

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

**DRAFT APPROVAL**

**DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)

**APPLICANT:** Glen Schnarr & Associates Incorporated

**SUBJECT:** Draft Plan of Subdivision  
Glen Schnarr & Associates Incorporated  
Files: C11E15.002 and 21T-19013B  
City of Brampton  
Planner: Kelly Henderson

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In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by GSAI, dated June 17<sup>th</sup>, 2022.

**Subdivision Agreement**

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

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

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

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

### **Fees**

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

### **Zoning**

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

### **Easement and Land Dedication within the Plan**

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

### **External Easements and Land Dedications**

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

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

### **Parkland Dedication**

10. Parkland dedication requirements for the subject application shall be finalized and included in the Subdivision Agreement. In this regard, arrangements shall be made to the satisfaction of the Commissioner, Planning, Building and Economic Development Department and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

### **Studies**

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

### **Staging**

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

### **Drawings**

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

### **Servicing**

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

### **Cost-share Agreement**

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

### **Enbridge Gas Distribution**

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

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

### **Rogers Telecommunications**

Prior to registration of the subdivision, the owner shall:

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

### **Bell Canada**

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

36. Agree in the subdivision agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/owner shall be responsible for the relocation of such facilities or easements.
37. Shall agree in the agreement, in words satisfactory to Bell Canada, that Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are located to the street line.

### **Alectra Utilites**

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

38. Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the road and subdivision.
39. Observe all aerial and underground clearances, as may be required.
40. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
41. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
42. The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at [www.bramptonhydro.com](http://www.bramptonhydro.com).

### **Toronto and Region Conservation Authority**

43. Prior to registration, the owner shall:

#### **Red-line Revisions**

- A. Provide a final Plan that is in general conformity with the draft plan prepared by Glen Schnarr & Associates Incorporated, dated June 17<sup>th</sup>, 2022, prior to a request for clearance of any phase of this plan, and which shall:
  - i) Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA as appropriate to the satisfaction of the City of Brampton and TRCA.
  - ii) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
  - iii) Should the above not be adequately addressed in the Plan, red-line revision will

be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.

- B. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

- C. 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:
- i) 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:
    - a) 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.
    - b) 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.
    - c) 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.

- d) 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.
  - e) Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
  - f) 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.
  - g) 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.
  - h) 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.
  - i) Stormwater Management facility and outlet design details. Design requirements 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.
- ii) 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.
  - iii) 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.
  - iv) 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.

- v) 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.
- vi) Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:
  - a) Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
  - b) 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;
  - c) Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - d) Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- vii) A Rainbow Creek channel realignment design that confirms valley and channel gradients; provides design details for the proposed off-line wetlands; confirms the location of stormwater management facilities and requirements for outlet treatments; develops a native planting plan for the proposed corridor; ensures that the Regulatory Floodplain is contained within the corridor channel embankment; and, develops recommendations for implementation during construction consistent with the Landowner's Commitment Letter, including an erosion and sediment control plan.
- viii) An overall monitoring plan for the Rainbow Creek channel realignment works to include, but not limited to, general observations of the channel works to document the channel condition after construction and after the first large flooding event to identify any potential areas of erosion concern; collection of a photographic

records of site conditions; as built surveys of the channel platform, longitudinal profile and cross-sections just after construction to obtain a reference plan; installation of erosion pins at monumental cross-sections after construction; a general vegetation survey for restoration and enhancement planting for the valley corridor and off-line wetlands; and, assessment of water levels in the off-line wetlands to ensure their intended ecological function is maintained.

- ix) An overall monitoring plan for the LIDs and adaptive stormwater management plan, which is required to support the proposed environmental and engineering functions/targets associated with the Rainbow Creek channel realignment and off-line wetlands, to the satisfaction of the TRCA.
- x) 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.
- xi) 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.
- xii) That the size and location of Stormwater Management Block 6, 7, and 8, including any outlets and outfalls into Block 9 (NHS Block) and Block 10 (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 expand these blocks, or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.
- xiii) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 9 (NHS Block) and 10 (Buffer Block), as well as Block 6, 7 and 8 (SWM Blocks).

