



## Planning, Building, & Economic Development Development Services

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

**Draft Plan of Subdivision**  
**Argo TFP Brampton Limited - GSAI**  
**21T-21022B**  
**OZS-2021-0052**  
**Planner: Stephen Dykstra**

**Date of Draft Approval: Month Day, 2022**

| Department/Divisions/Sections                                    | Memo Date                |             |                                |
|--|--------------------------|-------------|--------------------------------|
|  | (Initial Draft Approval) | (Revisions) |                                |
|  |                          | Memo Date   | Effective Draft Approval Date* |
| Public Works –Development Engineering                            | Aug. 11, 2022            |             |                                |
| Public Works – Environmental Planning                            | N/A                      |             |                                |
| Public Works –Transportation Engineering                         | Aug. 10, 2022            |             |                                |
| Planning & Development Services – Development Services           | Aug. 11, 2022            |             |                                |
| Planning & Development Services – Urban Design                   | Aug. 22, 2022            |             |                                |
| Planning & Development Services – Policy Planning                | N/A                      |             |                                |
| Public Works & Eng. Development – Park Planning; and, Open Space | Aug. 11, 2022            |             |                                |
| Planning & Development Services –                                | August 3, 2022           |             |                                |

|  |                 |  |  |
|--|-----------------|--|--|
| Policy Planning (Heritage)                           |                 |  |  |
| Brampton Transit                                     | N/A             |  |  |
| Region of Peel (Comments and Conditions Memo)        | August 26, 2022 |  |  |
| The following have been incorporated into Schedule A |                 |  |  |
| Credit Valley Conservation Authority                 | Included        |  |  |
| Alectra  | Included        |  |  |
| Canada Post  | Included        |  |  |
| Rogers   | Included        |  |  |
| Bell   | Included        |  |  |
| Dufferin-Peel Catholic District School Board         | Included        |  |  |
| Peel District School Board                           | Included        |  |  |
| Enbridge   | Included        |  |  |
| CN Rail  | Included        |  |  |
| TCPL   | Included        |  |  |

\*day after 20 days after making decision (date of decision= date of cover memo signed by Commissioner/Director for minor amendments or Notice of Decision)

NOTE 1: Any changes to the conditions (including minor amendments and revisions to the conditions expressly identified in any Comments and Conditions Memos are subject to Section 51 (41) of the *Planning Act* and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day appeal period), whether or not notice has been issued.

Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

**SCHEDULE "A"**  
**CONDITIONS OF DRAFT APPROVAL****DRAFT APPROVAL****DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)**APPLICANT:** Digram Developments – KLM Planning Partners Ltd.**SUBJECT:** Draft Plan of Subdivision  
21T-21022B  
City of Brampton  
City File: OZS-2021-0052  
Planner: Stephen Dykstra

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

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Glen Schnarr and Associates Inc. dated June 28, 2022.

**Subdivision Agreement**

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

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

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



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

## **Fees**

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

## **Zoning**

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

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

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

## **External Easements and Land Dedications**

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its



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

## **Parkland Dedication**

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

## **Studies**

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

## **Staging**

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

## **Drawings**

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

## **Servicing**

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



## **Plan Requirements for All Public Lands**

15. The Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along the properties of non-participating landowners 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.

## **Development of Public Lands**

16. The Owner agrees that they are responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans. Details regarding this requirement shall be finalized and included in the Subdivision Agreement subject to the satisfaction of the City.

## **Maintenance Fees**

17. The Subdivision Agreement shall provide that the owner shall 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.

## **Municipal Addressing**

18. The applicant shall forward the final version of the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

## **Building Removal**

19. The Subdivision Agreement shall provide that the owner shall remove any existing buildings on the site.

## **0.3m Reserves**

20. 0.3m Reserves will be required on Industrial, Commercial, Institutional, School, High-Density lots, across the terminus of roads to be later extended, and at the ends of Cul-de-sacs.

**Residential Reserve Block**

21. The Subdivision Agreement shall provide that Residential Reserve Blocks shall only be developed in conjunction with adjacent lands and the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning bylaw. In this regard, the owner shall place these blocks in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within 6 months of the issuance of any building permit for any dwelling on the plan.
22. That Block 98 Future Residential Reserve shall not be developed until it is demonstrated to the satisfaction of Public Works & Engineering that the block can be adequately serviced and graded.

**Architectural Control**

23. In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, Chapter 7 of the “Development Design Guidelines”, and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree in the Subdivision Agreement to the following:
  - 23.1 Selection of an approved Control Architect from the short list of firms established by the City;
  - 23.2 The approval of Community Design Guidelines (CDG's) or an Addendum to the CDG's, ideally to be prepared by the selected Control Architect, to the satisfaction of the City;
  - 23.3 That the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
  - 23.4 That the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
  - 23.5 To pay all associated fees to the City as per the applicable fee by-law;
  - 23.6 After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
  - 23.7 Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.



**Servicing**

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

**Cost-share Agreement**

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

**School Boards**

26. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

**Dufferin-Peel Catholic District School Board**

27. 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.
28. 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."

**Peel District School Board**





29. 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.
30. 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, until the permanent school for the area has been completed:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are 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 #39. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools."
  - b) "Whereas, despite the efforts of the Peel District School Board, please be advised that noise, dust and truck traffic are normal circumstances during the construction of a school, and once constructed, the school will have normal operating conditions for a school such as noise, exterior lighting, portable classrooms (including installation and removal), and increased traffic on surrounding streets during peak A.M. and P.M. hours and during special events."
  - c) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the students will meet the school bus on roads presently in existence or at another designated place, designated by Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment (STOPR012) procedure and process"
31. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy.
32. Any amendment or adjustment to the subdivision that would result in an increase of proposed residential units should address to the satisfaction of the Peel District School Board the adequacy of school capacity to support the increase in proposed residential units beyond Block #295.
33. The applicant is required to arrange a site inspection in order to assess the suitability for the construction of an elementary school on Block #295.
34. Prior to registration of the plan, the City of Brampton requires that satisfactory arrangements shall have been made with the Peel District School Board for the



acquisition, or reservation for future acquisition, of School Block #295 designated in the plan for public school purposes.

35. The developer shall agree to install fencing to municipal standards.
36. The developer shall agree to post and maintain "No Dumping" signs along the perimeter fence as required by the Peel District School Board.
37. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on School Block #295.
38. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the Peel District School Board prior to their establishment on the proposed school site.
39. The developer shall agree to confirm in writing to the Peel District School Board that capacity for a new school with regards to natural gas and hydro is adequate.
40. The applicant will ensure that Community mailboxes are not located along the frontage of School Block #295.
41. The developer shall agree that during construction of the surrounding development they will provide any traffic control as required by the municipality at no cost to the Peel District School Board.

## **Canada Post**

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

42. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
43. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes 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.
44. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
45. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the



date of first occupancy.

46. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
47. 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 all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
48. 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 Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
49. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

## **Enbridge Gas Distribution**

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

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

## **Rogers Telecommunications**

Prior to registration of the subdivision, the owner shall:

54. At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers").



Immediately following registration of the Plan of Subdivision, the owner will cause these documents to be registered on title.

55. With consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

## **Bell Canada**

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

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

## **Alectra Utilites**

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

58. 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.
59. 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.
60. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
61. The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.
62. The owner/developer shall observe all aerial and underground clearances as may be required.
63. Owner shall acknowledge that Alectra supplies one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
64. Owner shall acknowledge that The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

**Credit Valley Conservation Authority**

65. That the Environmental Implementation Report and Functional Servicing Report (EIR/FSR) by Urbantech et al. or an associated addendum be completed to the satisfaction of the City and CVC. If necessary, the plan shall be redline revised to implement the findings of the amended EIR/FSR.
66. That final SWM pond sizing be verified based on comprehensive modelling to the satisfaction of CVC. If necessary, the plan shall be redline revised to implement the findings of the updated hydrologic and hydraulic analysis, including potential use of Blocks 238 to 240 and/or Block 291 to be added to the SWM Pond (Block 323), as needed.
67. That the portions of the Natural Heritage System (NHS) on the property (Blocks 296 to 311) be gratuitously dedicated to the City of Brampton, as appropriate.
68. 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 EIR/FSR.
  - b) Detailed engineering plans for the overall draft plan of subdivision.
  - c) Plans/reports demonstrating that any earthworks/grading proposed prior to the associated Mississauga Road works being completed and confirmed, will not have impacts to the flood hazard limit on developable lots, or an appropriate phasing plan will be developed to the satisfaction of CVC.
  - d) Plans/reports demonstrating the details of any proposed LID measures to be implemented as per the approved EIR/FSR.
  - e) Plans/reports demonstrating appropriate clearance below West Huttonville Creek for the proposed watermain and sanitary crossings, to the satisfaction of CVC.
  - f) A comprehensive monitoring plan for during and post construction monitoring.
  - g) Plans/reports demonstrating the details of the Lagerfeld Road extension, including a robust restoration plan and functioning ecopassage, and that permits are obtained from CVC pursuant to Ontario Regulation 160/06, as applicable.
  - h) Plans/reports demonstrating the details of the feature based water balance mitigation techniques.
  - i) Plans/reports demonstrating the details of any outfall and energy dissipation measures in the NHS, and that permits are obtained from CVC pursuant to Ontario Regulation 160/06, as applicable.
  - j) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.That the draft plan be red-line revised to meet the requirements of the above conditions, if necessary.





69. 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) Plans/reports demonstrating the details of the proposed trails in the NHS, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
  - b) That appropriate restoration and compensation plans for the NHS (Blocks 296 to 311) are submitted to the satisfaction of CVC and the City of Brampton.
  - c) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management facility has been constructed in accordance with the approved plans.
  - d) That the Subdivision Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 1 to 5.
  - e) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Lots 23 to 47, 99-124, and 199 to 212, and Blocks 292 to 295 and 313 that the adjacent public land (i.e., NHS) will remain as a low maintenance environment.
  - f) 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.

## **Canadian National Railway Company**

70. The following clause shall be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s) CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

71. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
72. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and



further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.

73. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
74. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
75. Prior to Site Plan approval for any development within 300 metres of the CN Right-of-Way the following shall be completed:
  - a) Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
  - b) The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
  - c) The Owner shall engage a consultant to undertake an analysis of noise (for dwellings within 150 metres of CN right of way). At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
  - d) Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz,  $\pm 3$  dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.

## **TransCanada Pipelines (TCPL)**

76. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
77. A minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway. The Medium Density Block 292 will be evaluated at the site plan stage for TCPL requirements.





