

From: Hilvar Castellanos - EXT <Hilvar.Castellanos@rci.rogers.com>
Sent: 2019/12/12 10:09 AM
To: Xiao, Yinzhou
Subject: [EXTERNAL]RE: C05W05.009 (21T-17016B) - 27 Cliffside comments - Rogers Project M195861 - 27 CLIFFSIDE DRIVE DEVELOPMENT, Brampton (HP 19 SFU)

Good Morning Xiao,

Please see below Rogers' comments regarding this **"Notice of Application" - KLM PLANNING PARTNERS INC. - City File #: C05W05.009 (21T-17016B)**
Location: 27 Cliffside Driver, Brampton for 19 Single Family Homes.

Rogers' comments:

"Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation."

Please do not hesitate to contact me if you require further information

Hilvar Castellanos

System Planner
Outside Plant Engineering
Rogers Communications Canada Inc
T: 647 426 6516
3573 Wolfedale Rd
Mississauga, ON L5C 3T6
hilvar.castellanos@rci.rogers.com



From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: December 11, 2019 2:28 PM
To: Hilvar Castellanos - EXT <Hilvar.Castellanos@rci.rogers.com>; yinzhou.xiao@brampton.ca
Cc: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: FW: C05W05.009 (21T-17016B) - 27 Cliffside comments

Hi Hilvar

Please create a project for this and provide comments to Yin.

Thank you

Debbie Purves
System Planner

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

Debbie.purves@rci.rogers.com
416-305-0466



From: Xiao, Yinzhou [<mailto:Yinzhou.Xiao@brampton.ca>]
Sent: Tuesday, December 10, 2019 4:24 PM
To: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: C05W05.009 (21T-17016B) - 27 Cliffside comments

To whom it may concern,

I was recently assigned the above noted file and our record showed that the initial submission was circulated to Rogers on Nov 30, 2017. I'm wondering if you have provided any comments and if yes, please kindly forward them to me. I attached the draft plan of subdivision for your review and look forward to your response.

Yin Xiao, MCIP, RPP

Planner I, Development Services
Planning & Development Services Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130



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