

## Results of Application Circulation

### Consolidated Comment Report

**Date:** June 23, 2022

**File:** OZS-2021-0005

**Applicant/Owner:** Maria Jones / Dbrand Investment Corporation

**Location:** 11772 McLaughlin Rd N

**Proposal:** To facilitate the development of a plan of subdivision consisting of 35 single detached houses and 36 townhouse units. The proposed includes blocks for residential reserves, a drainage channel and new streets.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the "Comment Response Table". If you have any questions or concerns, please contact the planner assigned to your file: [Xinyue.li@brampton.ca](mailto:Xinyue.li@brampton.ca), or 905-874-2141.

<b>Development Review</b>		<b>Cleared</b>
Xinyue Li - <a href="mailto:xinyue.li@brampton.ca">xinyue.li@brampton.ca</a>		
<i>Conditions</i>	Refer to Comments and Conditions Memo - Planning June 14, 2022	
<i>Final Comments</i>	Refer to Comments and Conditions Memo - Planning June 14, 2022	
<b>Accessibility Review</b>		<b>Cleared</b>
Sylvia Ingham - <a href="mailto:sylvia.ingham@brampton.ca">sylvia.ingham@brampton.ca</a>		
<i>Final Comments</i>	Accessible parking is required in the visitor parking area; please see the Accessible Parking Manual for details: <a href="https://www.brampton.ca/EN/City-Hall/Accessibility/Documents/COB%20Accessible%20Parking%20Manual.pdf">https://www.brampton.ca/EN/City-Hall/Accessibility/Documents/COB%20Accessible%20Parking%20Manual.pdf</a>	
<b>Building Review</b>		<b>Cleared</b>
Anthony Magnone - <a href="mailto:anthony.magnone@brampton.ca">anthony.magnone@brampton.ca</a>		
<i>Conditions</i>	Refer to the comments and conditions memo – Building June 21, 2022	
<i>Comments</i>	<p>Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.</p> <p><b>Building Removal</b></p> <ul style="list-style-type: none"> <li>• Prior to registration, the applicant shall remove any existing buildings on the site.</li> </ul> <p><b>Exposed Basements</b></p> <ul style="list-style-type: none"> <li>• Where a building style incorporating an exposed basement is proposed, the external</li> </ul>	

	<p>treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.</p> <p><b><u>Fire Break Lots</u></b></p> <ul style="list-style-type: none"> <li>• For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.</li> </ul> <p><b><u>Foundations</u></b></p> <ul style="list-style-type: none"> <li>• Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.</li> </ul> <p><b><u>Noise Abatement</u></b></p> <ul style="list-style-type: none"> <li>• Prior to registration, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.</li> <li>• The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. and Region of Peel as required)</li> <li>• Prior to registration and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.</li> <li>• Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.</li> </ul> <p><b><u>Municipal Addressing</u></b></p> <ul style="list-style-type: none"> <li>• Prior to registration, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation &amp; Information Technology department for uploading to the City's GIS system.</li> </ul>
<b>Capital Works Review</b>	
Diana Glean - <a href="mailto:diana.glean@brampton.ca">diana.glean@brampton.ca</a>	
<i>Comments</i>	<p>Developer to verify the proposed elevations at property line with the proposed elevations of road widening capital project adjacent to the subject development.</p> <p>Ensure self-contained site drainage, no discharge (minor or major flow) onto the City roads.</p>
<b>CVC Review</b>	
Xinyue Li - <a href="mailto:xinyue.li@brampton.ca">xinyue.li@brampton.ca</a>	
<i>Conditions</i>	Draft plan conditions are included in the Clearance and Conditions of Draft Approval memo re. CVC
<i>Final Comments</i>	Comments are included in the Clearance and Conditions of Draft Approval Memo re. CVC
<b>Development Engineering Review</b>	
Olti Mertiri - <a href="mailto:olti.mertiri@brampton.ca">olti.mertiri@brampton.ca</a>	

<i>Conditions</i>	Draft plan conditions are included in the attached document " 21T-21002B-11772 McLaughlin Rd North - Dev Eng"
<i>Final Comments</i>	No Comments
<b>Environmental Engineering Review</b> <span style="float: right;"><b>Cleared</b></span>	
Xinyue Li - xinyue.li@brampton.ca	
<i>Conditions - ESA</i>	No Comments
<i>Conditions - FSR</i>	Please see attached FSR clearance memo - R3_Clearance_EnvEng_FSR_2021_0005.pdf
<i>Final Comments - ESA</i>	Previously cleared
<i>Final Comments - FSR</i>	<ol style="list-style-type: none"> <li>1. The developer agrees to design and construct the NHS channel from Mayfield Road to McLaughlin Road;</li> <li>2. The owner acknowledges and agrees to not offer for sale or apply for building permit for Lots 1 and 2 until such time as the encumbering temporary connector swale and easement has been removed and the road extended;</li> <li>3. The note "Existing NHS Channel" shall be removed from Block 6 as the channel is not considered as existing.</li> </ol>
<b>Heritage Review</b> <span style="float: right;"><b>Cleared</b></span>	
Pascal Doucet - <a href="mailto:pascal.doucet@brampton.ca">pascal.doucet@brampton.ca</a>	
<i>Comments</i>	<p>The following documents have been provided as part of the submission for Planning Applications City file: OZS-2021-0005 - 11772 McLaughlin Road North:</p> <p>The Stage 1-2 Archaeological Assessment for the: Proposed Development of 11772 McLaughlin Road Within Part of Lot 17, Concession 2 WHS In the Geographic Township of Chinguacousy (South) Historical County of Peel City of Brampton Regional Municipality of Peel Ontario; PIF#: P1016-0063-2015; Original Report; June 9th, 2015.</p> <p>The ministerial (MTCS/MHSTCI) Letter dated Jun 15, 2015; RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1-2 Archaeological Assessment for the: Proposed Development of 11772 McLaughlin Road, within part of Lot 17, Concession 2 WHS, in the Geographic Township of Chinguacousy (South), historical County of Peel, City of Brampton, Regional Municipality of Peel, Ontario.", Dated Jun 9, 2015, Filed with MTCS Toronto Office on N/A, MTCS Project Information Form Number P1016-0063-2015, MTCS File Number 0003015.</p> <p>The Stage 1-2 Archaeological Assessment is making the following recommendations:</p> <ol style="list-style-type: none"> <li>1. No further archaeological investigation is required for the study area.</li> <li>2. No construction activities shall take place within the study area prior to the MTCS (Archaeology Program Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.</li> </ol> <p>In light of the information provided in these comments, heritage staff is satisfied that the archaeological assessment requirements have been met for the planning applications.</p>
<b>Noise Review</b> <span style="float: right;"><b>Cleared</b></span>	
Daniel Tang - <a href="mailto:daniel.tang@brampton.ca">daniel.tang@brampton.ca</a>	
<i>Conditions</i>	Staff review the Noise control feasibility study dated Jan 22, 2021 prepared by Candevcon, which does not include Block 5, and finds the report capable of supporting OPA/ZBL as well as draft approval.

