



January 2, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Himanshu Katyal

Re: Notice of Application and Request for Comments
Glen Schnarr & Associates Inc – Georgian Mayfield Inc
6875 & 6889 Mayfield Rd
City File Number: OZS-2019-0014
Alectra EP File: N1-33

Dear Himanshu,

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 Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

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

Katyal, Himanshu

From: circulations@wsp.com
Sent: 2019/12/11 4:42 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]OPA, ZBLA and Draft Plan of Subdivision (OZS-2019-0014) - 6875 and 6899 Mayfield Rd.

2019-12-11

Himanshu Katyal

Brampton

, ,

Attention: Himanshu Katyal

Re: OPA, ZBLA and Draft Plan of Subdivision (OZS-2019-0014) - 6875 and 6899 Mayfield Rd.; Your File No. OZS-2019-0014

Our File No. 86028

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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

January 2, 2020

Himanshu Katyal
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Himanshu,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
Georgian Mayfield Inc.
6875 and 6899 Mayfield Road
City of Brampton
File No.:

Enbridge Gas Inc. 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 Inc.'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.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Inc. at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Inc.'s Customer Connections department. For more details contact SalesArea20@Enbridge.com.

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 Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

Alice Coleman

Municipal Planning Coordinator
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.

January 2, 2020

Himanshu Katyal
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Katyal:

Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
Glen Schnarr & Associates Inc. – Georgian Mayfield Inc.
File: OZS 2019-0014
6875 and 6899 Mayfield Road
South side of Mayfield Rd, west of McVean Dr
City of Brampton – Ward 10

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 8 detached, 100 townhouse and 96 apartment units which are anticipated to yield:

- 17 Junior Kindergarten to Grade 8 Students; and
- 10 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. Patrick	285	383	0
Secondary School	Cardinal Ambrozic	1319	1245	7

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,



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)



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

**RE: Application to amend the Official Plan, Zoning By-law and Draft Plan of
Subdivision– OZS-2019-0014
Glen Schnarr & Associates Inc. – Georgian Mayfield Inc.
6875 and 6889 Mayfield Inc.
South side of Mayfield Road, west of McVean Drive
City of Brampton (Ward 10)**



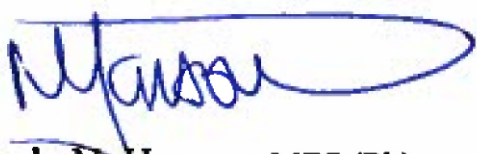
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2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - 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 Board."
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy."

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

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

Yours truly,



Nicole N. Hanson, MES (Pl.)
Planning Officer - Development
Planning and Accommodation Dept.

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

February 16, 2022

BY EMAIL: tejinder.sidhu@brampton.ca

Mr. Tejinder Sidhu, MCIP, RPP
Planner I
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mr. Sidhu:

**Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment Applications – OSZ-2019-0014 and 21T-19032B
Conditions of Development
6875 & 6899 Mayfield Road
Part Lot 17, Concession 8
City of Brampton
Georgian Mayfield Inc. (Agent: Glen Schnarr & Associates Inc.)**

Further to our previous letter dated October 7, 2021, the purpose of this letter is to provide Toronto and Region Conservation Authority (TRCA) staff comments on the 3rd submission materials Draft Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment Applications OSZ-2019-0014. The formal circulation package from the City was received by TRCA on December 1, 2021. A list of the materials that have been reviewed by TRCA can be found in Appendix 'A.'

Recommendation

Given the supplementary documents submitted, TRCA's key issues have been adequately addressed. As such, TRCA has **no objection** to the Draft Plan of Subdivision and ZBLA as currently submitted. Based on the Draft Plan of Subdivision, prepared by GSAI, dated November 24, 2021, TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix B.

Please note that when the applicant requests clearance of TRCA's conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

Fees

By copy of this letter, TRCA thanks the applicant for providing the required fees on January 22, 2020 for the Draft Plan of Subdivision – 5ha or less – Major planning review fees of \$16,750. TRCA notes that clearance fees will be required at the time of request for clearance and will be based on the fee schedule in place at the time of request.

I trust these comments are of assistance. Should you have any questions or comments, please do not hesitate to contact the undersigned.

With Regards,



Colleen Bonner, MES (Pl.), MCIP, RPP
Senior Planner

Development Planning and Permits | Development and Engineering Services

cc: Arleigh Hack, GSAI: arleighh@gsai.ca
Maggie Liu, City of Brampton: maggie.liu@brampton.ca
Michael Hoy, City of Brampton: michael.hoy@brampton.ca
Adam Miller, TRCA
Dilnesaw Chekol, TRCA
Jehan Zeb, TRCA
Jason Solnik, TRCA

APPENDIX A: Materials Reviewed by TRCA

The following materials were received by the TRCA on December 1, 2021 as part of the third circulation:

- Cover Letter: Resubmission for Official plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, prepared by GSAI, dated November 25, 2021
- Comment Response Table: Submission 3, prepared by GSAI, dated November 2021
- Planning Justification Report, prepared by GSAI, dated November 2021
- Scoped Environmental Impact Study, prepared by Savanta, revised October 2021
- Functional Servicing Report, prepared by urbanworks, dated November 2021
- Hydrogeological Investigation, prepared by DS Consultants Ltd., dated November 23, 2021
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Draft Plan of Subdivision, prepared by GSAI, dated November 24, 2021
- Dwg. RZ-01 Site Plan, prepared by Georgian Group, dated October 13, 2021
- Dwg. SEC-1 Cross Sections, prepared by urbanworks, revised October 26, 2021
- Dwg. SEC-2 Cross Sections, prepared by urbanworks, revised October 26, 2021
- Dwg. SWM-1 Stormwater Management Details, prepared by urbanworks, revised November 12, 2021
- Dwg. FG-1 Functional Grading Plan, prepared by urbanworks, dated November 12, 2021
- Dwg. FS-1 Functional Servicing Plan, prepared by urbanworks, dated November 12, 2021
- Dwg. Master Landscape Plan, prepared by MEPDesign, dated November 22, 2021
- Dwg. RZ-04 Typical Back to Back Townhouse Elevation, prepared by Georgian Group, dated October 13, 2021
- Dwg. FSC-1 Functional Erosion & Sediment Control Plan, prepared by urbanworks, dated November 12, 2021

APPENDIX B: TRCA Staff Conditions of Draft Plan Approval (City File #21T-19032B)

TRCA Conditions of Draft Plan Approval

Prior to Works Commencing

1. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
 - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
 - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features, and proposed ecological function for proposed features (i.e., wetlands) is to be maintained, consistent with TRCA's guidelines.
 - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
 - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
 - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.

- vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent possible, pre-development hydrology to the satisfaction of the TRCA.
 - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
 - ix. Design requirements for stormwater management facilities shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 “Stormwater Management Planning and Design Guide”, TRCA’s Stormwater Management Criteria Document, and TRCA’s LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposes environmental protection area lands, beyond those approved by the TRCA.
 - d. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow groundwater, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.
 - e. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether a TRCA permit is required.
 - f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:

- i. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
 - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g. An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.
- h. That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- i. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- j. That the size and location of any outlets and outfalls into Block 5 (Valleyland Block) and Block 6 (Buffer Block) and any stormwater management infrastructure utilized for quantity and quality control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.
- k. That a extensive enhancement planting plan be provided to the satisfaction of the TRCA for Blocks 4 and 5 (Valleyland Block) and Blocks 6 and 7 (Buffer Block).

Subdivision Agreement

- 2. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
 - c. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.
 - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
 - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.