78. Roads, including the proposed gravel access road (Block 312), parallel to the pipeline right-of-way must maintain a 7 metre setback from the edge of pipeline, including curbs and sidewalks.
79. All infrastructure associated with site servicing, grading, and stormwater management including, but not limited to subdrains, retention walls, storm culverts, storm ponds and riprap, shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.
80. The proposed small wildlife linkage culvert under Lagerfeld Drive shall be setback a minimum of 7 metres from the edge of the pipeline.
81. Written consent must be obtained from TCPL prior to undertaking the following activities:
  - a) Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
  - b) Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
  - c) Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
  - d) Using any explosives within 300 metres of TCPL's right-of-way; and
  - e) Use of TCPL's Prescribed Area for storage purposes.
82. For any proposed crossings of TCPL's pipelines by utilities, written consent from TCPL is required. The following general requirements are applicable for crossings of TCPL's pipelines by utilities:
  - TCPL shall retain the upper position in the crossing area.
  - The minimum separation between buried facilities shall be 600mm for open cut excavations and 1000mm for horizontal directional drill installation methods.
  - The utility depth shall be maintained for the entire width of the right-of-way.
  - The utility shall have no bends within the pipeline right-of-way.
  - The utility shall have no joints, splices or other connections within the TCPL's right-of-way.
  - Pipeline crossings should not be placed within 7m of a TCPL pipeline bend.
83. For any proposed road crossings, written consent from TCPL is required. TCPL is required by the Canada Energy Regulator (CER) to prepare a detailed engineering analysis of all loads expected during the construction and operation of the road crossing and will provide designs for appropriate mitigation. The cost of this engineering assessment, analysis and design work, the costs of any required mitigation, and any pipe modification required due to the development, if incurred will be 100% the responsibility of the Owner.
84. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the owner(s) to prevent unauthorized access by heavy



machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.

85. Permanent fencing may be required along the limits of TCPL's right-of-way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
86. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
87. Planting and Vegetation Plans will minimize vegetation on TCPL's right-of-way and ensure:
  - a) A 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
  - b) TCPL's right-of-way is seeded with Canada #1 seed;
  - c) No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
  - d) No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
  - e) Tree roots do not interfere with or cause damage to the pipeline.
  - f) A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
  - g) Where high-pressure gas is contained within an enclosed building (such as a Meter station or a building housing a compressor).
88. Sidewalks/Pathways may be permitted within the right-of-way but shall:
  - a) Not exceed 3 metres in width;
  - b) Cross TCPL's pipeline as close to 90 degrees as possible, but no less than 45 degrees.
  - c) Limit the number of crossings of TCPL's pipelines;
  - d) Use company supplied signage for crossings installed by a Third Party; and
  - e) Have expansion joints installed 3 metres on either side of TCPL's pipeline(s) if the pathway is cement or asphalt.
  - f) All Sidewalk/Pathway designs within the right-of-way must be approved by TCPL.
89. Where TCPL consents to any ground disturbances in proximity to the pipeline, original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
90. Facilities shall be constructed to ensure drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's



right-of-way.

91. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
92. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
93. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
94. In no event shall TCPL be held liable to the Owner respecting any loss of or damage the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's facility on the TCPL right-of-way.
95. Vehicle barriers, of a design acceptable to TCPL or as may be required by law, shall be installed across the width of the right-of-way, where public roads cross the right-of-way. The location of these barriers must be approved by TCPL.
96. All display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor.
97. The Owner shall include notice of the following in all offers of purchase and sale:
  - a) Notice of the easement agreement registered against the property which may affect development activities on the property;
  - b) Notice of the 30 metre Prescribed Area as regulated by the CER Act;
  - c) The number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
  - d) The setback for all permanent structures and excavations from the limits of the right-of-way; and,
  - e) The local One Call number 1-800-400-2255 or [www.clickbeforeyoudig.com](http://www.clickbeforeyoudig.com).
98. TCPL's prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL's right-of-way.
99. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
100. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that may be required is subject to other conditions that may be



necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.

101. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

### **Hydro/Telecommunications**

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

### **Affordable Housing**

103. In accordance with the Letter of Undertaking dated March 3, 2022, the City requires that, prior to registration of Phase 1 of the Draft Plan of Subdivision, an agreement shall be entered into by the City and the Owner which sets out the term of the provision of affordable housing on the subject lands to the satisfaction of the City.

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

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

#### **NOTE 1:**

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

#### **NOTE 2:**

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

Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario  
L5R 105

Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario  
L5R 1C6

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

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

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

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K5R6

**NOTE 3:**

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



NOTE 4:

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

**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)

## Caruso, Carmen

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**From:** Ashkan Matlabi <Ashkan.Matlabi@cn.ca> on behalf of Proximity <proximity@cn.ca>  
**Sent:** 2021/04/12 10:13 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]FW: [PRE-2021-0065] Review: DUE APR 23/2021  
**Attachments:** PRE\_Cover Letter.pdf; PRE\_Pre-application Consultation Request Form.pdf; PRE\_Preliminary Tertiary Plan Concept.pdf

Hello Carmen,

Thank you for consulting CN proximity on the subject application. It is noted that the subject site is located adjacent to CN's Main Line. CN has concerns of developing/densifying residential uses abutting our railway right-of-way. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval for the phases of the project within 300m of CN right of way:

- Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
- The Owner shall engage a consultant to undertake an analysis of noise (for dwellings within 150 metres of CN right of way). At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz,  $\pm 3$  dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s).

CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

- Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

CN anticipates the opportunity to review a detailed site plan, a N&V study and a storm water management report taking in to consideration the CN development guidelines.

Thank you and don't hesitate to contact me for any questions.

Regards

**Ashkan Matlabi**, Urb. OUQ.

Urbaniste sénior / Senior Planner (CN Proximity)  
Planning, Landscape Architecture and Urban Design  
Urbanisme, architecture de paysage et design urbain



E : [proximity@cn.ca](mailto:proximity@cn.ca)  
T : 1-438-459-9190  
1600, René-Lévesque Ouest, 11e étage  
Montréal (Québec)  
H3H 1P9 CANADA  
[wsp.com](http://wsp.com)

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Friday, April 09, 2021 3:39 PM  
**To:** FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification@csmiamonde.ca; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Proximity <proximity@cn.ca>; Darlene Presley <dpresley@mhbcpplan.com>  
**Cc:** Caruso, Carmen <Carmen.Caruso@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>  
**Subject:** [PRE-2021-0065] Review: DUE APR 23/2021

**CAUTION: This email originated from outside CN:** DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

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Good Afternoon,

Please find attached **PRE-2021-0065 Pre-consultation Development Application** applicant submitted documents for **10124 and 10244 Mississauga Road**.