<i>Comments</i>	Staff review the Noise control feasibility study dated Jan 22, 2021 prepared by Candevcon, which does not include Block 5, and finds the report capable of supporting OPA/ZBL as well as draft approval.	
<b>Open Space Development Review</b> Mike Colangelo - <a href="mailto:mike.colangelo@brampton.ca">mike.colangelo@brampton.ca</a>		<b>Cleared</b>
<i>Final Comments</i>	<p>The Tree Evaluation, Inventory &amp; Preservation plan &amp; report (TER) prepared by Kuntz Forestry January 26, 2021 is received. The 10 compensation replacement trees will have to be identified at detailed design or as a cash-in-lieu payment of \$5,000.00 (10 x \$500.00) as a condition of approval.</p> <p>Applicant is to respect any existing trees along the shared/common property lines.</p> <p>*Any tree removals along a shared property line require written permission from the adjacent landowner prior to site plan approval.</p> <p>Open Space Development staff will defer to Urban Design, Traffic Engineering and Planning staff to comment on the updated layout.</p> <p>Open Space Development staff have no concerns with the rezoning application at this stage.</p>	
<b>Park Planning Review</b> Christopher Heike - <a href="mailto:christopher.heike@brampton.ca">christopher.heike@brampton.ca</a>		<b>Cleared</b>
<i>Conditions</i>	Please see the Updated Comments & Conditions Memo dated June 23, 2022	
<i>Final Comments</i>	Please see the Updated Comments & Conditions Memo dated June 23, 2022	
<b>Planning Environment Review</b> Stavroula Kassaris - <a href="mailto:stavroula.kassaris@brampton.ca">stavroula.kassaris@brampton.ca</a>		<b>Cleared</b>
<i>Conditions</i>	N/A	
<i>Final Comments</i>	N/A	
<b>Plumbing Review</b> Anthony Magnone - <a href="mailto:anthony.magnone@brampton.ca">anthony.magnone@brampton.ca</a>		<b>Cleared</b>
<i>Comments</i>	No comments at this time	
<b>Sign Review</b> Ross Campbell - <a href="mailto:ross.campbell@brampton.ca">ross.campbell@brampton.ca</a>		<b>Cleared</b>
<i>Comments</i>	<p>All proposed signs shall conform to the City of Brampton Sign By-law 399-2002, as amended, noting:</p> <p>Signs shall conform to the Ontario Building Code O. Reg. 332/12, as amended.</p> <p>Signs shall be fully secured to a structural member beyond the cladding of the building, please provide confirmation of the wall structure including support for signage. Plywood backing is recommended.</p> <p>Permits are required prior to the installation of signs.</p> <p>There are no issues to comment on at this time. Any changes to the proposal may require further review.</p>	

<b>Traffic Services Review</b>		<b>Cleared</b>
Scott McIntyre - <a href="mailto:scott.mcintyre@brampton.ca">scott.mcintyre@brampton.ca</a>		
<i>Conditions</i>	See separate document titled "R2_Comments - Traffic CC Memo OZS-2021-0005 - Jun 09 2022"	
<i>Final Comments</i>	Comments & Conditions are available as a separate document titled - "R2_Comments - Traffic CC Memo OZS-2021-0005 - Jun 09 2022"	
<b>Transit Review</b>		<b>Cleared Conditions of Draft Plan Approval</b>
Michelle Lui - <a href="mailto:michelle.lui@brampton.ca">michelle.lui@brampton.ca</a>		
<i>Conditions</i>	<p>Purchasers shall be made aware on the HBIM and Purchase and Sale Agreement:</p> <p>Please note that the above referenced development is currently beyond Brampton Transit standards for service coverage. This development will be outside the 400 metre walk distance standard to transit until such time that Queen Mary Drive and the surrounding developments are completed.</p> <p>There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.</p> <p>There are proposed future bus stops and passenger amenities in proximity to the proposed development. The applicant shall depict these on the HBIM</p>	
<i>Final Comments</i>	<p>Please note that the above referenced development is currently beyond Brampton Transit standards for service coverage. This development will be outside the 400 metre walk distance standard to transit until such time that Queen Mary Drive and the surrounding developments are completed.</p> <p>There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.</p>	
<b>Urban Design Review</b>		<b>Cleared</b>
Kanwal Aftab - <a href="mailto:kanwal.aftab@brampton.ca">kanwal.aftab@brampton.ca</a>		
<i>Conditions</i>	N/A	
<i>Final Comments</i>	Urban Design has no additional comments at this time.	