#### Subdivision Agreement

- D. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
- i) 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.
  - ii) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
  - iii) To design and implement on-site erosion and sediment controls in accordance

with current TRCA standards.

- iv) 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.
- v) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
- vi) 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).
- vii) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
- viii) Implement all adaptive management and mitigation measures identified in Hydrogeology Report, Stormwater Management Report, and Rainbow Creek channel realignment design report that is to be completed for the subject property.
- ix) 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.
- x) 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.
- xi) To provide for the warning clauses and information identified in TRCA's conditions.
- xii) That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- xiii) 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.
- xiv) 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.

- xv) To gratuitously dedicated Block 9 and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- xvi) That all community information maps and promotional sales materials for blocks adjacent to Block 9 and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

#### Purchase and Sale Agreements

- E. 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 9 and 10 (natural heritage system and buffers) which identifies the following:
  - i) 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

- F. 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.

#### **Hydro/Telecommunications**

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

#### **Region of Peel**

- 45. The following requirements/conditions will be required to be satisfactorily addressed as

they relate to the Region's Conditions of Draft Plan Approval.

- a) 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.
- b) Should the Developer wish to proceed with the pre-servicing of the Plan, prior to the Region's widening and re-alignment of Coleraine Drive and/or the construction of the new A2 Arterial Road, interim access road works will be required at 100% the expense of the Developer. The costs shall include all design and construction works. 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 within the Region's right of way. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings. A clause shall be included in the Subdivision Agreement in respect of same.

Land Dedications and Easements:

- c) Prior to or upon registration of the draft plan of subdivision, the Developer shall gratuitously convey, free and clear of all encumbrances including any environmental contamination, and to the satisfaction of the Region:
  - a. Blocks X, X and X as described on the Draft Plan of Subdivision drawing for Regional application no. 21T-19013B dated X, prepared by GSAI, (herein referred to as the "Draft Plan") for the purposes of the road-widening and related transportation infrastructure along Coleraine Drive (Regional Road 150) pursuant to the Region's Official Plan.

All costs associated with land transfers shall be at the sole expense of the Developer. Clauses shall be included in the Subdivision Agreement in respect of same.
- d) As a condition of registration of the Draft Plan or any phase thereof, the Developer shall dedicate, free and clear of all encumbrances including any environmental contamination, and to the satisfaction of the Region:
  - a. Blocks X, X and X as described on the Draft Plan for the construction of the re-alignment of Coleraine Drive (Regional Road 150) and related transportation infrastructure, pursuant to the Region's Official Plan.
  - b. Blocks X and X as described on the Draft Plan for the construction of the new A2 Arterial Road.

Where the lands to be dedicated under this condition are for the construction of new roads which have been identified as being 100% growth-related and funded by development charges all in accordance with the Development Charges Act,

compensation will be in accordance with the land rate established under the Region's 2020 Development Charges Background Study.

The Developer shall, after the detailed design for the widening and re-alignment of Coleraine Drive is finalized, acquire from the Region, the closed portion of Old Coleraine Drive located immediately east of Block X and south of Coleraine Drive

- e) The Developer shall gratuitously transfer to the Region, free and clear of all encumbrances, including any environmental contamination, and to the satisfaction of the Region:
  - a. All temporary and permanent easements required in support of the Class Environmental Assessment for Arterial Roads within the Highway 427 Industrial Secondary Plan Area (the "Class EA") and Detailed Design (DD) for infrastructure associated with the Class EA; and
  - b. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan.
  - c. All costs associated with easements shall be 100% the responsibility of the Developer.

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

- f) The Developer cannot register the Draft Plan until the later of the following:
  - a. 30 days after the filing of the Notice of Completion for Part A of the Class EA; or,
  - b. Resolution of any further comments or completion of any required actions issued by the Ministry of Environment, Conservation and Parks.

The Region shall have the right to require that the A2 Arterial Road and Coleraine Drive, as shown on the Draft Plan, be amended to conform to the preferred design as set out in the Class EA, prior to registration.

#### Access

- g) Clauses shall be included in the Subdivision Agreement in respect of:
  - a. The Developer shall provide an engineering design for the ultimate access scenario for access to A2 Arterial Road to be reviewed and approved by the Region.