Please review and provide your comments to the assigned Planner, Carmen by **April 23, 2021**.  
If you have any concerns please contact Carmen at [Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)

Thanks and have a great weekend!

*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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## COMMENTS AND CONDITIONS MEMO

Date: August 11, 2022  
File: **(OZS-2021-0052 and 21T- 21022B)**  
To: Stephen Dykstra  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-21022B**  
Owner Name ARGO TFP Brampton Limited and ARGO TFP Brampton II Limited  
Location 10124 Mississauga Road  
Circulation Date: August 2022  
Plan: Draft Plan of Subdivision  
Plan Dated: July 13, 2022

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

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

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

- The following studies shall be approved in support of servicing for this development.
  1. ~~Functional Servicing Report (FSR)~~ – Added condition 1.2.1 and 2.
  2. ~~Feasibility Noise Report~~ – Cleared by Development 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 first engineering submission the owner shall submit a Functional Servicing Report and supplementary analyses to the satisfaction of the Commissioner of Public Works and Engineering.
- 1.2.2. 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.
- 1.2.3. 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 Blocks 238 to 240 both inclusive, and Block 291 until such time that the EIR and the FSR are



completed to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. The owner agrees to revise the draft plan, if required, to implement the findings and recommendations of the final approved EIR and FSR.

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

- 3.1. The owner acknowledges and agrees that if any temporary turning circle internal to the Plan, is still required at the time of assumption of the subdivision, then the owner will provide a cash contribution as determined by the City's Commissioner of Public Works & Engineering towards the future removal of the temporary turning circles and complete construction of the ultimate road once extended. The value of the cash contribution shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the assumption of the subdivision.
- 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.
- 6.2. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the owner, gratuitously, provided that the owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

**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 City.

**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 AND CONDITIONS MEMO**

**Date:** August 3, 2022

**File:** OZS-2021-0052; 10244 Mississauga Road, Brampton, ON

**To:** Stephen Dykstra, Development Services

**From:** Merissa Lompart, Heritage Planning

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT Proposed Official Plan & Zoning By-Law Amendment and Proposed Draft Plan of Subdivision**

(To permit a development that contemplates a re-designation of the existing Neighbourhood Commercial use to a mix of uses on the subject lands, including a variety of residential, a Mixed Use Medium Density Residential/Convenience Commercial (MUMD/CC) block and open space uses.)

Conditions from Heritage Planning, City Planning & Design.

**Owner:** ARGO TFP Brampton II Ltd.

**Location:** 10124 and 10244 Mississauga Road, Brampton, ON.

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**COMMENTS:**

Heritage Planning have received the following documents to date:

- **Archaeological Assessment** P052-1051-2020 completed August 13, 2021 by The Archaeologists Inc.
- Corresponding **Ministry of Heritage, Sport, Tourism and Culture Industries Letter** with File # 0014966, dated November 3, 2021.
- **Heritage Impact Assessment** completed November 2, 2021 by Parslow Heritage Consultancy. The HIA was approved in accordance with recommendations made through HB059-2021 from the Brampton Heritage Board Meeting dated November 16, 2021, was considered by the Planning and Development Committee on December 6, 2021 and approved by Council on May December 8, 2021.
- A **Heritage Building Protection Plan**, dated March 2022 was completed by Parslow Heritage Consultancy Ltd. per the HB014-2022 recommendation from the Brampton Heritage Board Meeting of March 22, 2022, considered by Planning and Development Committee on April 11, 2022 and approved by Council on April 20, 2022.



A **Heritage Permit** was issued on April 22, 2022 for the deconstruction and storage of the heritage resource at 10244 Mississauga Road as per HB014-2022 recommendation from the Brampton Heritage Board Meeting of March 22, 2022, considered by Planning and Development Committee on April 11, 2022 and approved by Council on April 20, 2022.

**CONDITIONS:**

\*summary of A, B, C, and D below\*

The Owner and the City are required to enter into a Heritage Easement Agreement as a condition of Draft Plan Approval. The Heritage Easement Agreement shall be complete prior to Registration, and registered on title after Registration.

As a condition of the Subdivision Agreement: the work for the alterations, relocation and restoration of the heritage building must be completed in accordance with the Plans, Drawings and Specification of the approved Heritage Conservation Plan and Heritage Building Protection Plan presented to and endorsed at the Brampton Heritage Board.

As a condition of the Subdivision Agreement: the submission of a final Commemoration/Interpretation Plan is required to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the future lot where the Clark/McClure House will be relocated.

As a condition of the Subdivision Agreement: the deposit of securities, including a 30% contingency is required in a form and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, protection work in the approved Heritage Conservation Plan and Heritage Building Protection Plan, and the work related to the installation of the heritage pedestal plaque.

The Subdivision Agreement must indicate that the future lot where the built heritage resource (Clark/McClure House) will be relocated will be Designated in accordance with section 29 of the Ontario Heritage Act and subject to a Heritage Easement Agreement in accordance with section 37 of the Ontario Heritage Act as per the Designation By-Law Hold Agreement between the City of Brampton and ARGO TFP Brampton II Ltd.

The standard wording and advisory comments for archaeology must be included within the Subdivision Agreement.

**A. DRAFT PLAN APPROVAL REQUIREMENTS**

The **Heritage Impact Assessment, Heritage Building Protection Plan, Agreement on Designation By-Law Hold, Archaeological Assessment, and MHSTCI Letter** must be filed and submitted as part of the material received for the Planning Applications.

