

## **APPENDIX 10**

### **OZS-2021-0036 – RESULTS OF APPLICATION CIRCULATION**

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800  
[peelregion.ca](http://peelregion.ca)

January 12, 2022

Mark Michniak  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[mark.michniak@brampton.ca](mailto:mark.michniak@brampton.ca)

**RE: Draft Plan of Subdivision  
0 Literacy Drive  
Forestsides Estates Inc.  
Brampton  
City File: OZS-2021-036B  
Region File: 21T-21013B**

Dear Ms. Michniak,

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

### **Region of Peel Conditions of Draft Approval**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-21013B, 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 Academy Drive, Literacy Drive, Bliss Street and Constance Street.
- An extension of local sanitary services will be required to service the proposed development.
- External easements and construction may be required.

#### **Water Facilities**

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consist of a 300mm diameter watermain on Literacy Drive, a 400mm diameter watermain on Bliss Street, a 200mm diameter watermain on Constance Street.

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- Planned infrastructure consist of a 400mm diameter watermain for Inspire Boulevard to the North.
- External easements and construction may be required.

### Regional Roads

- Regional Roads are not adversely affected.

### Functional Servicing Report

- A satisfactory Functional Servicing Report (FSR) will be required for review and approval by the Region prior to the engineering submission.
- The Region has reviewed the Functional Servicing Report (dated November 9,2021) prepared by WSP Canada Inc. Detailed comments to be provided under separate cover.

### 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 collection of garbage, recycling, and organics materials for the townhouse units provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- 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>

### Public Health Recommendations

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- The Sustainability Assessment submitted in support of this application has reached a bronze level threshold. The proposed subdivision meets a pass on the score and will have the opportunity to become more walkable for residents through connecting to the surrounding subdivision. To further enhance the site, the following is recommended:
  - Sidewalks of at least 1.5m on each side of the street throughout the development.
  - There is an opportunity to consider pedestrian amenities on site such as lighting and benches along the sidewalks.

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### **Conditions of Draft Approval**

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

#### **Development Charges**

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

#### **Water Meter Fees**

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

#### **Drawings – Servicing and “As Constructed”**

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. 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.

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### General Conditions

6. A clause shall be included in the Subdivision Agreement stating that the Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
7. A clause shall be included in the Subdivision Agreement that a restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service this plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.
8. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
9. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval:
  - a. Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
10. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
11. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network;

Clauses shall be included in the Subdivision Agreement with respect of same.
12. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
13. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

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

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

15.

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

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

16.

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

17.

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

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18. 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.
19. 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 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

September 14, 2021

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Mark Michniak

Re: Request for Comments  
KLM Planning Partners Inc. – Forestside Estates Inc.  
0 Literacy Drive – Castlemore Road and The Gore Road  
City Files: OZS-2021-0036  
Alectra EP File: P3-94

Dear Mark,

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



## Michniak, Mark

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**From:** circulations@wsp.com  
**Sent:** 2021/09/08 9:12 AM  
**To:** Michniak, Mark  
**Subject:** [EXTERNAL]Draft Plan of Subdivision - 0 Literacy Dr - File No: OZS-2021-0036

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2021-09-08

Mark Michniak

Brampton

, ,

Attention: Mark Michniak

Re: Draft Plan of Subdivision - 0 Literacy Dr - File No: OZS-2021-0036; Your File No. OZS-2021-0036

Our File No. 91266

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

October 12, 2021

**Mark Michniak**

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  
**FORESTSIDE ESTATES INC**  
**KLM PLANNING PARTNERS INC**  
Block 373 of 43M-1799 & Block 94 of 43M-1803,  
Corner of Literacy Drive and Academy Drive  
File Number: **OZS-2021-0036**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified that these **51 +/- residential units** will be serviced by **Community Mailbox**.

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.

Should there be any concerns pertaining to our mail delivery 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)

## Michniak, Mark

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2021/08/25 9:56 AM  
**To:** Lawrence, Marsha  
**Cc:** Michniak, Mark  
**Subject:** [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0036] Notice of Application and Request for Comments: DUE SEPT 14/2021

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Good Morning,

The Conseil scolaire Viamonde has no comments regarding the proposed draft plan of subdivision consisting of 51 single detached residential dwelling units on lands located on Academy Drive to the north and frontage of approximately 93 metres (305 feet) to the west on Literacy Drive.