- f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
- g. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
- h. To design a monitoring protocol, obtain approvals, monitor, and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i. To provide for planting, and enhancement of all-natural heritage features and buffer areas in accordance with the drawings approved by the TRCA. And that monitoring and replanting of these areas be completed for a minimum 3-year period, to the satisfaction of the TRCA, with sufficient funds being secured through Letter of Credit in favour of the City of Brampton, or other appropriate measure.
- j. To provide for the warning clauses and information identified in TRCA's conditions.
- k. That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- l. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- m. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase or sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- n. To gratuitously dedicate Blocks 4 and 5 (Valleyland Block) and Blocks 6 and 7 (Buffer Block) to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- o. That all community information maps and promotional sales materials for blocks adjacent to Block 4, 5, 6 and 7 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

Purchase and Sale Agreements

- 3. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 4, 5, 6 and 7 (natural heritage system and buffers) which identifies the following:
 - a. That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are part of the publicly owned environmental protection area and

will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private gates are prohibited.

Implementing Zoning By-law

4. That the implementing Zoning By-law recognize all natural heritage features and environmental buffer blocks in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

COMMENTS & CONDITIONS MEMO

Date: April 28, 2022

File: OZS-2019-0014

To: T. Sidhu, Development Services

From: S. Massah, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Proposed Official Plan Amendment, Zoning By Law Amendment
Draft Plan of Subdivision, Block Plan Amendment
(To permit 204 executive residential units, underground visitor parking spaces for the west block and at grade parking at a rate of 2 spaces per unit)
(Updated) Conditions from the Park Planning & Development Section

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

Owner: **GEORGIAN HUMBERVALE INC.**

Location: 6875 Mayfield Road, Brampton, ON
Circulation Date: February 28, 2022
Ward: 10

In response to the Accela circulation of the above noted Draft Plan of Subdivision dated February 28, 2022, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

A. PRIOR TO DRAFT PLAN APPROVAL

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

Requested Adjustments to Plan:

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 property boundary where the proposal abuts along the outer limits of the Natural Heritage System (NHS) buffer (*Block 6 and 7*), and along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Notification Signage – Pathway Locations:

3. The Owner is required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with City standards), advising future residents of the following:

*“Purchasers are advised that a multi-purpose path will be constructed (Specify).
For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”*

Notification Signage – Public Lands:

4. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management 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:

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

Entry Features:

6. A 1.01 metre wide (or larger if require) Entry Feature Block(s) shall be identified at (both corners of) the intersection of (Mayfield Road and Street 'A'). The Entry Feature Block(s) will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as applicable), to the satisfaction of the City.

Fencing:

7. 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:

8. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
9. 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:

10. 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:

11. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

Signage for NHS:

12. 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:

13. 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:

14. 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 parkland, open space, stormwater management ponds, 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:

15. 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.

Warning Clauses – Parks, NHS, Open Space, etc.

16. 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, Natural Heritage System (NHS)(Block 5&4 and Buffer Block 6&7) and open space(Block 8) 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

17. 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:

18. All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) and Railway Buffer lands shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

19. The Owner is responsible for the development of all dedicated parks and 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:

20. 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.

Reimbursement for Creditable Work:

21. Following completion of (park/NHS) development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.

As-Built Drawings:

22. 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 park, 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:

23. 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:

24. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:
 - a) Open Space Block '8' shall be identified at a later stage.
 - b) NHS Valley Blocks '4' & '5' and their associated Buffer Blocks '6' & '7' shall be named after "Minnie Brightwell Valley North".

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

Future Trail connections

25. The Planning Justification Report must acknowledge the trail system to the south of the site as shown in the Vales of Humber Block Plan. It should mention and demonstrate that the applicants understand, that they will be required to provide an access link to the trail system from their development. They should also consider collaboration with the owners to the south (on the other side of the Valley) to accommodate this future trail connection.