**COMMENTS AND CONDITIONS MEMO**

Date: June 14, 2022

File: **OZS-2021-0005 & 21T-21002B**

From: Xinyue (Jenny) Li

Subject: Requirements for Plan of Subdivision 21T-21002B  
**Candevcon Limited – Dbrand Investment Corporation**  
11772 McLaughlin Road  
Ward: 6

Circulation Date: June 13, 2022

Plan: 21T-21002B

Dated: December 23, 2021

Comment Revision #: 2

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

**A. PRIOR TO DRAFT PLAN APPROVAL**

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

***Preliminary Homebuyers Information Map***

1. Prior to draft plan approval, the developer shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:
  - a) The proposed land uses within the subdivision based on the latest draft plan.
  - b) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
  - c) The immediately surrounding existing and proposed land uses.



- d) The approximate location of noise attenuation walls and berms as well as other types of fencing within the subdivision.
- e) The approximate locations and types of other fencing within the subdivision.
- f) Where parks and open space, storm water management facilities and walkways are located.
- g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
- h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- i) The locations of all Brampton Transit routes through the subdivision.
- j) The following standard notes, using capital letters where noted:

**i. “NOTICE AND ADVICE TO PURCHASERS:**

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON MONTH/YEAR AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT”

- ii. “There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- iii. “Some lots and development blocks will be affected by noise from adjacent roads and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- iv. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with



central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”

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- v. “The Natural Heritage System (valleylands) and buffer blocks in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874 – 2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vi. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.”
- vii. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- viii. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- ix. “There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. There are proposed future bus stops and passenger amenities in proximity to the proposed development. If you have any questions, please call (905) 874-2750 or email [transit@brampton.ca](mailto:transit@brampton.ca).”
- x. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xi. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City

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does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."

- xii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- xiii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- xiv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xv. "A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase."
- xvi. "Gates are not permitted in fences where lots abut a valleyland, park or buffer block." Check parks planning
- xvii. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- xviii. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xix. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL [PLANNING.DEVELOPMENT@BRAMPTON.CA](mailto:PLANNING.DEVELOPMENT@BRAMPTON.CA)."
- xx. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."

- xxi. FOR DETAILED INFORMATION PERTAINING TO STREETSCAPE, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

***Growth Management/Staging and Sequencing***

2. Prior to Draft Plan Approval, the Owner shall agree to enter into the Mount Pleasant Secondary Plan Block Area 51-2 Cost Sharing Agreement.
3. 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.

***Digital Submissions of Plans***

4. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.
5. Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

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

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

***Final Homebuyers Information Map***

1. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
  - a) all of the information required on the preliminary map;
  - b) any additional information and warning clauses that may be required as a result of the review of the plan of subdivision;
  - c) the locations of all sidewalks and walkways;
  - d) the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - e) the locations of all above ground utilities;
  - f) the locations of all bus stops (if known); and,
  - g) the final locations of all Canada Post community mail boxes;
2. 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 Mount Pleasant Block Plan Area 51-2 Growth Management Staging and Sequencing Strategy has been met.

1. Prior to registration, the Owner shall sign the Mount Pleasant Block Plan Area 51-2 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.
2. The developer shall ensure that each builder selling homes within the subdivision:
  - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

***Land Notices: Statements and Clauses***

3. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:
  - a) Lots 1-35 will be developed with single detached dwellings. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - b) Blocks 1A-1I, 3 and 4 will be residential reserves.
  - c) Block 5 will be a future medium density residential block.
  - d) Block 6 will be developed for engineered drainage channel purposes.
  - e) This development is currently beyond Brampton Transit standards for service coverage. This development will be outside the 400 metre walk distance standard to transit until such time that Queen Mary Drive and the surrounding developments are completed.
  - f) The Natural Heritage System (NHS) may contain active recreational facilities. Purchasers of all lots abutting NHS 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.
  - g) Gates are not permitted in fences when lots abut a valleyland, storm servicing or NHS buffer block.

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- h) The City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
- i) The following specific statements must be included:
- i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
  - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
  - iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
  - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- j) This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- k) Some lots and development blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- l) Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.

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- m) A statement indicating that those lots and Blocks that have a noise attenuation fence located inside the lot line, within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed, and it shall be the responsibility of the owner of the lot or block to maintain and keep in repair that portion of the noise attenuation fence situated on the lot.
- n) The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- o) There may be catch basins or utility easements located on some lots in this subdivision. If you have any questions, please call City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- p) Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- q) Mail delivery will be from a designated Community Mailbox and that the builder shall notify the purchaser of the exact Community Mailbox locations prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.
- r) A warning clause be included in all agreements of purchase and sale for all Lots or Blocks abutting the block designated for engineered drainage channel (Engineered Drainage Channel Block 6) that state:
- “The subject block(s) **(Builder(s) to insert name of the 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.”
- s) “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.”
- t) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.

- u) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
- v) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:
  - i. "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."
  - ii. "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."
- w) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
  - i. "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools."
  - ii. "The purchasers agree that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."
- 4. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

- 5. The owner shall erect and maintain signs in the following locations and in the following manner:
  - a) To the satisfaction of the Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:



“Notice:

Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”

b) to the satisfaction of the Peel District Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools according to the Board’s Transportation Policy. These signs shall be to the Board’s specifications, at locations determined by the Board and erected prior to registration.

c) The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of the identified engineered drainage channel block. The Sign(s) will be installed on the subject block, 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.

### ***Telecommunications***

6. 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.

7. 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.

### ***Sustainability Score and Summary***

8. The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 41 points, which satisfies the City's Silver Threshold for sustainability assessment. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the proposed 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.***

- N/A

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

Xinyue (Jenny) Li  
Planner I, Development Services  
Planning, Building & Economic Development  
905-874-2141  
[xinyue.li@brampton.ca](mailto:xinyue.li@brampton.ca)

**COMMENTS AND CONDITIONS MEMO**

Date: June 21, 2022

File: **OZS-2021-0005 and 21T-21002B**

To: Xinyue Li

From: Anthony Magnone

Subject: Requirements for  
**DBrand Investment Corporation**  
11772 McLaughlin Road North

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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.