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



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**De :** Lawrence, Marsha <Marsha.Lawrence@brampton.ca>

**Envoyé :** 24 août 2021 14:46

**À :** 'althaf.farouque@peelregion.ca'; 'afroz.hasan@peelregion.ca'; 'alex.martino@peelregion.ca'; Megan.Meldrum@peelregion.ca; 'cathynn.olivethomas@peelregion.ca'; planninginfo@peelregion.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav.Rao@alecrautilities.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>

**Cc :** Michniak, Mark <Mark.Michniak@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>

**Objet :** [EXTERNE] - [OZS-2021-0036] Notice of Application and Request for Comments: DUE SEPT 14/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**.

An application for **0 Literacy Drive** with an assigned file number of **OZS-2021-0036** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Mark Michniak by September 14, 2021**

September 2, 2021

Mark Michniak  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

**Re: Notice of Application and Request for Comments  
Proposed Draft Plan of Subdivision  
Forestside Estates Inc. – KLM Planning Partners Inc.  
0 Literacy Drive  
East of The Gore Rd, south of Castlemore Rd  
File: 21T-21013B (OZS 2021-0036)  
City of Brampton – Ward 10**

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

We note that the subject lands are a former reserved school block for DPCDSB and are not required for school accommodation.

The applicant proposes the development of 51 detached units which are anticipated to yield:

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

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Andre Bessette	617	556	8
Secondary School	Cardinal Ambrozic	1462	1245	12

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots 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: N. Hanson, Peel District School Board (via email)

September 23, 2021

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

Dear Mark,

Re: Draft Plan of Subdivision  
Forestside Estates Inc.  
0 Literacy Drive  
City of Brampton  
File No.: OZS-2021-0036

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

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

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](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**  
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. Inclusion.**



## Michniak, Mark

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**From:** Isaac.BORTOLUSSI@HydroOne.com  
**Sent:** 2021/08/31 2:39 PM  
**To:** Michniak, Mark  
**Subject:** [EXTERNAL]Brampton - 0 Literacy Drive - OZS-2021-0036

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello,

We are in receipt of Application OZS-2021-0036 dated August 24, 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.

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.

Best Wishes,

**Isaac Bortolussi**

Real Estate Management Student | Land Use Planning

on behalf of

**Dennis De Rango**

Specialized Services Team Lead | Real Estate

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**From:** Lawrence, Marsha <Marsha.Lawrence@brampton.ca>  
**Sent:** Tuesday, August 24, 2021 2:46 PM  
**To:** 'althaf.farouque@peelregion.ca'; 'afroz.hasan@peelregion.ca'; 'alex.martino@peelregion.ca'; Megan.Meldrum@peelregion.ca; 'cathynn.olivethomas@peelregion.ca'; planninginfo@peelregion.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav.Rao@alecrautilities.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; planification@csmiamonde.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Cc:** Michniak, Mark <Mark.Michniak@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>  
**Subject:** [OZS-2021-0036] Notice of Application and Request for Comments: DUE SEPT 14/2021

**\*\*\* Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\***

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments.**

September 8<sup>th</sup>, 2021

Mark Michniak  
Development Planner III  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

RE: **Application for a Draft Plan of Subdivision**  
**OZS-2021-0036**  
**Forestside Estates Inc. – KLM Planning Partners Inc.**  
**0 Literacy Drive**  
**Block 373 and 43M-1799 & Block 94 of 43M-1803**  
**Corner of Literacy Drive and Academy Drive**  
**City of Brampton (Ward 10)**

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The Peel District School Board has reviewed the above-noted application (51 single family detached 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
29	12

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Castlemore P.S. ( <i>Kindergarten to Grade 8</i> )	584	678	1
Castlebrooke S.S. ( <i>Grade 9 to Grade 12</i> )	1,826	1,533	6

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 the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.”

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

If you require any further information please contact me at [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  
K. Koops, Dufferin-Peel Catholic District School Board (email only)

September 14, 2021

City of Brampton  
Planning Department

Attention: Mark Michniak

APPLICATION NO File OZS-2021-0036: OPA ZBA Subdivision Forestside Estates Inc  
APPLICATION TYPE Draft Plan subdivision  
ADDRESS 0 LITERACY Dr

GENERAL LOCATION Academy Drive to the north and to the west on Literacy Drive.

DESCRIPTION 51 single detached residential dwelling units

Rogers Reference Number M214091

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

(1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.

(2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.

(3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

(4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

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 municipal 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

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Coordinator

[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)

Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario