

RESULTS OF THE CIRCULATION

Henderson, Kelly

From: circulations@wsp.com
Sent: 2021/04/15 9:32 AM
To: Henderson, Kelly
Subject: [EXTERNAL]Draft Plan of Subdivision (21T-20011B) and OPA/ZBLA (OZS-2020-0036), 1879 Queen St. W., Brampton.

Follow Up Flag: Follow up
Flag Status: Flagged

2021-04-15

Kelly Henderson

Brampton

, ,

Attention: Kelly Henderson

Re: Draft Plan of Subdivision (21T-20011B) and OPA/ZBLA (OZS-2020-0036), 1879 Queen St. W., Brampton.; Your File No. 21T-20011B,OZS-2020-0036

Our File No. 90144

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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April 16, 2021

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
Korsiak Urban Planning – Jim and Luisa Mocon
1879 Queen Street West
South side of Queen St W, east of Mississauga Rd
File: 21T-20011B (OZS 2020-0036)
City of Brampton – Ward 4**

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 9 detached, 56 townhouse units and a 12-storey 200-unit residential building, which are anticipated to yield:

- 11 Junior Kindergarten to Grade 8 Students; and
- 8 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	308	504	0
Secondary School	St. Roch	1520	1404	0

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 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,

K. Koops

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

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

May 7, 2021

Kelly Henderson
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Kelly,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
Jim and Luisa Mocon
1879 Queen Street West
City of Brampton
File No.: OZS-2020-0036

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, 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 phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,



Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect.

Henderson, Kelly

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: 2021/06/30 3:04 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Brampton - 1879 Queen St W - OZS-2020-0036
Attachments: CamScanner 06-21-2021 16.34.pdf

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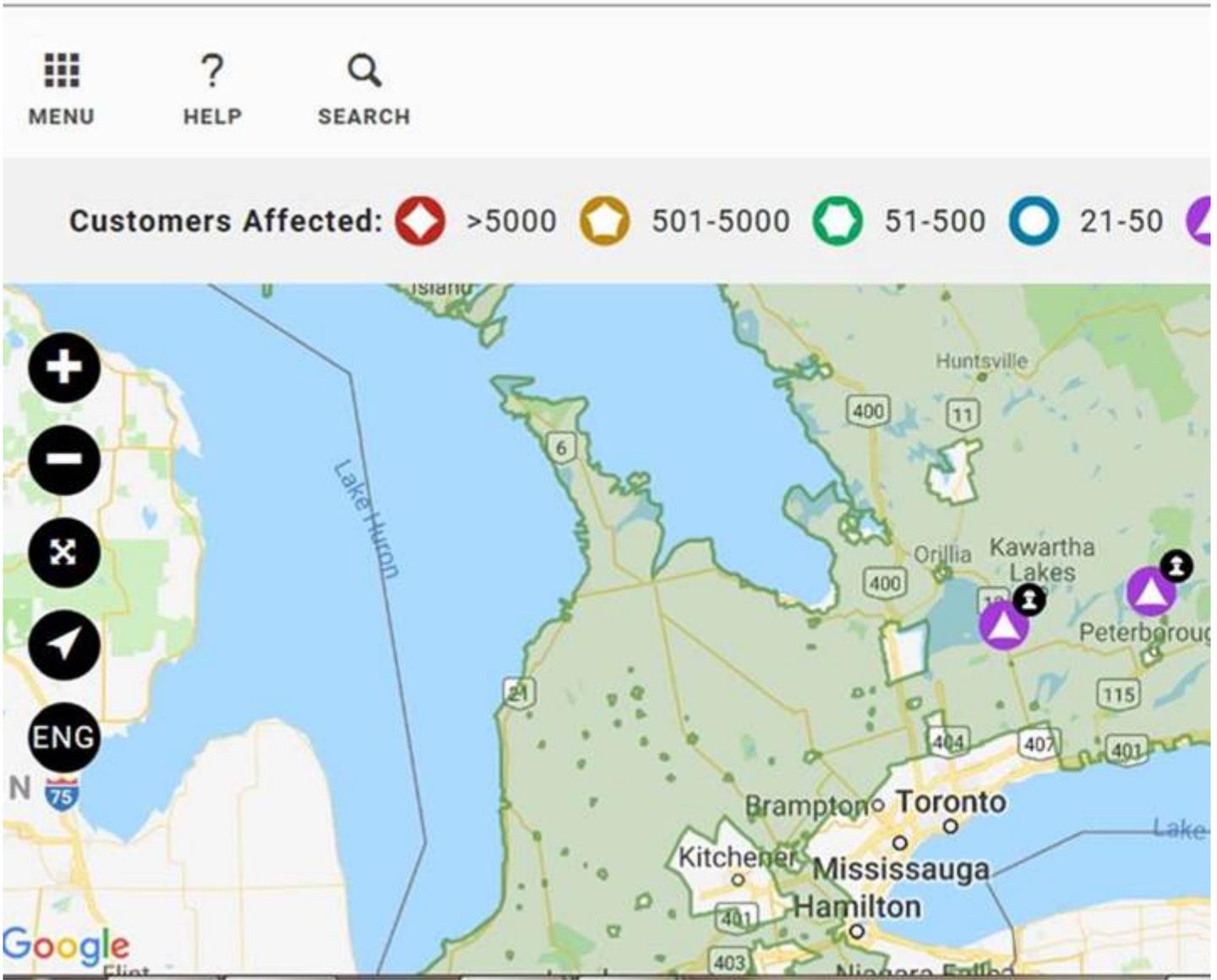
We are in receipt of Application OZS-2020-0036 dated May 4, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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