**A. PRIOR TO DRAFT PLAN APPROVAL**

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

Not Applicable

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

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

Not Applicable

**C. GENERAL COMMENTS**

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

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

### **Building Removal**

- Prior to registration and/or site plan approval, the applicant shall remove any existing buildings on the site.

### **Exposed Basements**

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

### **Fire Break Lots**

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

### **Foundations**

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

### **Noise Abatement**

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

## Municipal Addressing

- **Prior to registration and/or site plan approval**, the applicant shall provide confirmation that the digital submission requirements and GIS requirements for the submission of the proposed final M-plan (CAD file) are complete and uploaded in the City's GIS system. Refer to the attached link for clarification:

[https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/ZB\\_OP\\_Amendment\\_Application\\_Package.pdf](https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/ZB_OP_Amendment_Application_Package.pdf)

- In support of having building permits issued in an expedited manner, please provide the anticipated Production Builder names and allotments believed to be submitting building permit applications to construct residential dwellings within this subdivision development.  
The Builder information can be emailed directly to [documentservicesbldg@brampton.ca](mailto:documentservicesbldg@brampton.ca) titled "**Production Builder Information for Proposed Residential Plans of Subdivision; 21T-\_\_\_\_B**", referencing the 21T plan number.

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)

**Date:** February 14, 2022  
**To:** Xinyue Li  
**From:** Reshma Fazlullah  
**Subject:** OPA/ZBA Subdivision Application Review – 11772 McLaughlin Road North, Brampton  
**File:** OZS-2021-0005

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**Submission:**

- Ontario Ministry of the Environment, Conservation and Parks – Record of Site Condition 228828, filed July 16, 2021

**Comments:**

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

A Record of Site Condition has been filed with the Environmental Site Registry to support the proposed residential development.

Given the preceding, staff provide clearance with respect to the ZBA/OPA, in support of the proposed development.

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

**Reshma Fazlullah**

Environmental Engineering | Environment and Development Engineering |  
T: 416.848.5350 | E: [reshma.fazlullah@brampton.ca](mailto:reshma.fazlullah@brampton.ca)

**Date:** June 23, 2022

**To:** Olti Mertiri, Supervisor, Development Approvals

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
**CANDEVCON LIMITED – DBrand Investment Corporation**  
**11772 McLaughlin Road**

**File:** OZS-2021-0005 / 21T-21002B

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**Submission:**

- Functional Servicing Report for Dbrand Investments Corporation prepared by Candevcon Limited dated June 21, 2022, and received June 21, 2022  
**(R4\_Functional Servicing Report.pdf)**

**Comments:**

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

Please note the following comments:

1. *The developer agrees to design and construct the NHS channel from Mayfield Road to McLaughlin Road;*
2. *The owner acknowledges and agrees to not offer for sale or apply for building permit for Lots 1 and 2 until such time as the encumbering temporary connector swale and easement has been removed and the road extended;*
3. *The note "Existing NHS Channel" shall be removed from Block 6 as the channel is not considered as existing.*

cc. Maggie Liu  
Xinyue (Jenny) Li



## COMMENTS AND CONDITIONS MEMO

Date: June 23, 2022  
File: **(OZS-2021-0005 and 21T- 21002B)**  
To: Xinyue Li  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-21002B**  
Owner Name DBrand Investment Corporation  
Location 11772 McLaughlin Rd  
Circulation Date: June 2022  
Plan: Draft Plan of Subdivision  
Plan Dated: December 4, 2019, Revised December 23, 2021

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

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

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

### **1. Environmental Engineering**

#### **1.1. Acoustic**

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

#### **1.2. Environmental**

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

#### **1.3. Stormwater Management**

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

### **2. Building Permits Requirements**

- 2.1. The owner agrees not to offer for sale and not to apply for building permits for lots 1 and 2 until such time that the lands to the north have been developed and the temporary drainage channel has been decommissioned to the satisfaction of the Commissioner of Public Works & Engineering.

### **3. NHS Channel/ Cash Contributions**

- 3.1. The owner shall make satisfactory arrangements to design and construct the Natural Heritage Channel in its entirety from Mayfield Road to McLaughlin Road to the satisfaction of the Commissioner of Public Works & Engineering.
- 3.2. 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.

### **4. Financial Impact**

- 4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
- 4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

### **5. Sidewalks**

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

### **6. Land Dedications and Easements**

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

### **7. 0.3 Metre Reserves/Reserve Block(s)**

- 7.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the municipal authority.

### **8. Warning Clauses**

- 8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:
  - 8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,
  - 8.1.2. Any walkways or retaining walls that may evolve on the plan,

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

**9. Soil**

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

## **C. GENERAL COMMENTS**

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

### **1. Subdivision Agreement**

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

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

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

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

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

### **3. Storm Drainage**

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

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

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

**4. Sanitary and Water Service**

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

**5. Soil Conditions**

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

**6. Streetlighting**

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

**7. Signs**

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

**8. Utilities**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

### **13. Acoustical**

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

### **14. Community Postal Boxes**

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

### **15. Preservicing**

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 & CONDITIONS MEMO**

**Date:** June 23, 2022

**File:** OZS-2021-0005

**To:** X. Li, Development Services

**From:** C. Heike, Park Planning & Development

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT Zoning By-Law Amendment & Proposed Draft Plan of Subdivision**  
(To permit the development of a plan of subdivision consisting of 35 single detached houses and 37 townhouse units.)

**UPDATED** Conditions from the Park Planning & Development Section

**Consultant:** **DBRAND INVESTMENT CORP.**

**Owner:** **CANDEVCON LTD.**

**Location:** 11772 McLaughlin Road North  
Circulation Date: February 3, 2022  
Ward: 6

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In response to discussions between the City's Environmental Engineering and Open Space Development sections regarding the NHS channel, the following represents an updated 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.

Please note that this memo replaces our previous memo dated February 7, 2022.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

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

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 1<sup>st</sup> Engineering Submission:**

*Hoarding of Natural Features:*

1. The Owner shall erect and maintain in good condition, hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

*Notification Signage – Public Lands:*

2. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of the identified engineered drainage channel block. The sign(s) will be installed on the subject block, 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:*

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

*Fencing:*

4. 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:*

5. 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.

*Natural Heritage Restoration Works:*

6. The Owner shall agree to design and construct all landscape restoration works (including grading, seeding, vegetation and tree planting, etc.) for Drainage Channel

Block 6 and the 'External' section of the NHS channel south of Mayfield Road to the satisfaction of the City.

*Parkland Dedication:*

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

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

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

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

*Plan Requirements for all Public Lands:*

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

*Streetscape Plans:*

9. 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:*

10. 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 engineered drainage channels 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:*

11. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Tableland Vegetation:*

12. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

*Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.*

*Warning Clauses – Engineered Drainage Channel*

13. 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 the block designated for engineered drainage channel (Engineered Drainage Channel Block 6) that state:

*“The subject block(s) (**Builder(s) to insert name of block(s) here**) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.*

*Warning Clauses – Street Trees*

14. 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:*

15. All identified engineered drainage channel lands shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

*Streetscape Implementation:*

16. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

*As-Built Drawings:*

17. 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 engineered drainage channel 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:*

18. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in an engineered drainage channel 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:*

19. 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) Engineered Drainage Channel Block 6 shall be identified as 'Trueness Channel'.

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

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

---

Christopher Heike B.Sc., M.Pl., MCIP, RPP  
Park Planner, Park Planning & Development Section  
Parks Maintenance & Forestry Division  
Community Services Department  
Tel: (905) 874-2422 Fax: (905) 874-3819  
[christopher.heike@brampton.ca](mailto:christopher.heike@brampton.ca)

cc. (via email only):  
J. Mete, W. Kuemmling, M. Colangelo, S. Kassaris

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



**COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: Jun 09, 2022  
File: **OZS-2021-0005 and 21T-21002B**  
To: Xinyue (Jenny) Li  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-21002B  
Description – Plan of Subdivision and condominium  
**Applicant Name Candevcon**  
**Developer Name DBrand Investment**  
Location – 11772 McLaughlin Road North

Circulation Date: June 01, 2022  
Plan: Draft Plan of Subdivision (Dec 04, 2019), Concept Plan Jan 17, 2022  
Plan Dated: noted above  
Comment Revision #: **#3**

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**A. PRIOR TO DRAFT PLAN APPROVAL**

1. The following studies shall obtain approval status, where applicable:
  - a. Traffic Impact Study (TIS). *(Candevcon Dec 06, 2021) Approved Feb 17, 2022 SM*
2. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214. **Not applicable Jun 07, 2022 SM**
3. The applicant shall provide a conceptual sighting plan for any proposed school blocks, place of worship blocks, high density residential blocks and commercial blocks.  
*Concept Plan SK-P1 Jan 17, 2020 submitted Feb 03, 2022. SM*
4. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. Driveways less than 3.5m width and garages less than 3.5m width are not sufficient to adhere with the city's minimum two parking spaces per unit minimum requirement. As a result, our office requires driveways and garages to not measure less than 3.5 metres width for single vehicle driveways. **Approved Jun 09, 2022 SM**
5. Driveways are to measure a minimum 6.0 metre length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way. **Approved Jun 09, 2022 SM**
6. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City

standards or meet other satisfactory arrangements as determined by PW&E.

Approved Jun 09, 2022 SM

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

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

1. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
2. Where the applicant is required to remove any existing cul-de-sacs, the applicant will reinstate the boulevard, side walk, and curbs where the road is extended. The applicant is required to submit a cost estimate and 100% of the cost shall be secured in the form of a Letter of Credit.
3. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
4. Single Garage width requirement is 3.5m minimum.
5. Prior to registration of the subdivision curb radii are to adhere to City standard drawing #245. Where applicable this includes laneways where the minimum allowable curb radius is 7.5 metres.
6. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
7. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
8. Where no residential parking, or limited residential parking is being proposed/provided, the owner shall provide a clause in the condominium or rental agreement stating that "No residential parking is provided on-site and that residential parking either on-street or at public facilities is subject to current city by-laws and policies".
9. A separate drawing is to be submitted depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units).
10. The applicant will demonstrate, with the aid of drawings, how and where the Region of Peel waste & recycling bins will be stored.

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

1. 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.
2. 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.

3. 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.
4. 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.
5. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required;
6. Parking supply is to be as per the City zoning requirements.
7. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
8. Utility clearance of 1.5 metres from residential driveways is required.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept. | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

## Public Works

10 Peel Centre Dr.  
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tel: 905-791-7800

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June 2, 2022

Xinyue (Jenny) Li  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)

**RE: Draft Plan of Subdivision  
11772 McLaughlin Road  
DBrand Investment Corporation  
City File: OZS-2021-0005  
Region File: 21T-21002B**

Dear Ms. Li,

The Region has reviewed the revised materials submitted and have revised the comment and conditions subsequent to the previous June 2021 comment letter in support of the Draft Plan of Subdivision Plan and for the above-noted applications. Our revised 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-21002B, 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 Queen Mary Drive and a 250mm diameter sanitary sewer on McLaughlin Road just south of Mayfield Road.
- To service the proposed Block 5 the Applicant will be required to extend proposed local 250mm diameter sanitary sewer along McLaughlin Road from the existing stub to approximately 210 meters southernly.
  - External easements and construction will be required.

### **Water Facilities**

- The lands are located in Water Pressure Zone 6.

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- Existing infrastructure consists of a 300mm diameter watermain on Queen Mary Drive, a 300mm diameter watermain on McLaughlin Road and a 750mm diameter sub-transmission main on Mayfield Road.
  - External easements and construction will be required.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominium (Block 5).