**B. DRAFT PLAN APPROVAL REQUIREMENTS: CONDITIONS FOR ARCHAEOLOGICAL RESOURCES**

1. The Owner agrees that should any archeological resources be discovered they may constitute a new archeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act.
  - a. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning and Development Services Department shall be notified.
  - b. The Owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services.
  - c. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City, is provided to the Owner.
2. The Owner further agrees to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with items (a), (b), or (c) listed immediately above.

**C. PRIOR TO REGISTRATION**

1. Prior to Registration of the related Plan of Subdivision Application to allow for the development on the property at 10244 Mississauga Road, the owner shall:
  - a. Provide a copy of the final Heritage Conservation Plan and Heritage Building Protection Plan that shall be presented for approval at the Brampton Heritage Board, and be subsequently approved by Council.
  - b. Provide a final Commemoration/Interpretation Plan to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the open space adjacent to the north of the lot where the built heritage resource (Clark/McClure House) will be relocated, to the satisfaction of the Director of City Planning & Design.

- c. Provide a final Landscape Plan in accordance with the approved Commemoration/Interpretation Plan and the City of Brampton Design and Construction Specifications for a Pedestal Plaque, to the satisfaction of the Director of City Planning & Design.
- d. Provide a copy of a final itemized list of cost detailing the work for the conservation, relocation and protection of the built heritage resource (Clark/McClure House) and work for the fabrication and installation of the heritage pedestal plaque, all to the satisfaction of the Director of City Planning & Design.
- e. Deposit securities, including a 30% contingency in a form of a bank draft, certified cheque or letter of credit and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, and protection work in the approved Heritage Conservation Plan, Heritage Building Protection Plan and cultural heritage-related work in the approved final Commemoration/Interpretation Plan and final Landscape Plan.
- f. Provide a copy of the draft m-plan referencing the boundaries of the lot where the built heritage resource (Clark/McClure House – 10244 Mississauga Road) will be relocated.
- g. Execute a Heritage Easement Agreement (HEA) with the City of Brampton where the built heritage resource (Clark/McClure House – 10244 Mississauga Road) will be relocated all in accordance with the approved Heritage Conservation Plan, Heritage Building Protection Plan and draft m-plan referencing the boundaries of the lot where the built heritage resource will be relocated. HEA will be held in escrow until Registration of the Plan of Subdivision.
- h. Entry into a Letter of Undertaking to direct the Argo TFP Brampton II Limited lawyers to register the HEA on the lot where the built heritage resource (Clark/McClure House – 10244 Mississauga Road) will be relocated within 7 days of PINS being assigned after Plan of Subdivision Registration.

**D. CONDITIONS POST REGISTRATION**

- 1. Argo TFP Brampton II Limited lawyers to register the HEA on the lot where the built heritage resource (Clark/McClure House – 10244 Mississauga Road) will be relocated within 7 days of PINS being assigned after Plan of Subdivision Registration.
- 2. The owner agrees that a letter of substantial completion prepared and signed by a heritage consultant is required prior to the final release of securities referenced herein in condition C.1e.

**E. CONDITIONS PRIOR TO BUILDING PERMIT ISSUANCE**

- 1. Prior to the issuance of any permit dated after June 1, 2022 for all or any part of the alterations, relocation, re-building, or restoration as set out in the approved Heritage Conservation Plan, including a heritage permit, or a building permit, but excluding permits for repair and maintenance and usual minor works as are acceptable to the Director of City Planning & Design, the owner shall:



- a. Provide full building permit drawings, including notes and specification for the conservation and protective measures keyed to the approved Heritage Conservation Plan and Heritage Building Protection Plan.



## COMMENTS AND CONDITIONS MEMO

Date: August 11, 2022

File: OZS-2021-0052 (21T-21022B)

From: Stephen Dykstra

Subject: Requirements for Plan of Subdivision 21T-21022B

(To create a plan of subdivision with approximately 213 single detached dwellings, 578 townhouse dwellings, 8.4 acres of High Density Residential lands, 6.6 acres of Medium Density Residential lands, Institutional lands for a Police Station, a Public Elementary School, a 2.64 acres Park, 32.5 acres for Open Space, Environmental lands and TransCanada Pipeline, and a Stormwater Management Pond)

**Argo TFP Brampton Limited - GSAI**

Location: Northeast of Mississauga Road and Bovaird Drive West.

Ward: 6

Plan:

Plan Dated:

Comment Revision #: 1<sup>st</sup> Set of Comments

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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 **Development Services Division of the Planning and Development Services Department** with respect to matters dealing with community information maps, warnings, notices, growth management, and 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.***

***N/A***

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

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

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

1. 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) 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.
  - b) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
  - c) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners are not to widen their driveway before inquiring about the permitted driveway width for the lot.
  - d) 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.
  - e) Statement(s) which advises the prospective purchasers of the requirements regarding trails, buffers, parks, maintenance, and other hard and soft landscape and open space elements within the subdivision.
  - f) A statement advising prospective purchasers that Streets will be extended in the future.
  - g) A statement advising prospective purchaser(s) of lands within 300metres of the CN railway of the requirements associated with noise and vibration that are included within the Subdivision Agreement Schedule A.
  - h) A statement indicating that Lots (to be determined) have a noise attenuation fence and/or berm located inside the lot line within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed and that it shall be the responsibility of the owner of the lot to maintain and keep in repair that portion of the noise attenuation fence and berm situated on 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 and associated addendum(s) 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.”
  - v. “There are a number of 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.”
  - vi. “There may be catch basins or utility easements located on some lots in this subdivision.”
  - vii. 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.
- e) The following clauses from the Dufferin-Peel Catholic District School Board, in all offers of purchase and sale of residential lots:
- 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.”
- f) The following clauses from the Peel District School Board in any agreement of purchase and sale entered into with respect to any units on this plan until the permanent school for the area has been completed:
- i. “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are 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 #39. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools.”
  - ii. “Whereas, despite the efforts of the Peel District School Board, please be advised that noise, dust and truck traffic are normal circumstances during the construction of a school, and once constructed, the school will have normal operating conditions for a school such as noise, exterior lighting, portable classrooms (including installation and removal), and increased traffic on surrounding streets during peak A.M. and P.M. hours and during special events.”
  - iii. “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the students will meet the school bus on roads presently in existence or at another designated place, designated by Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment (STOPR012) procedure and process.”
2. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within 300 metres of the CN railway:
- j) “Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the



residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s) CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

3. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

4. The applicant shall erect and maintain signs in the following locations and in the following manner:
  - a) Signage shall be located at the open ends of all road allowances to advise purchasers of the future extension of these streets.
  - b) 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 School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision 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.

***Telecommunications***

5. The applicant 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 applicant shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the applicant directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The applicant 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 applicant shall provide evidence of same satisfactory to the City. Until such installation is completed, the applicant 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 applicant 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 applicant 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.

6. Prior to commencing any work within the plan, the applicant 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 applicant 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 applicant elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the applicant 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.

### **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.



Stephen Dykstra, MCIP, RPP  
Development Planner, Development Services  
Planning and Development Services  
Tel: (905) 874-3841  
[stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca)

**COMMENTS & CONDITIONS MEMO**

**Date:** August 11, 2022

**File:** OZS-2021-0052

**To:** S. Dykstra, Development Services

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

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Proposed Official Plan and Zoning By-Law Amendment, and  
Proposed Draft Plan of Subdivision**  
(To permit a mixed-use development comprising low, medium, and high density residential uses, including mixed-use residential, public elementary school, and various open space uses.)

Conditions from the Park Planning & Development Section

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

**Owner:** **ARGO TFP BRAMPTON LTD. & ARGO TFP BRAMPTON II LTD.**

**Location:** 10124 Mississauga Road  
Circulation Date: July 27, 2022  
Ward: 6

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In response to the Accela circulation of the above noted 1<sup>st</sup> Revision (R1) documents circulation for the Proposed Official Plan and Zoning By-Law Amendment, and Proposed Draft Plan of Subdivision dated July 27, 2022, 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 replaces our previous memo dated December 2, 2021.

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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.***

1. NIL.

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

***The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City.***

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

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the outer limits of the Natural Heritage System (NHS) buffer and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

*Notification Signage – Pathway Locations:*

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

*“Purchasers are advised that a multi-purpose path will be constructed (Builder(s) to specify location(s) here).*

*For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”*

*Notification Signage – Public Lands:*

4. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

### **b) Prior to Registration:**

***The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.***

*Community Information Maps:*

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

*Engineering Walkways:*

6. The Owner shall agree to construct a standard engineered walkway (Walkway Blocks 314 to 321 and 325 & 326) to facilitate pedestrian circulation between Streets 'D', 'F', 'J', 'K', and 'L' and Street 'A' (Lagerfeld Drive) and between Street 'Q' and Bovaird Drive West. The Owner shall be required to convey the walkway blocks to the City at plan registration and develop them to City standards, at no cost to and to the satisfaction of the City. No credit for the block(s) in question will be given against parkland dedication requirements associated with the subject plan.

*Environmental Implementation Report:*

7. Prior to Registration, an Environmental Implementation Report (EIR) shall be submitted, finalized and approved, to the satisfaction of the City and Credit Valley Conservation (CVC).

*Fencing:*

8. 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:*

9. 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.
10. The Owner shall agree to provide a cash-contribution in accordance with Council Resolution 181-2014 towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

*Parkland Dedication:*

11. 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 current Plan yields a projected Parkland Dedication requirement of 5.10 ha (12.60 ac.), based on Section 51.1 of the Planning Act. The Owner shall (is proposing to) convey Block 313 totaling 1.22 ha (3.02 ac.) to the City, as partial fulfillment of the Parkland Dedication requirements.

This results in a projected Parkland under-dedication of 2.33 ha (5.75 ac.). Prior to registration, the Owner shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies, for the projected under-dedication balance, in the form of a Cash In Lieu of Parkland Payment.

*Note: Final calculations will be undertaken as part of the Subdivision Agreement review process and represented in Schedule 'D' of the Agreement.*

*Plan Requirements for all Public Lands:*

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

*Signage for NHS:*

13. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

*Streetscape Plans:*

14. 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:*

15. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of parkland, open space, stormwater management ponds, valleylands, woodlots, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

16. 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:*

17. 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 – Parks, NHS, Open Space, etc.*

18. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park, Natural Heritage System (NHS), TCPL, open space and/or stormwater management blocks that state:

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

*Warning Clauses – Street Trees*

19. 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.*

*Woodland Management Plan:*

20. Prior to registration, the Woodland Management Plan (WMP) for NHS Woodlot Block 302 shall be submitted, finalized and approved, to the satisfaction of the City and in accordance with the City's [Woodland Management Plan Guidelines](#).

*Woodland Development Plan:*

21. The Owner shall submit a Woodland Development Plan in accordance with the City's [Woodland Management Plan Guidelines](#) and to the satisfaction of the City.

**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:*

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

*Development of all Public Lands:*

23. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space, and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

*Streetscape Implementation:*

24. 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.

*Woodland Management Plan Implementation:*

25. The Owner will be responsible for implementing all identified short-term woodland management measures in accordance with the approved Woodland Management Plan. In this regard, the Owner shall submit detailed landscape plans and cost estimates to the satisfaction of the City. The short-term management measures shall be completed within one (1) year of the date of registration of the Plan, unless the City extends such time in writing. All works will be subject to the City's standard 2-year maintenance and warranty period for landscape works.