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

Saghar Massah

Park Planner, Park Planning & Development Section
 Parks Maintenance & Forestry Division
 Community Services Department
saghar.massah@brampton.ca

cc. (via email only):

J. Mete, R. da Cunha, W. Kuemmling, G. Serravite, P. Cooper

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

To: Himanshu Katyal, Development Planner

From: Neil Chadda, Policy Planner II

Date: 24 January 2020

File: OZS-2019-0014 & 21T-19023B

Subject: ***Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision***
Permit the development of 204 executive dwellings which includes a mix of upscale executive detached dwellings, townhouses dwellings and apartment dwellings.
GLEN SCHNARR & ASSOCIATES – 6875 & 6889 MAYFIELD ROAD Georgian Mayfield Inc.
Part of Lot 17, Concession 8, N.D.
South side of Mayfield Road, west of McVean Drive

Circulation Date: December 2019

Plan: Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision
6875 & 6889 MAYFIELD ROAD.

Plan Dated: January 15, 2020

Comment Revision #: First

Policy Planning staff have reviewed the above noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that will facilitate the development of a five storey apartment building containing 96 executive apartments units, 5 executive garden townhouses, 80 executive stacked back-to-back townhouses, 15 executive rear-lane townhouses and 8 executive single-detached houses on a site area of 3.24 hectares.

The Official Plan Amendment application proposes to:

- Amend Schedule SP50 (a) of the Vales of Humber Secondary Plan to add a Special Policy Area (SPA) 2 designation for the subject lands and to include policies with respect to SPA 2 that permits a maximum combined density of 116 units per net hectare consisting of detached, semi-detached, townhouses, and apartment dwellings, provided that a high quality urban design, architectural treatment and streetscape is incorporated into the design.
- Allow multi-unit and stacked townhouse apartments to accommodate underground parking.

The Zoning By-law Amendment application proposes to:

- Rezone the residential portion of the property from ‘Residential Rural Estate – Holding (REH)’ to:
 - Residential Single Detached;
 - Maximum Building Height of 12.0 metres.
 - Residential Townhouse;
 - Maximum Building Height of 12.5 metres.
 - Residential Apartment A(1);
 - Maximum Building Height for Stacked Townhouse of 13.5 metres
 - Maximum Building Height for Apartment Dwelling of 5 Storeys
 - Apartment Dwelling parking spaces of 1.4 residential parking spaces per units and 0.2 visitor parking spaces per unit.
 - Open Space (OS); and,
 - Floodplain (F).

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning and growth management:

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Vales of Humber Secondary Plan Block Area 50-1 and 50-2 Cost Sharing Agreement.
2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the agreement that the Owner has signed the Cost Sharing Agreement.

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.

Sustainability Score and Summary

No comments.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

1. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the

requirements of the approved Vales of Humber Block Plan Area 50-1 and 50-2, Growth Management Staging and Sequencing Strategy has been met.

2. Prior to registration, the Owner shall sign the Vales of Humber Block Plan Area 50-1 and 50-2, Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustees appointed pursuant to the agreements, that the Owner has signed the agreements and has delivered the deeds or made the payments required by the agreements.

C. GENERAL COMMENTS

Planning Justification Report

The Applicant submitted a Planning Justification Report (PJR) prepared by Glenn Schnarr & Associates Inc., dated November 2019, in support of the proposal.

The PJR provides rationale for the proposed development that is summarized as follows:

- Maintaining the existing land use policy for the property would not contribute to the creation of complete communities; however, by increasing the variety of dwelling choices will contribute to complete communities by considering:
 - The proposed mix of upscale executive apartments and townhouses provide a mix of housing choices, and promote a built form and density that is in keeping with the policy intent of optimizing the use of land, infrastructure and public service facilities.
 - Existing permission for the subject lands restrict the range of housing types and densities on the subject lands, which limits the ability to achieve a mix of housing options suitable for people of all ages and abilities.
- The proposed development is consistent with the Provincial Policy Statement (PPS) and will better align with the Growth Plan and the Region of Peel Official Plan by supporting the creation of complete community, compact and sustainable development a greater mix of uses and the use of transit and active transportation, allowing people to age in place.
- The proposed development maintains the upscale community character by providing high value and high-quality housing options as well as enhanced street designs, open space, and related community amenities which is also acknowledged as key characteristics of an upscale executive housing of the Official Plan (Section 4.2.2)
- The proposed development contributes to the protection and enhancement of the Natural Heritage System (NHS) by maintaining the required 10 metre buffer, locating proposed walkways, public park spaces and private outdoor amenities adjacent to the NHS.

Upscale Executive Housing

The subject lands are located within Special Policy Area 4A on Schedule A1 of the Official Plan. The PJR states that Area 4A has exceeded the minimum requirement of 1,000 upscale executive units, as to date, 1,174 upscale executive units have been built. Staff can confirm that the minimum target for Special Policy Area 4A has been achieved. The proposed development may provide alternative forms of upscale executive housing that incorporates executive housing elements and an increase in the maximum density permitted.

Overall Density

The proposed development has an overall density of 116 units per net hectare, and a projection of approximately 38 persons and jobs per hectare. The PJR states, the overall residential density of the entire Secondary Plan Area 50 is approximately 18.41 units per net residential hectare, including the proposed development. The Block Plan Area 50-1 and 50-2 is planned to achieve an overall maximum density of 19.7 units per net residential hectare, in accordance with Block Plan policy 5.3. As such, the proposal is generally consistent with the overall maximum density allowed within Block Plans 50-1 and 50-2. A maximum overall residential density of 19.7 units per net hectare (8 units per net acre) is permitted across the entire Vales of Humber Secondary Plan. The overall residential density of the Secondary Plan area is approximately 18.4 units per net residential hectare, including the proposed development, which is within the maximum 19.7 units per hectare permission.

Policy planning staff recommend further amendments/modifications to the draft Official Plan Amendment as follows:

- 1) The subject lands identified as 'Special Policy Area 4A' in the 2006 Official Plan Schedule A1 (Upscale Executive Housing Special Policy Areas) shall be redesignated as 'Special Policy Area 4B' with site-specific policy:

"Notwithstanding the density and lot size requirements of Section 4.2.2 Upscale Executive Housing, and recognizing that the minimum housing unit requirement of 1,000 units for Area 4A (Vales of Humber Secondary Plan) have been satisfied, the lands designated as Area 4B on Schedule A1 may be developed for a wider range of housing types that incorporate the other executive housing elements and design policy objectives of the Upscale Executive Housing designation."

- 2) Proposed Policy 5.6.2.2 to be modified to add "and relevant policies" following "on Schedule SP50(a)" on the fourth line.
- 3) Revise Policy 5.6.2.3 as follows:
Notwithstanding Section 5.1.1.3 the lands designated Special Policy Area 2 on Schedule SP50(a) may be developed to a maximum combined density of 116 units per net hectare.

4) Proposed Policy 5.6.2.5 should be removed from the draft OPA and included in the draft Zoning By-law Amendment.

5) Revise Section 3.2 (a) of the draft OPA as follows:

“By adding a new Section 5.4 as follows and renumbering the subsequent sections in a sequential manner:

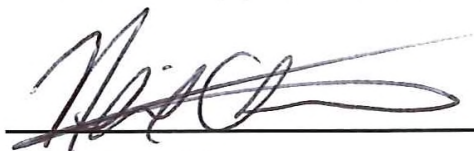
Section 5.4: Notwithstanding Section 5.3, the lands designated Special Policy Area 2 on Schedule BP50 may be developed to a maximum combined density of 116 units per net hectare.