#### Traffic Impact Study

- h) Prior to registration of the Draft Plan, a Traffic Impact Study, approved to the Region, is required, detailing the impact on the Regional road network and identifying any mitigation measures.
- i) Engineering requirements for the intersections with Regional roads shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
- j) Any road access/improvement works as identified in the Traffic Impact Study, including

- design and construction costs, shall be 100% the Developer's responsibility.
- k) Clauses shall be included in the Subdivision Agreement in respect of same.

#### Road Occupancy Permit

- l) 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 will 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.

- m) 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 will be required by the Region prior to any approvals.
- n) The Developer shall acknowledge and agree that prior to the registration of the Draft Plan, or any phase thereof:
- a. Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
  - b. The Region will not permit any alteration to grading within A2 Arterial Road and Coleraine Drive right-of-way along the frontage of the Lands.
- o) Storm water from the Plan shall not be diverted by any means whatsoever to or along the future A2 Arterial Road and/or the Coleraine Drive right of way, including any required road widenings or re-alignments thereto. All costs associated with the on- or off-site management of storm water required for the purposes of the Plan shall be the responsibility of the Developer.
- Clauses shall be included in the Subdivision Agreement in respect of same.

- p) The Developer shall construct a SWM Pond ("SWM Pond 1") within Block 6, of a sufficient size to accommodate the entire A2 Arterial Road storm water run-off, to the satisfaction of the Region and at no cost to the Region.
- q) Prior to or upon registration of the Draft Plan, the Developer shall arrange for the gratuitous conveyance of lands to the City of Brampton (the "City"), free and clear of all encumbrances, including environmental contamination to the City's satisfaction and of a size and in a location satisfactory to Region and City, for the purposes of the construction of a SWM Pond ("SWM Pond 2") subject to the following requirements:
- a. SWM Pond 2 shall be located within the adjacent lands owned by First Gulf (and legally described as XXX, subject to a temporary easement in favour of the Region for the access, construction and maintenance of SWM Pond 2. The

easement shall expire upon completion of the construction of SWM Pond 2 and the final assumption of the Draft Plan. Prior to final assumption of the Draft Plan, the Region shall be responsible for the maintenance and operation of SWM Pond 2, as well as any and all associated costs and liability associated therewith.

- b. Following assumption of the plan of subdivision, the City shall assume all responsibility for the maintenance and operation as well as all associated costs and liability for SWM Pond 2.
- c. The lands to be conveyed for the construction of SWM Pond 2 shall be appropriately-shaped for the purposes of the SWM pond and no less than 1.2ha, or otherwise determined by the Region. Prior to registration of the Draft Plan, the Developer shall submit a draft reference plan showing the location and area of the lands to be conveyed to the City for SWM Pond 2 for the Region's review and approval, prior to such plan being deposited. All costs associated with preparation and depositing of the plan and transfer of lands for SWM Pond 2 shall be at the sole expense of the Developer. Where, in the sole and absolute discretion of the City, it is determined that any land conveyed to the City for the purposes of SWM Pond 2 are deemed to be excess to the City's requirements, those lands shall be gratuitously conveyed to the owner of the land located adjacent to SWM Pond 2, upon written request by the owner of the adjacent lands to the City.
- r) The Developer shall acknowledge and agree that, based on Region's modelling and in the absence of the proposed A2 arterial road,
  - a. A temporary 300mm diameter watermain looping from Countryside Drive to Coleraine Drive along the westerly and southerly limits of the property (within an easement) will be required. The cost of constructing and abandonment of the temporary watermain infrastructure will be at the sole responsibility of the Developer. A Letter of Credit in the amount of \$100,000.00 will be required from the Developer to ensure that transfer of temporary services into the ultimate system is properly completed for buildings located west of Rainbow Creek. A clause shall be included in the Subdivision Agreement in respect of same;
  - b. A temporary private sanitary sewer, Pumping Station and twin sanitary sewer forcemains will be required to service the Plan. The cost of constructing sanitary sewer infrastructure and abandonment of the temporary Pumping Station and twin forcemains will be at the sole responsibility of the Developer. A Letter of Credit in the amount of \$200,000.00 will be required from the Developer to ensure a proper abandonment of the sewer infrastructure and that the transfer of temporary services into the ultimate system are properly completed for buildings located west of Rainbow Creek. A clause shall be included in the Subdivision Agreement in respect of same;
- s) The Developer shall acknowledge and agree that servicing of the subdivision will require construction of the following:
  - a. Watermains:
    - i. 600mm dia. watermain on A2 Arterial Rd, project 24-1178;
    - ii. 400mm dia. on Coleraine Drive from Countryside Drive to East-West

- Arterial Road, project 20-1176;
- iii. 400mm dia. on Coleraine Drive from Countryside Drive to Mayfield Road, project 20-1177;
- iv. 400mm dia. watermain on Countryside Drive from Coleraine Drive to A2, project 24-1172;
- v. 400mm dia. watermain on Countryside Drive from future Road A2 to Clarkway Drive, project 23-1171;
- vi. 750mm dia. watermain on Countryside Drive from The Gore Road to Clarkway Drive, project 24-1170;
- b. Sanitary Sewers:
  - i. 375mm dia. sanitary sewer south of A2 Arterial Rd, project 24-2175;
- t) The 400/600/750mm watermains and 375mm sanitary sewer are the financial responsibility of the Region as per Development Charges By-Law and are included in the Region's Five-Year Capital Budget and Forecast; and
- u) If required, the Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works. Clauses shall be included in the Subdivision Agreement in respect of same.
- v) The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
- w) Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
- x) 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.
- y) Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands;
  - 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 A2 Arterial Road.

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

- z) Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
- aa) Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
- bb) 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.
- cc) The Developer will maintain adequate chlorine residuals in the watermain within the Plan from the time the watermain is 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.
- dd) Provision will be required in the Subdivision Agreement for the following clauses 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;
  - a. Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed.

Progress Reports should be submitted to the Region as follows:

- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the Draft Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    1. Bacteriological Analysis - Total coliform and E-coli counts
    2. Chemical Analysis - Nitrate Test
    3. Water level measurement below existing grade
  - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
  - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
- ee) The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the Draft Plan until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that A2 Arterial Road intersection works, internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
- ff) Restriction on transfer or charge for all lots and blocks within the Draft Plan, 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 servicing works and external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
- gg) Prior to registration, the Developer shall provide a site-specific Development Phasing Plan, if applicable, to outline the intended sequence of development within the Plan, both geographically and chronologically, including the provision of necessary supporting road and servicing infrastructure, all to the satisfaction of the Region.
- hh) Prior to registration of the Draft Plan, 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.

- ii) 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:
  - i. A copy of the final signed M-Plan
  - ii. A copy of the final draft R-Plan(s); and
  - iii. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

### **Ministry of Culture Sports and Tourism**

46. The owner acknowledges that:

- a) in the event that previously undocumented archeological resources are discovered, they are subject to the Ontario Heritage Act. The proponent/person must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact the City of Brampton Heritage staff.
- b) Should any human remains be discovered, The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services. The City of Brampton Heritage staff shall also be contacted.
- c) In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

### **Administrative — Clearance of Conditions**

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

#### **NOTE 1:**

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

#### **NOTE 2:**

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

Mr. Chris Fearon  
Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

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

Mr. Henry Gamboa  
Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Ms. Meaghan Palynchuk  
Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

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

Mr. John Hardcastle  
Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Ms. Colleen Bonner  
Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K 5R6

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities which are necessary to

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

**NOTE 4:**

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

**APPENDICES:**

***Comments and Conditions memos from internal departments***

# Draft Plan of Subdivision Conditions of Draft Approval Comments and Conditions Memo Tracking Sheet

Applicant/Owner: GSAI/Orlando

File: C11E15.002

Planner: Kelly Henderson

Date of Approval:

Department/Division/Section	Memo Date		
	Initial Date	Revised Memo Date	Effective Draft Approval Date
Public Works –Development Engineering	10/01/2019		
Public Works – Transportation	10/04/2019	06/25/2021	
Planning & Development Services – Development Services	05/16/2022		
Public Works &Engineering – Park Planning	10/16/2019		
Building	06/23/2022		
Region of Peel	06/24/2022		

## COMMENTS AND CONDITIONS MEMO

Date: October 1, 2019  
Revised: May 2, 2022  
**File: (C11E15.002 and 21T- 19013B)**  
To: Rob Nykyforchyn  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-19013B**  
Quarre Properties Inc & Heartland (Seven) Limited

Circulation Date: September 25, 2019/April 2022

Plan: Draft Plan of Subdivision

Plan Dated: March 8, 2022

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

### **A. PRIOR TO DRAFT PLAN APPROVAL**

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

- The following studies shall be approved in support of servicing for this development.
  - 1. Functional Servicing Report (FSR) - Cleared by Environmental Engineering.**
  - 2. Feasibility Noise Report**
  - 3. Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required - Added Condition 8**
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

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

### **1. Environmental Engineering**

#### **1.1. Acoustic**

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

#### **1.2. Environmental**

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

#### **1.3. Stormwater Management/Stormwater management Pond**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.
- 1.3.2. Prior to registration, the owner shall provide supporting documentation to the satisfaction of the Director of Environment, Development Engineering that demonstrates that the presence and future removal of the temporary infrastructure within the stormwater management POND BLOCK 7 will have no detrimental impacts on the stability and function of the pond.

1.3.3. Prior to registration, the owner shall make satisfactory arrangements with the City by way of provisions and securities in the subdivision agreement for the future decommissioning of the temporary infrastructure within the stormwater management POND BLOCK 7 and restoration of the City lands to the satisfaction of the Director of Environment, Development Engineering.

1.3.4. Prior to registration, the owner shall make satisfactory arrangements with the Region of Peel and the City of Brampton to ensure that the post-development drainage, from the adjacent external lands being 10854, 10826, and 10810 Coleraine Drive; is accommodated, either through the subject lands via a private easement in accordance with the OBC requirements, or through a storm sewer connection(s) in the Coleraine Drive storm sewer system.

## **2. Road Reconstruction/Cash Contributions**

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

## **3. Financial Impact**

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

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

## **4. Sidewalks**

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

## **5. Land Dedications and Easements**

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

## **6. 0.3 Metre Reserves/Reserve Block(s)**

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

## **7. Warning Clauses**

7.1. **N/A**

**8. Soil**

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

## **C. GENERAL COMMENTS**

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

### **1. Subdivision Agreement**

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

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

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

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

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

### **3. Storm Drainage**

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

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

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

#### **4. Sanitary and Water Service**

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

#### **5. Soil Conditions**

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

#### **6. Streetlighting**

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

#### **7. Signs**

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

#### **8. Utilities**

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

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

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

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

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

#### **9. Removal of Existing Buildings**

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

#### **10. City Road Maintenance/Construction Access**

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

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

#### **11. Road Design**

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

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

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

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

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

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

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

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

**13. Acoustical**

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

**14. Community Postal Boxes**

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

**15. Preservicing**

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

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



Regards,

Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division

Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)

## COMMENTS AND CONDITIONS MEMO

Date: June, 25, 2021  
**File: C11E15.002, and 21T-19013B**  
 To: Rob Nykyforchyn  
 From: Scott McIntyre  
 Subject: Requirements for Plan of Subdivision 21T-19013B  
 Description - Industrial Business, Warehouse, Natural Heritage System  
**Applicant -Glen Schnarr & Assoc.**  
**Developer -Orlando Corp.**  
**Location -Area surrounded by Countryside (north), Coleraine (east & south), New Arterial (west)**

Circulation Date: Oct 04, 2019  
 Plan: Draft Plan of Subdivision  
 Plan Dated: Sept 25, 2019  
 Comment Revision #: **#4**

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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. The following study (studies) shall obtain approval status:
  - a. Traffic Impact Study (TIS).
  - b. A phasing & sequencing strategy.
- 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**

2. Spine Roads - Prior to any site plan approvals, the developer shall make arrangements to provide any necessary road upgrades that result from the development.
3. An updated TIS will be required for the development of each block within the subject subdivision. Or if the original TIS is greater than 5-years old, a new TIS will be required.
4. A Geo-tech report is required for Countryside drive as this road is currently limited to a reduced vehicle load of 5-tonnes per axle.
5. The applicant will provide access easements, where required, through future site plan applications
6. All proposed roadways & intersections shall be designed to the latest City standards and requirements.
7. The final road alignment shall be in accordance with the approved EA's (Arterial Roads within Highway 427 Industrial Secondary Plan Area 47) and shown on the final plan drawing.

#### **C. GENERAL COMMENTS**

1. Driveways – future driveways are not to encroach within intersection daylighting (rounded or triangles).
2. Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual.
3. Additional Traffic Signal funding will be determined through individual site plan applications, or determined via an approved TIS.
4. Combine driveways where possible.
5. Driveway spacing is to adhere with city (and/or regional) requirements as well as Transportation Association of Canada (TAC) guidelines. (i.e. - minimum corner clearances are influenced by the intersection daylight dimensions, plus the on-street dedicated turn lane storage & taper lanes, plus the minimum suggested tangent clearance of 5.0 metres, plus the driveway curb radius equal to a minimum 9.0 metres).
6. Cul-de-Sacs – cul-de-sacs are to adhere to City standard drawing #214.
7. Road Elbows – Road Elbows must adhere with City standard drawing #215.
8. Curb radii – curb radii are to adhere to City standard drawing #245.

9. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
10. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
11. ROW – Minimum right-of-way widths, as per City standard drawings, are required.
12. Utility clearance of a minimum of 1.5-metres from private driveways is required.
13. 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 any engineering review process.

Regards,



**Scott McIntyre**

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

## COMMENTS AND CONDITIONS MEMO

Date: May 16, 2022  
File: C11E15.002 and 21T-19013B  
From: Kelly Henderson  
Subject: Requirements for Plan of Subdivision  
GSAI – Orlando Corporation

South of Countryside Drive & West of Coleraine Drive  
Ward: 10

Plan by: GSAI  
Plan dated: March 8, 2022

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The following represents a summation of comments and conditions from the **Development Services Division** with respect to matters dealing with Zoning, community information maps, warnings, notices, other general requirements to be included in the subdivision agreement, among others.

## **A. PRIOR TO DRAFT PLAN APPROVAL**

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

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commentating agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated.
2. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning, Building, and Economic Development Department's digital submission requirements.
3. The applicant shall, to the satisfaction of the Director of Environmental and Development Engineering, submit a Noise Feasibility Report for their review and approval.
4. The applicant shall, to the satisfaction of the Manager of Planning and Development Services, within the Region of Peel, address traffic and road issues, and the site servicing & stormwater management issues.
5. The applicant shall, to the satisfaction of the Manager of Urban Design, submit Community Design Guidelines and the associated Tertiary Plan for their review and approval.
6. The applicant shall, to the satisfaction of the Director of Environmental and Development Engineering, submit a Functional Servicing Report for their review and approval.
7. The applicant shall, to the satisfaction of the Director of Development Services, secure confirmation from the Cost Share Trustee confirming that the Owner is in good standing and has signed the cost share 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**

Note: Include any comments/revisions related to the Sustainability Score and Summary submitted with the application as it pertains to matters under the purview of the respective Division/Section (see Sustainable Assessment Tool Roles and Responsibilities list (for Draft Plans) on the Sustainable Assessment Tool site on Sharepoint. Contact Environmental Planning if you need to obtain access to the site.

Where Letters of Intent are required to verify items identified in the scoring, the respective reviewer will request that these letters be submitted (if they have not been submitted).

Note: Comments related to the Sustainability Score and Summary must be provided for any memo being submitted **to**

## **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

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

### **Redline Revisions**

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

### **Cost Sharing**

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

### **Telecommunications**

3. The owner shall permit all telecommunications service providers that are a “Canadian carrier” as defined in subsection 2(1) of the *Telecommunications Act* of a “distribution undertaking” as defined in subsection 2(1) of the *Broadcasting Act* and have entered into a Municipal Access Agreement with the City (“Telecommunication Providers”) to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.
4. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide Communication / Telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management services.