*Reimbursement for Creditable Work:*

26. Following completion of park/NHS development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion



and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

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

*As-Built Drawings:*

27. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

**d.) Prior to Assumption:**

*Hazard Removal:*

28. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland / greenbelt block, vista block or other location as determined by the City, shall be removed at the Owner's expense.

**C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

*Sustainability – Park Planning Requirements*

29. The Sustainability Score and Summary has met the requirements of Park Planning section, and meets the [latest requirements](#) set out by the City for the development of such documents.

*Parks and Open Space Naming:*

30. 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) Park Block 313 shall be identified as "Coolhurst Park";
- b) NHS Channel Blocks 303 and 304 shall identified as "Arnold Channel";
- c) NHS Woodlot Block 302 and NHS Compensation Blocks 305 to 309 shall identified as "Coolhurst Woodland"; and
- d) Stormwater Management Pond Block 328 shall be identified as "Blue Pond".

*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.

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Christopher Heike B.Sc., M.Pl., MCIP, RPP  
Interim Supervisor, Park Planning  
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, K. Dokoska  
(Note: A digital copy has also been uploaded to Accela.)

**COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: August 10 2021  
File: **OZS-2021-0053**  
To: Stephen Dykstra  
From: Adam Davidson (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision  
Draft Plan of Subdivision comprising low medium and high density residential  
**Jason Afonso**  
**Argo TFP Brampton Limited**  
10124 Mississauga Road

Circulation Date: ~~11/08/2021~~ - 2<sup>nd</sup> Submission**A. PRIOR TO DRAFT PLAN APPROVAL**

Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued.

1. Prior conditions have been met

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

1. 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.
2. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
3. 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.

**C. GENERAL COMMENTS**

1. Traffic Signal Funding is yet to be determined.
2. Developer will be required to install traffic signals at Coolhurst Avenue and Lagerfeld Drive.
3. Embrace Lane will have to be assigned for northbound direction only,

4. Dewmeadow Lane and Irvine Lane will have to be assigned for southbound direction only.
5. Future access to Blocks 290 and 291 (high density) will not be permitted on Coolhurst Avenue
6. 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.
7. 0.3m Reserves will be required on Industrial, Commercial, Institutional, School, and High Density lots and the ends of some Cul-de-sacs.
8. The applicant is required to provide for Canada Post community mailbox locations and identify locations on a separate drawing. This may include providing lay-bys for locations at or near intersections. The city requires accommodation for Canada Post facilities on minor roads only, and not near busy intersections, in order to provide a safe environment for residents/users.
9. Driveways shall not 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, driveway locations will not be permitted to encroach within intersection daylighting.
10. 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.
11. 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.
12. Spine Roads - Prior to registration of the plan of subdivision, the developer shall make arrangements for the acquisition and delivery of Lagerfeld Drive, between Mississauga Road to Draft plan westerly limits.
13. Laneways – Curves may be accommodated, however, a 12.0m centreline elbow radius and clear sightlines must be provided. One-way traffic only is acceptable.
14. Parking supply is to be as per the City zoning requirements.
15. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
16. The applicant shall be responsible for all costs associated with the extension of Lagerfeld Drive and shall provide the applicable securities, as determined by the City, for said works.

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

Regards,

**Adam Davidson**

Transportation Planning Technologist | Public Works | City of Brampton  
T: 437.217.6007 | F: 905-874-2599 | 1975 Williams Parkway | ON L6S 6E5

## **COMMENTS AND CONDITIONS MEMO**

Date: Aug.22, 2022  
File: **OZS-2021-0052 & 21T-21022B**  
To: Stephen Dykstra  
From: Jane Kuang  
Subject: Requirement for Draft Plan Approval

Location: 10124 Mississauga Road  
Owner: Argo TFP Brampton Limited and Argo TFP Brampton II Limited

Circulation Date: Aug.17, 2022

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

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

- N/A

### **B. CONDITIONS OF DRAFT PLAN APPROVAL**

In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, Chapter 7 of the “Development Design Guidelines”, and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City’s expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants’ attendance and their understanding of the entire process will be provided to the City;
2. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
3. To pay all associated fees to the City as per By-law 110-2010;
4. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;

5. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

### **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.

*Jane Kuang*

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#### **Jane Kuang**

Urban Designer | Planning, Building, & Economic Development Services  
City of Brampton | Tel: 905-874-2928  
E-Mail: [jane.kuang@Brampton.ca](mailto:jane.kuang@Brampton.ca)

## Public Works

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August 26, 2022

Stephen Dykstra  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca)

**RE:      Region of Peel Comments  
         Draft Plan of Subdivision  
         10124 and 10244 Mississauga Road  
         Argo TFP Brampton Limited and Argo TFP Brampton II Limited  
         City File: OZS-2021-0052  
         Regional File: 21T-22022B**

Dear Mr. Dykstra,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted application. A MZO was issued by the Minister of Municipal Affairs and Housing on March 4, 2022 and as such the material submitted under the second official submission relates to the Draft Plan of Subdivision only. Regional 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-22022B, 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 1200mm diameter sanitary trunk sewer on Mississauga Road, with a 450mm diameter sanitary subtrunk sewer stub located at MH5A.
- Revised Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction will be required.