Conclusion

Policy 4.2.12 reiterates that the Secondary Plan area shall achieve a minimum of 1,000 upscale executive detached dwelling units. The 1,000 unit target has been met and exceeded by 174 units and as such has fulfilled the intent of this policy. As the majority of the Secondary Plan area has been built out, are currently underdevelopment or have approved development plans, there is limited opportunity to introduce alternative forms of upscale executive housing. Additionally, the overall residential density of the Secondary Plan area is approximately 18.41 units per net residential hectare, including the proposed development, which is within the maximum 19.7 units per hectare permission.

Staff find that the proposed development is consistent with the Provincial Policy Statement, the Growth Plan, and Region of Peel Official Plan and is generally in conformity to the Official Plan. Staff are in support of the proposed amendment to the Official Plan, Secondary Plan and Block Plan that would facilitate complete communities, compact development and a mix of housing types and built-form.

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



Neil Chadda
Policy Planner II, Policy Planning
Planning and Development Services
Tel: (905) 874-2486
Neil.Chadda@brampton.ca

c: Malik Majeed, Acting Manager of Policy Planning

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October 21, 2021

Himanshu Katyal
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Himanshu.Katyal@brampton.ca

**RE: Draft Plan of Subdivision
6875 and 6899 Mayfield Road
Georgian Mayfield Inc
City File: OZS-2019-014
Region File: 21T-19032B**

Dear Mr. Katyal,

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-19032B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm diameter sanitary sewer on Squire Ellis Drive.
 - 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 Squire Ellis Drive, and a 600mm diameter future feedermain on Mayfield Road.
- At the Draft Plan of Condominium, the Region will require the applicant to enter into a Condominium Water Servicing Agreement and will need to review and approve the draft Declaration and Description with completed Schedule A for the future Common Elements Condominium.
 - External easements and construction will be required.

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Regional Roads

- The proposed development abuts Mayfield Road, Regional Road # 14.
- The Region of Peel will not permit any changes to grading within Mayfield Road's ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Mayfield Road. Any future access shall be in accordance with The Region Access Control By-law.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel) or to the Region's storm sewer system, during the development within or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has recently undertaken design for road improvements along Mayfield Road under project #11-4075. It is recommended the Developer, or consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

Functional Servicing Report

- The Region has reviewed the functional servicing report (dated July 2021) prepared by Urbanworks Engineering Corporation and find it 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.

Waste Management Requirements

- The waste collection method and all applicable requirements will be confirmed as part of future site plan applications for each residential block.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Conditions of Draft Approval

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

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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 Dedications

4. Prior to the 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. A road widening pursuant to the Region's Official Plan along Regional Road #14 (Mayfield Road). The Region's Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property as per the Official Plan requirement 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: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centerline of Mayfield Road) and 59 metres for a dual left turning lanes intersection configuration (29.50metres from the centerline of Mayfield Road).
 - b. A road widening pursuant to the Property Impact Plan (PIP) along Mayfield Road (Regional Road #14) as per the Mayfield Road's Environmental Assessment (EA) project.

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- c. 15m x 15m daylight triangle at the intersection of Mayfield Road and Street "A".
- d. A 0.3 metre reserve along the frontage of Mayfield Road and behind the property line and behind the daylight triangle.
- e. 4.5m buffer block along the frontage of Mayfield Road.

- 5. Clauses shall be included in the Subdivision Agreement stating that:
 - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All temporary and permanent easements required in support of the Mayfield Road Environmental Assessment (EA) and Detail Design (DD) of Mayfield Road widening capital Project #11-4075; and
 - ii. 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.

Access

- 6. Clauses shall be included in the Subdivision Agreement stating that:
 - a. The Developer shall remove any existing driveway/accesses along the frontage of Mayfield Road that do not conform to the approved plans at its sole cost.
 - b. No lots or blocks shall have direct access to Mayfield Road.
- 7. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer.