### **Land Notices: Signage:**

*None applicable to this development.*

### **C. GENERAL COMMENTS**

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

- There are no general comments applicable to this application.

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

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Kelly Henderson, MCIP, RPP, Development Planner  
Development Services Division  
Planning, Building & Economic Development Department

### **COMMENTS & CONDITIONS MEMO**

**Date:** October, 16, 2019

**File:** C11E15.002

**To:** Rob Nykyforchyn, Development Services

**From:** Jaskiran Kaur Bajwa, Park Planning & Development

**Subject:** **REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT  
Draft Plan of Subdivision**

To permit the development of an industrial Business Centre consisting of Office, Warehouse Distribution and Natural Heritage System purposes.

Comments from the Park Planning & Development Section

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

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**Owner:** **QUARRE PROPERTIES INC. HEARTLAND (SEVEN) LIMITED**

**Location:** West of Highway 50 and Coleraine Drive, south of Countryside Drive, and approximately 700 metres north of Cadetta Road  
 Circulation Date: October 7, 2019  
 Ward: 10

In response to the circulation of the above noted Draft Plan of Subdivision dated October 7, 2019, the following represents a summation of comments from the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department.

#### **A. PRIOR TO DRAFT PLAN APPROVAL**

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

1. *NIL.*

The Corporation of the City of Brampton  
 2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 906.874.2130

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*Identification of Lands to be dedicated to the City for Parks, Open Space:*

2. A minimum 10 m buffer block shall be established to facilitate protection and preservation of the Natural Heritage System (NHS) *Rainbow Creek Valleyland*. The width of the buffer shall be established by the approved Environmental Implementation Report or application-specific environmental impact study, to the satisfaction of the TRCA and the Director, Environment & Development Engineering.

## **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 Environment and Development Engineering Division.***

### **a) Prior to 1<sup>st</sup> Engineering Submission:**

*Hoarding of Natural Features:*

3. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal along/abuts an existing buffer of the Natural Heritage System (NHS) *valleyland* and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Director, Environment & Development Engineering.

### **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.***

4. 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 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.

Draft Plan of Subdivision  
C11E15.002

**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:*

5. All identified stormwater management ponds and Natural Heritage Systems (NHS) lands (including associated buffers) shall be conveyed to the City in a form and condition satisfactory to the Director, Environment & Development Engineering.

*Development of all Public Lands:*

6. The Owner is responsible for the development of all dedicated, valley lands, open space and landscape buffer blocks in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Director, Environment & Development Engineering.

**d.) Prior to Assumption:**

*Hazard Removal:*

7. Prior to assumption, any material identified in the Tree Inventory and Preservation Plan dated 25 August 2014, prepared by Kuntz Forestry Consulting Inc. as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in NHS lands, whether in the valleyland location as determined by the City, shall be removed at the Owner's expense.

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

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Jaskiran Kaur Bajwa  
 Park Planner, Park Planning & Development Section  
 Environment & Development Engineering Division  
 Public Works & Engineering Department  
 Tel: (905) 874-3479 Fax: (905) 874-3819  
[Jaskiran.Bajwa@brampton.ca](mailto:Jaskiran.Bajwa@brampton.ca)

cc. (via email only):  
 S. Bodrug, R. da Cunha, W. Kuemmling, P. Pushan



## COMMENTS AND CONDITIONS MEMO

Date: June 23, 2022

**File: C11E15.002 and 21T-19013B**

To: Kelly Henderson

From: Anthony Magnone

Subject: Requirements for  
**Orlando Corporation & Prologis**

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

### **Building Comments**

- The applicant/owner to provide a copy of the final version of the geotechnical report, signed and sealed by the QP, at time of permit application.
- The applicant owner must obtain a demolition permit to remove any existing buildings on the site.
- All mandatory inspections for any issued permits must be passed and the permit be closed.
- Any other building code comments will be addressed during the site plan approval application.

### **Plumbing Comments**

- Any plumbing comments will be addressed during the site plan approval application.

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

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



# BRAMPTON

C11E15.002/21T-19013B / City File Number

Date: (Date of Draft Approval)

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