## Functional Servicing Report

The Region has reviewed the Functional Servicing Report (dated December 2021) prepared by Dbrand Investments Corporation, submitted by Candevcon Limited, the report is 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 Region of Peel will provide curbside waste collection provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual. Waste collection for the medium density block will be confirmed through a future site plan application.
- 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:**

## 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.

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- b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

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

### time. **Water Meter Fees**

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

### **Land Dedication**

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

Clauses shall be included in the Subdivision Agreement in respect of

### same. **Traffic/Development Engineering Conditions**

5.
  - a. Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits;
6. Servicing of the subdivision will require:
  - a. Construction of a 250mm diameter sanitary sewer along McLaughlin Road to service Block 5, at the sole cost of the Developer.
7. Restriction on transfer or charge for Block 5 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 Block 5 prohibiting any transfer or charge of said Block 5 without the consent of the Region until external 250mm diameter sanitary sewers on McLaughlin Road to service this Plan has been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

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

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### Drawings – Servicing and “As Constructed”

8. Prior to servicing, the Developer’s engineer shall submit all engineering drawings in the digital format to the latest Region’s Digital Format Guidelines.
9. 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**

10. 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.
11. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
12. 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.
13. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network;

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

14. 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.
15. 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.

16. 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.

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- 17.
- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
      - a) Bacteriological Analysis - Total coliform and E-coli counts
      - b) Chemical Analysis - Nitrate Test
      - c) Water level measurement below existing grade
  - d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
  - e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

18. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
19. 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.



**Public Works**

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20. 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 [abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca) 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain  
Planner, Planning and Development Services  
Region of Peel



**Credit Valley  
Conservation**  
inspired by nature

June 22, 2022

VIA EMAIL

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

**Attention: Xinyue (Jenny) Li**

**RE: City File No. OZS-2021-0005  
CVC File No. 21T-21002B  
Dbrand Investment Corporation  
11772 McLaughlin Road  
Part Lot 17, Concession 2 WHS  
City of Brampton**

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Credit Valley Conservation (CVC) staff have received and reviewed the above noted Zoning By-Law Amendment and Draft Plan of Subdivision made by Candevcon Limited on behalf of Dbrand Investment Corporation, and provide the following comments.

#### **Site Characteristics**

Based on information available, a portion of the property is regulated due to a watercourse (North East channel, tributary of Fletcher's Creek) and the associated natural hazards. As such, a portion of the property will fall under Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. A permit for any proposed development, including grading, within the regulated area will be required from CVC.

#### **North East Channel**

The property contains a portion of a realigned tributary of Fletcher's Creek (reach F22b), also referred to as the North East channel in the Block 51-2 Environmental Implementation Report (EIR) and Functional Servicing Report (FSR). The ultimate design is to be in accordance with the Block 51-2 EIR/FSR, including further details as required at detailed design and referenced as conditions of draft approval. The North East channel is within the Natural Heritage System (NHS) corridor noted as Block 6 (Drainage Channel) on the Draft Plan of Subdivision. A permit from CVC is required for any development proposed within the regulated area, pursuant to Ontario Regulation 160/06.

#### **Stormwater Management**

CVC staff have reviewed the Functional Servicing Report (FSR), prepared by Candevcon Limited, last revised June 21, 2022. The westerly portion of the subdivision is proposed to drain to existing Stormwater Management Pond F-10. The easterly block (Block 5) is proposed to drain to the ultimate North East Channel (NHS Corridor), and will be subject to a separate

FSR to confirm the stormwater management requirements and strategy prior to a detailed design submission for this block.

CVC staff have generally found the stormwater management strategy to be satisfactory. Further details will be reviewed during the detailed design stage.

### **CONDITIONS OF DRAFT APPROVAL**

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

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 6 (Drainage Channel) in an appropriate designation such that the Natural Heritage System (NHS) is protected in perpetuity.
2. That the portions of the NHS on the property (Block 6) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of any phase of the plan and any site grading and servicing in the respective phase, that the following information, relevant to that phase, be prepared to the satisfaction of the CVC and the City of Brampton:
  - a) A Stormwater Management Implementation Report in accordance with the approved Functional Servicing Report.
  - b) Detailed engineering plans for the overall draft plan of subdivision.
  - c) Plans/reports for the ultimate NHS channel/corridor design, including staging and grading plans, are submitted to the satisfaction of CVC and the City of Brampton in accordance with the Block 51-2 EIR/FSR, and that permits are obtained from CVC pursuant to Ontario Regulation 160/06, as applicable.
  - d) Plans/reports demonstrating the details of any outlet to the NHS (Block 6), and that permits are obtained from CVC pursuant to Ontario Regulation 160/06, as applicable.
  - e) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
  - a) Restoration/landscape plans for the ultimate NHS channel/corridor are submitted to the satisfaction of CVC and the City of Brampton in accordance with the Block Plan 51-2 EIR/FSR.
  - b) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 1 to 4.

- c) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Lots 1 to 9 and Block 5 that the adjacent public land (i.e., NHS) will remain as a low maintenance environment.
- d) That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at [trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) or 905-670-1615 ext. 325.

Sincerely,

  
Trisha Hughes  
Planner

cc: John Hardcastle, Region of Peel  
Maria Jones, Candevcon Limited  
David Brand, DBrand Investment Corporation

June 16, 2022

**Xinyue (Jenny) Li**  
Development Planner  
The City of Brampton  
Planning & Development Services  
2 Wellington St W  
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**  
Application to Amend the Zoning By-Law and Draft Plan of Subdivision  
**DBRAND INVESTMENT CORPORATION**  
**CANDEVCON LIMITED**  
11772 McLaughlin Road  
File Number: **OZS-2021-0005**  
Subdivision Number: **21T-21002B**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified that this **residential** development will be serviced by **Community Mailbox**.

In order to establish mail service:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will confirm to Canada Post that the final secured permanent CMB locations will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the City of Brampton;

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post.