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



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

Thank you,

Best Wishes,

Dolly Shetty
 Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
 185 Clegg Road (R32)
 Markham, ON | L6G 1B7
 Email: Dolly.Shetty@HydroOne.com



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From: Dolly Shetty <dollyshetty20@gmail.com>
Sent: Monday, June 21, 2021 4:35 PM
To: SHETTY Dolly <Dolly.Shetty@HydroOne.com>
Subject: Subdivision

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May 3rd, 2021

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

**RE: Application to Amend the Official Plan, and Zoning By-law,
and for a Draft Plan of Subdivision- OZS-2020-0036 & 21T-20011B
Korsiak/Jim and Luisa Mocon
1879 Queen Street West
South side of Queen Street West, east of Mississauga Road
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (9 single family detached units, 56 townhouse units, 200 apartment units, totalling 265 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
47	10

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Eldorado P.S. <i>(Kindergarten to Grade 8)</i>	880	778	7
Jean Augustine S.S. <i>(Grade 9 to Grade 12)</i>	1,138	1,533	0

Trustees

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

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

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

Associate Director – Operations & Equity of Access
Jaspal Gill

Associate Director – Instruction & Equity
Poleen Grewal

Associate Director – School Improvement & Equity
Camille Logan

Associate Director – School Improvement & Equity
Lynn Strangway

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

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

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

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

Yours truly,

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

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

Public Works

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

peelregion.ca

June 25, 2021

Kelly Henderson
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Kelly.Henderson@brampton.ca

**RE: Draft Plan of Subdivision
1879 Queen Street West
Jim and Louisa Mocon
City File: OZS-2020-0036
Region File: 21T-20011B**

Dear Ms. Henderson,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20011B, 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 450mm diameter sanitary sewer and a 1500mm diameter trunk sanitary sewer on Queen Street West.
 - External easements and construction may be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consists of 150mm and 600mm diameter watermains on Queen Street West, 600mm diameter watermain on Mississauga Road, and 300mm diameter watermain on Royal West Drive.
 - External easements and construction will be required.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominium (Blocks 16 and 17).

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Regional Roads

- The proposed development abuts Queen Street West, Regional Road #6.
- The Region of Peel will not permit any changes to grading within Queen Street West right of way along the frontage of proposed development.
- No lots or blocks shall have direct access to Queen Street West. Any future access shall be in accordance with The Region Access Control By-law.

Functional Servicing Report

The Region has reviewed the Functional Servicing Report (dated April 2021) prepared by Skira & Associates Ltd. The following must be addressed in a revised report:

- Water:
 - The proposed servicing for this development indicates one 300mm diameter watermain connection to a 300mm watermain on Royal West Drive. In the interim there will be a temporary 150mm watermain connection through Cesta Lands which ultimately will be abandoned. A secondary looping system will be required at the intersection of Queen Street West and future Street 'C'.
 - It is a Regional requirement that the high-rise condominium development is serviced off a 300mm diameter watermain. As such the proposed 200mm diameter watermain on Street 'C' and Street 'B' must be upsized to 300mm diameter watermains.
- Wastewater:
 - The sanitary design sheet as well as sanitary drainage plan included in the FSR do not correspond with the population calculations shown in the body of the report.
- Stormwater:
 - The Report confirms stormwater management will be dealt within the boundaries of the subject lands.