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

- 8. 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. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

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

- 9. A provision shall be made in the subdivision agreement that prior to the registration of this Plan, or any phase thereof:

Interim Road Works:

- a. The Developer acknowledge that should the development proceed prior to the Region widening Mayfield Road, interim road works will be required at the intersection of Mayfield Road and "Street A" to facilitate this development at 100% the expense of the Developer.
- b. Interim geometrics for the intersection of Mayfield Road and Street "A" shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
- c. 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 shall include removals, new

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construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.

- d. The Developer acknowledges that, should the Developer proceed with the interim road works, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
 - 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.
 - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.
 - iii. A letter of credit in the amount of \$10,000.00 for pavement markings.

Ultimate Road Works:

- a. The Developer acknowledge that the intersection of Mayfield Road and Street "A" is not included in the Region's Development Charges By-Law. As such, when Mayfield Road is widened to a six-lane cross-section, all costs associated with the ultimate intersection improvement works, as required by the Region, are 100% the Developer's responsibility.
- b. Ultimate geometrics for the intersection of Mayfield Road and Street "A" shall be determined after the Traffic Study has been completed and filed, to the satisfaction to Region.
- c. The Developer acknowledges that, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
 - i. A letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within Region's right-of-way.
 - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access work.
 - iii. A Letter of Credit in the amount of \$ 10,000.00 for payment markings.
- d. The Developer shall be also be responsible for pavement markings maintenance. The Letter of credit will be released once all necessary pavement markings on Mayfield Road shall be in accordance with the Region's specifications and standards, as amended from time to time.

Traffic/Development Engineering Conditions

10. Clauses shall be included in the Subdivision Agreement stating that:
 - 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. Under no circumstance shall the flow of storm water from the development be diverted to or along the Mayfield Road's right of way (by pipe or channel); 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 Mayfield Road right-of-way along the frontage of the Lands.
 - e. Traffic Impact Study (TIS):
 - i. Prior to registration of this plan, a Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.

- ii. Geometrics for the intersection of Mayfield Road and Street “A” shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.

Drawings – Servicing and “As Constructed”

11. Prior to servicing, the Developer’s engineer shall submit all engineering drawings in the digital format to the latest Region’s Digital Format Guidelines.
12. 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

13. A clause shall be included in the Subdivision Agreement stating that the Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region’s easements and right-of-way.
14. Provision shall be made in the Subdivision Agreement that the Developer must ensure that the proposed Lots or Blocks fronting Laneways, if any within the Plan can be serviced by municipal water and wastewater services and are in accordance with Regional Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the City of Brampton standard drawings where Region’s underground services are permitted.
15. A clause shall be included in the Subdivision Agreement that a 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 all 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.
16. 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.
17. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. A satisfactory Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road.

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18. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
19. 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 watermain and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
20. 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.

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

21. 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.
22. 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.

23. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain 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.

24.
 - 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:

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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.

25. 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 Mayfield Road/Street "A" intersection improvement works and 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 Mayfield Road/Street "A" intersection and 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.

26. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.

27. Provision shall be made in the Subdivision Agreement that the Developer shall grant/obtain (at no cost to the Region) all necessary easements for proposed /existing Regional infrastructures located in the vicinity of the proposed development, as this may be required by the Region to service proposed development and/or external lands.

28. 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.

29. 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,



Public Works

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Alex Martino
Planner, Development Services
Region of Peel

Date: December 13, 2021
To: Tejinder Sidhu
From: Reshma Fazlullah
Subject: OPA/ZBA Subdivision Application Review - 6875 & 6889 Mayfield Road, Brampton
File: OZS-2019-0014

Submission:

- Reliance Letter – Remediation, from Georgian Mayfield Inc., dated November 28, 2019.

Comments:

Staff had previously reviewed Environmental Site Assessment (ESA) reports in support of a development proposal consisting of residential use (Detached Units, Townhouse Units and Apartment Units) on the subject properties.

The Phase One and Phase Two ESAs, prepared by DS Consultants Ltd, identified a number of contaminated areas on site where site condition standards for Residential use were not met.