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

Regards,



Christopher Fearon  
Delivery Services Officer | Delivery Planning  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7  
416-433-6271  
[christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)

May 11, 2021

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Xinyue Li

Re: Request for Comments  
DBrand Investment Corporation  
11772 McLaughlin Road North  
City Files: OZS-2021-0005 and 21T-21002B  
Alectra EP File: E1-39

Dear Xinyue,

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 associated with the hydro plant expansion to supply the development.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.859.8126.

Yours Truly,

Ryan Erzek, CET  
Design Tech., Distribution Design – Subdivisions

**Li, Xinyue (Jenny)**

---

**From:** circulations@wsp.com  
**Sent:** 2021/04/22 8:53 AM  
**To:** Li, Xinyue (Jenny)  
**Subject:** [EXTERNAL]ZBLA & Draft Plan of Subdivision - 11772 McLaughlin Rd N - File No: OZS-2021-0005

**2021-04-22**

**Xinyue (Jenny) Li**

**Brampton**

, ,

Attention: Xinyue (Jenny) Li

Re: ZBLA & Draft Plan of Subdivision - 11772 McLaughlin Rd N - File No: OZS-2021-0005; Your File No. OZS-2021-0005

Our File No. 90197

Dear Sir/Madam,

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

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

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

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

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

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



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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hqs7pbKl

April 16, 2021

Xinyue (Jenny) Li  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Li:

**Re: Notice of Application and Request for Comments  
Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision  
Maria Jones – DBrand Investment Corporation  
South of Mayfield Rd, west of McLaughlin Rd  
File: 21T-21002B (OZS 2021-0005)  
City of Brampton – Ward 6**

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

The applicant proposes the development of 35 detached and 37 townhouse units which are anticipated to yield:

- 10 Junior Kindergarten to Grade 8 Students; and
- 7 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	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Lucy	501	573	0
Secondary School	St. Edmund Campion	1824	1542	16

**The Board requests that the following conditions be incorporated in the conditions of draft approval:**

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

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
- (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,

*K. Koops*

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

c: P. Sousa, Peel District School Board (via email)

May 13, 2021

Xinyue (Jenny) Li  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Jenny,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
DBrand Investment Corporation  
11772 McLaughlin Road North  
City of Brampton  
File No.: OZS-2021-0005

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

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

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

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

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

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

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

## Li, Xinyue (Jenny)

---

**From:** Trdoslavic, Shawntelle  
**Sent:** 2021/04/18 3:35 PM  
**To:** Li, Xinyue (Jenny)  
**Cc:** BramPlanOnline\_Automated  
**Subject:** FW: [EXTERNAL]Brampton - 11772 McLaughlin Road - [OZS-2021-0005] and 21T-21002B

Hi Jenny,

Please see below for comments from Hydro One.

Thanks,

*Shawntelle Trdoslavic*

**Development Services Clerk**

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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---

**From:** Dolly.Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com  
**Sent:** 2021/04/18 3:28 PM  
**To:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Subject:** [EXTERNAL]Brampton - 11772 McLaughlin Road - OZS-2021-0005 and 21T-21002B

Hello,

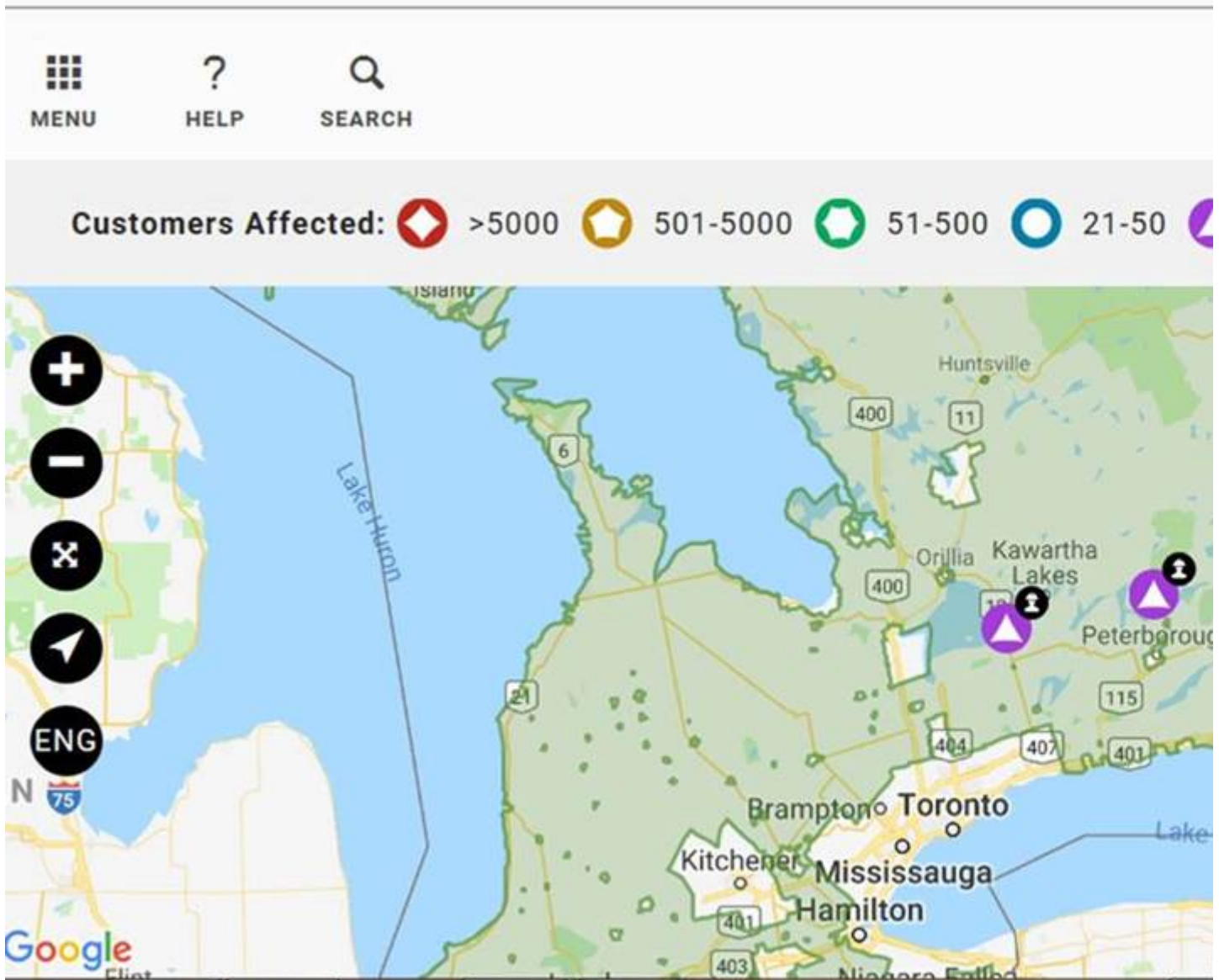
We are in receipt of Application OZS-2021-0005 and 21T-21002B dated April 13, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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