Development Charges

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

Capital Budget

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

Waste Management Requirements

- The Region of Peel will provide curbside waste collection of garbage, recycling, and organics material for the single detached and street townhouses provided that future submissions satisfy the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- Waste Collection for Block 16 and Block 17 will be reviewed through future site plan applications.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

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Draft Plan of Subdivision (Plot Date August 28, 2020)

- The Region requires a block for road widening along Queen Street West, as well as a reserve block and daylight triangle. This needs to be depicted on a revised draft plan.

Conditions of Draft Approval

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

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
 - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
 - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

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

Water Meter Fees

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

Land Dedication

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:

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- a. A road widening pursuant to the Region's Official Plan along Regional Road #6 (Queen Street West). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45.0 metres right-of-way (22.5 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Queen Street West).
- b. A 15x15 metre daylight triangle at the intersection Street "A" and Queen Street West, and 0.3 metre reserve along the frontage of Queen Street behind the property line.

5.

- a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.

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

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

Access

6.

- a. Prior to the Registration of the Plan of Subdivision the Developer shall remove any existing driveway/accesses along the frontage of Queen Street West that do not conform to the approved plans at its sole cost.
- b. No lots or blocks shall have direct access to Queen Street West.

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

7.

- a. The Region will accept one full movement access aligned with Royal West Drive. Any ultimate improvements at the proposed access to facilitate the development will be determined at the engineering design stage: Including but not limited to auxiliary lanes, centre medians, pavement marking and signage.
- b. The Developer hereby acknowledges and agrees that ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be at the sole cost of the Developers. The Developers will be responsible for the design and construction of the access and any required road works including but not limited to auxiliary lanes etc., required to service this development, and all costs shall be 100% at the expense of the Developers. All costs associated with the ultimate the road works shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. Prior to construction within the Region's right-of-way a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will be required to be submitted to the Region for review and approvals. The engineering submission must include removals, new construction and grading, typical sections, and pavement marking and signage drawings, as well as plan and profile drawings.

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- c. The developer hereby acknowledges that 50% of the cost for the installation of future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be at the sole cost of the Developers. This portion shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. Prior to construction within the Region's right-of-way detailed engineering submission for the traffic control signals designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will be required to be submitted to the Region for review and approvals.
 - d. The developer hereby acknowledges that securities in the amount of \$200,000.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be required to be provided to the Region.
 - e. The Developer acknowledges and agrees that a satisfactory Traffic Impact Study is to be provided to the Region.
 - f. The Developer and Region acknowledge and agree that, due to the shared nature of the ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" between all lands contained within the Queen Street Tertiary Plan, there will be a need for the Developer to execute an agreement with the neighboring land Owners regarding the construction and sharing of costs for the Ultimate Access ("Shared Access Agreement").
 - g. Prior to registration the ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" indicated on the approved Queen Street Tertiary Plan will benefit the applicant as well as the adjacent property owners to provide full movement access across from Royal West Drive, as such, the Region requires a cost sharing agreement between the benefitting land owners. The Region will require proof and copies of such shared access agreement.
8. Prior to the registration of this Plan, or any phase thereof:
- a. The Developer shall provide securities in the amount of 50% of the total cost for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan to the Region.
 - b. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$200,000.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A". All actual costs associated with the traffic control signals at the Regional road intersections shall be 100% the Developer's expense. Any costs associated with future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. A clause shall be included in the Subdivision Agreement in respect of same.
 - c. The Developer shall provide to the Region, Public Works Department, a certified cheque for maintenance in the amount of \$71,190.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A". Any costs associated with maintenance of future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access. A clause shall be included in the Subdivision Agreement in respect of same.

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- d. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Queen Street West and for the intersection of Queen Street West and Royal West Drive/Street "A" along the frontage of proposed development. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. Any costs associated with for pavement markings on Queen Street West and for the intersection of Queen Street West and Royal West Drive/Street "A" along the frontage of proposed development as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access. A clause shall be included in the Subdivision Agreement in respect of same.

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

Traffic/Development Engineering Conditions

9.
 - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way.
 - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
 - c. The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.
 - d. The Region will not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands.
 - e. The Developer shall be responsible for the design and construction of the mutual access. The Developer shall make necessary arrangements in respect of the design and/or construction of the mutual access, at the sole cost and expense of the Developer.
 - f. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission MUST include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
 - g. The Developer shall be responsible for 100% of the boulevard works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
 - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way; and
 - ii. Engineering and inspection fees in the amount of 5.25% of the estimated cost of road and access works.
 - h. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.
 - i. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access

Public Works

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permit for all works within the Region's road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.