In light of the findings of the Phase Two ESA, and the nature of the residential development, staff requested the following: That a remediation plan be prepared to show how the site can be remediated to meet the residential site condition standards for Table 8 of the "Soil, Ground Water and Sediment Standards" (2011). This may require additional site testing to determine the full horizontal and vertical extent of contaminated areas."

Subsequently, the applicant (Georgian) submitted a Letter to the Chief Building Official and confirmed the following:

- Georgian, at the advice of their environmental consultant will be undertaking a Ministry of Environment, Conservation and Parks (MECP) approved Risk Assessment and if required, in conjunction with remediation to address the impacts identified on site.
- Georgian also reaffirmed that it is committed to remediate the site to meet applicable site condition/specific standards, along with any future site alteration activities.

Given the preceding, staff provide clearance with respect to the ESAs, subject to the following conditions:

- It is determined that, as a result of Phase Two ESA, Risk assessment and/or remediation is required to address impacts identified on site.
- The required Risk Assessment, must be completed to obtain the Certificate of Property Use (CPU) issued by the MECP and placed on the title of the property.
- Please be aware that the City will require the CPU for the property (if a risk assessment is completed) and a Record of Site Condition to be filed in the Ministry's Environmental Site Registry, before the development can proceed (i.e. prior to site plan approval and the issuance of a building permit).
- Copies of the final reports supporting the RSC application and the Ministry approved RSC, certifying that the site is suitable for the intended use, must be provided to the City, when available.

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. A Record of Site Condition will be required for any parcel or portion of land that is to be conveyed to the City.

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |

T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

Date: March 17, 2022

To: Tejinder Sidhu, Development Planner

From: Donna Sanders, Engineering Technologist
Nathan Plato, Water Resources Engineer

Subject: Functional Servicing Report
Glen Schnarr & Associates – Georgian Mayfield Inc.
6875 & 6889 Mayfield Road

File: OZS-2019-0014 / 21T-19023B

Submission:

- Functional Servicing Report for Georgian Homes prepared by Urbanworks Engineering Corporation dated February 2022, and received March 8, 2022

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law and Draft Plan Approval, 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.

cc. Maggie Liu
Olti Mertiri

COMMENTS AND CONDITIONS MEMO

Date: January 30, 2020
File: **OZS 2019-0014**
To: Himanshu Katyal
From: Adam Davidson
Subject: Application to amend the official plan, Zoning by-law and draft plan of subdivision
Georgian Mayfield Inc.
Glen Shnarr & Associates Inc.
6875 and 6899 Mayfield Road
City of Brampton Ward 10

Circulation Date: December 17, 2020

Plan:

Plan Dated:

Comment Revision #:

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

1. 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.
- 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 to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0

metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

2. Curb radii – curb radii are to adhere to City standard drawing #245. This includes laneways where the minimum allowable curb radius is 7.5 metres.

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. Parking – Parking supply is to be as per the City zoning requirements.
4. 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.
5. 0.3m Reserves – Legal Department requires reserves where Trans Planning does not necessarily request reserves. Therefore, ask for 0.3m reserves at all the following locations:
 - a. Window Streets – where the buffer is actually part of the window street ROW (to protect from the Region taking the buffer away from the City), we require a 0.3m reserve to separate the local ROW from the arterial ROW. The City requires City owned land, such as a 0.3m reserve, between the two public right-of-way's. If a 3.0m landscape buffer is separate from the window street ROW, then the City does not require a 0.3m reserve;
 - b. Local roads at subdivision limits (& collector). The Development technologists should request these;
 - c. Industrial, Commercial, Institutional, School, and High Density lots;
 - d. Cul-de-sacs.
6. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
7. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
8. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
9. Utility clearance of 1.5 metres from residential driveways is required.
10. 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,

Adam Davidson

Transportation Engineering | Public Works | City of Brampton

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