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



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

Thank you,

Best Wishes,

**Dolly Shetty**

Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** Tuesday, April 13, 2021 4:56 PM

**To:** Henry Gamboa <[henry.gamboa@alectrautilities.com](mailto:henry.gamboa@alectrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alectrautilities.com](mailto:Gaurav.Rao@alectrautilities.com)>; Chris Kafel <[Chris.Kafel@alectrautilities.com](mailto:Chris.Kafel@alectrautilities.com)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); [planification@csviamonde.ca](mailto:planification@csviamonde.ca); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [circulations@wsp.com](mailto:circulations@wsp.com); [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; LANDUSEPLANNING <[LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)>; [laura.hall@caledon.ca](mailto:laura.hall@caledon.ca); [rob.hughes@caledon.ca](mailto:rob.hughes@caledon.ca)

**Cc:** Li, Xinyue (Jenny) <[Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail@brampton.ca)>

**Subject:** [OZS-2021-0005] and 21T-21002B Notice of Application and Request for Comments: DUE MAY 12/2021

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2021-0005** and **21T-21002B** for **11772 McLaughlin Road**.

If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at [Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)

Please note comments are due to Jenny by **May 12, 2021**.

Thanks and have a great afternoon!


***Shawntelle Trdoslavic***

**Development Services Clerk**

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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April 29<sup>th</sup>, 2021

Xinyue (Jenny) Li  
Planner I, Development Services  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Li:

**RE: Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision  
OZS-2021-0005 & 21T-21002B  
Maria Jones- DBrand Investment Corporation  
11772 McLaughlin Road North  
West side of McLaughlin Road, south of Mayfield Road  
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (35 single family detached units, 9 single family detached reserve blocks, and 37 townhouse units, totalling 81 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
36	11

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Malala Yousafzai P.S. (Kindergarten to Grade 8)  <i>*Currently holding at the Alloa Holding School. *Capacity is currently the capacity of the Alloa Holding School.</i>	384	352	0
Fletcher's Meadow S.S. (Grade 9 to Grade 12)	1,762	1,488	12

#### Trustees

Carrie Andrews  
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Stan Cameron  
Robert Crocker  
Nokha Dakroub  
Will Davies

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

**Director of Education and Secretary to the Board**  
Colleen Russell-Rowlins

**Associate Director – Operations & Equity of Access**  
Jaspal Gill

**Associate Director – Instruction & Equity**  
Poleen Grewal

**Associate Director – School Improvement & Equity**  
Camille Logan

**Associate Director– School Improvement & Equity**  
Lynn Strangway



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

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

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

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

Yours Truly,

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

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

May 10, 2021

City of Brampton  
Planning Department

Attention: Xinyue Li

APPLICATION NO Draft Plan of Subdivision  
APPLICATION TYPE OZS-2021-0036 and 21T-20011B  
ADDRESS 11772 McLaughlin Road North

DESCRIPTION 35 single detached houses and 37 townhouse units. The proposed includes blocks for residential reserves, a drainage channel and new streets.

Rogers Reference Number M211886

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

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

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

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

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

Yours truly

Monica LaPointe

Monica LaPointe  
Coordinator  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario

**Archived:** 2022/06/24 11:01:31 AM

**From:** [planification](#)

**Sent:** Wed, 14 Apr 2021 13:37:17

**To:** [Trdoslavic, Shawntelle](#)

**Cc:** [Li, Xinyue \(Jenny\)](#)

**Subject:** [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0005] and 21T-21002B Notice of Application and Request for Comments: DUE MAY 12/2021

**Importance:** Normal

**Sensitivity:** None

---

Good Morning,

The Conseil scolaire Viamonde has no comments regarding Zoning By-law Amendment and Draft Plan of Subdivision application (OZS-2021-0005 and 21T-21002B) to develop thirty-five (35) single-detached dwellings and a future townhouse block containing approximately 37 units on lands located at 11772 McLaughlin Road.

Best regards, and have a great day!

**Kenny Lamizana**

Agente de Planification, Secteur de l'immobilisation, de l'entretien et de la planification

Planning Officer, Building, Maintenance and Planning Department

Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



---

**De :** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

**Envoyé :** 13 avril 2021 16:56

**À :** Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Chris Kafel <Chris.Kafel@alecrautilities.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csvgiamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; laura.hall@caledon.ca; rob.hughes@caledon.ca

**Cc :** Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>

**Objet :** [EXTERNE] - [OZS-2021-0005] and 21T-21002B Notice of Application and Request for Comments: DUE MAY 12/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2021-0005** and **21T-21002B** for **11772 McLaughlin Road**.

If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at [Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)

Please note comments are due to Jenny by **May 12, 2021**.

Thanks and have a great afternoon!

***Shawntelle Trdoslavic***

**Development Services Clerk**

Planning, Building and Economic Development

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