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

Drawings – Servicing and “As Constructed”

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

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

General Conditions

12. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
13. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Queen Street West.
14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
15. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
16. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a. All lots and blocks must be serviced via an internal road network;

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

Public Works

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

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17. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.

18. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

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

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

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

20.

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

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completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

21. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Queen Street West.
22. 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
23. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s)
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

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

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel



April 20, 2021

Kelly Henderson
Planning Department
City of Brampton
Ontario

Dear Kelly Henderson

APPLICATION NO OZS-2021-0036 and 21T-20011B
APPLICATION TYPE Draft Plan of Subdivision
ADDRESS 1879 Queen Street West

GENERAL LOCATION South side of Queen Street West, east of Mississauga Road

DESCRIPTION 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks

Rogers Reference Number M211893

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

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

(2) Prior to registration of the plan of Condominium, 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 Condominium, as well as the timing and phasing of installation.

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

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

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

Yours truly

Monica LaPointe

Monica LaPointe
Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications, Wireline Access Network
3573 Wolfedale Rd, Mississauga Ontario



**Credit Valley
Conservation**
inspired by nature

April 27, 2022

VIA EMAIL

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

Attention: Kelly Henderson

**RE: City File No. OZS-2020-0036
CVC File No. 21T-20011B
Jim and Luisa Mocon
1879 Queen Street West
Part Lot 5, Concession 4 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received and reviewed 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

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.

Credit River Valley and Huttonville Creek Valley:

A portion of the subject property is regulated due to the Credit River valley and Huttonville Creek valley corridors. As such, a portion of the property is subject to Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. A permit for any proposed development, including grading, within the regulated area will be required from CVC.

Peel Greenlands:

The subject property is partially within an area 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.

Environmentally Significant Area:

The valleylands are part of the Huttonville Valley Environmentally Significant/Sensitive Area (ESA). These areas contain significant natural features within the Credit River Watershed and include valley and watercourse corridors, wetlands and woodlands. The designation of these is based on criteria related to terrain, flora and fauna, hydrological significance, aesthetic qualities and educational values. Our objective is to protect these sensitive areas from impacts related to construction or development activities.

Area of Natural and Scientific Interest:

The valleylands are also identified as part of the Huttonville Creek Area of Natural and Scientific Interest (ANSI) – Life Science. CVC and the Province of Ontario do not support incompatible development within or adjacent to ANSI's. Provincial policy states that development and site alteration may be permitted in an ANSI if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.

GENERAL COMMENTS

CVC staff have reviewed the proposed development and associated reports, including the Scoped Environmental Impact Study (EIS) prepared by Beacon Environmental (April 2022) and the Functional Servicing Report (FSR) prepared by Skira & Associates Ltd. (December 2021). CVC staff have generally found the EIS and FSR to be satisfactory and will review further details during the detailed design stage.

CONDITIONS OF DRAFT APPROVAL

On this basis, CVC staff have **no objection** to the approval of the draft plan of subdivision provided that the following draft conditions are fulfilled:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Blocks 25-27 (Natural Heritage System) and Blocks 28-30 (NHS Buffer) in an appropriate designation such that the natural heritage system is protected in perpetuity.
2. That the portions of the Natural Heritage System (NHS) and buffer on the property (Blocks 25-30) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of any phase of the plan and any site grading and servicing in the respective phase, that the following information, relevant to that phase, be prepared to the satisfaction of the CVC and the City of Brampton:
 - a) A Stormwater Management Implementation Report in accordance with the approved Functional Servicing Report.
 - b) 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) Plans/reports demonstrating the details of the storm outfall, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - d) 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 buffer restoration and NHS enhancement plans are submitted to the satisfaction of CVC and the City of Brampton in accordance with the approved EIS.
 - b) 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.
 - c) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 3 and 4.
 - d) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Blocks 1-9, 14, 15 and 17 that the adjacent public land (i.e., NHS, including buffer) will remain as a low maintenance environment.
 - e) 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 at trisha.hughes@cvc.ca or 905-670-1615 ext. 325.

Sincerely,


Trisha Hughes
Planner

cc: John Hardcastle, Region of Peel
Terry Korsiak, Korsiak Urban Planning
Jim and Luisa Mocon