## **Water Facilities**

- The lands are located in Water Pressure Zone 6.
- Existing infrastructure consist of a 900mm diameter watermain on Mississauga Road from Bovaird Drive to 120 meters north of Bovaird Drive, a 600mm diameter watermain from 120 meters north of Bovaird Drive to Mayfield Road, a 300mm diameter watermain is located on Bovaird Drive from Mississauga Road to approximately 100meters west of Mississauga Road. An existing 300mm diameter watermain stub located just south of MH5A must be properly abandoned if not utilized. An existing 1200mm diameter zone 5 transmission main is also located on Mississauga Road between West Brampton PS and Alloa PS.
- Revised Functional Servicing Report (FSR) showing proposed water servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominiums (Blocks 289, 290, 291, 292, 293 and 294).
- External easements and construction will be required.

## **Region Roads**

- The proposed development abuts Mississauga Road, (Regional Road #1) and Bovaird Drive West, (Regional Road #107).
- Region will not permit any changes to grading within Mississauga Road and Bovaird Drive ROWs along the frontage of proposed development.
- No lots or blocks shall have direct access to Mississauga Road and Bovaird Drive West. Any future access shall be in accordance with The Region Access Control By-law.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature within or adjacent to the Regional right of way, without the prior written consent of the Region.

## **Stormwater**

- Following need to be addressed with the next FSR submission:
  - a. The SWM pond drawdown time is calculated as 243 hours. Drawdown must be 24-48 hours.
  - b. Culvert outlet headwall is stated as being below the 25 y WSE of Huttonville Creek, which has the potential to cause backup into the pond and higher WSE within the pond for the 25y event and above. The Region would like to see the outlet structure detailed design along with the 2-100Y Huttonville Creek WSE. The Region may require the SWM pond to be sized to accommodate the backup without spillover onto Mississauga Road, based upon the above information.
  - c. The Region will provide the allowable flow rate for the “Capture areas” based on downstream proposed sewer capacity on Mississauga Rd and Bovaird Dr. Applicant may be required to modify capture area size and grading to minimize flow towards road.
  - d. There is an error on Drawing 5.2.3 at the outlet invert of the 300mm reverse sloped pipe from the pond – should say 235.5m.

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## **Public Works**

## Development Charges

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

## Capital Budget

- Servicing of this Plan will require construction of oversized 400mm dia. watermain and oversized 525/450/375mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain works are not included in the Five Year Capital Budget and Forecast. Furthermore, currently these works are not included in the DC Background Study. Council Approval will be required prior to reimbursement.

### Sanitary Sewers, Watermains and Regional roads

| Component No.             | Project No. | Construction Year | Description  |
|---------------------------|-------------|-------------------|--|
| Information not available | 23-XXXX     | 2023              | 525/450/375mm dia. sanitary sewer along an Easement, future Blue Pond Drive, future Flatrock Road and future Coolhurst Avenue. |
| Information not available | 23-XXXX     | 2023              | 400mm dia. watermain on future Lagerfeld Drive from Mississauga Road to approximately 800 meters westerly.                     |

## Major Transit Station Area Considerations

- Considering the status of the application and the approved MZO, we offer the following additional information related to comments No. 2 & 13 of the Region of Peel – MZO Request (Dec 22 2021) of the comment matrix:
  - On April 28, 2022, the new April 2022 Region of Peel Official Plan (RPOP) was adopted by Regional Council under By-law 20-2022, which repeals the 1996 Region of Peel Official Plan, as amended. The new Council adopted 2022 RPOP is subject to approval by the Minister of Municipal Affairs and Housing.
  - As per the adopted RPOP, the subject properties are located within the Designated Greenfield Area and in close proximity to the Heritage Heights Node as identified on Schedule E-2 of the RPOP. Additionally, the north west portion of the subject properties is located within the 800 m. radius of the Heritage Heights GO Planned Major Transit Station Area (KIT-5 MTSA). Staff note that Planned MTSAs identified in the RPOP require further study and assessment prior to being delineated. The subject properties are also located in close proximity to, and outside of the delineated Mount Pleasant GO Primary MTSA (KIT-4 MTSA).
  - The adopted Official Plan can be found at the Peel 2051 Official Plan Review webpage. The sections relevant to the Node and MTSA designation include:

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- a. 5.6.17 – Strategic Growth Areas
- b. 5.6.19 – Major Transit Station Areas

### **Natural Environment/Greenland System**

- Staff have reviewed the “Final Environmental Implementation Report and Functional Servicing Report: Mount Pleasant Block 51-3”, dated July 2022. Previously in January 2022 Regional staff provided comments which noted several considerations including identification and protection of Core Areas of the Greenlands System.
- The final EIR/FSR generally addresses the Region's previous comments regarding the protection, restoration and enhancement of the Region's Greenlands System, and in particular the identification and protection of the Western Woodland which is assessed as a Core Woodland in accordance with the Region of Peel Official Plan. As CVC is the relevant Conservation Authority providing technical advice to the Region on matters related to the environment, the CVC should be consulted to confirm that the technical requirements for protection of the Core Areas of the Greenlands System have been satisfied.
- Regarding Redside Dace habitat protection, Redside Dace habitat is identified in the lower reach of the West Huttonville Creek. The headwater drainage feature (HDF) traversing the property downstream of the Eastern Woodland is also potentially regulated Redside Dace habitat in accordance with ESA O.Reg. 242/0. Regional staff are aware that the Study Team is currently engaged in consultations with MECP regarding permitting requirements under the Endangered Species Act. Staff continue to recommend that the applicant obtain compliance approvals under the Endangered Species Act from MECP.

### **Public Health**

- After review of the submitted material, we are pleased to see that there will be some trail connections through the TransCanada pipeline corridor. Please confirm if there will be a connection from this corridor to Block 292.
- We look forward to reviewing and commenting on the site design of the various Medium and High-Density residential blocks within the development.
- Comments for Block 292:
  - After review of the revised subdivision materials and our previous meeting discussions, we wish to provide formal commentary on the proposed pedestrian access.
  - Given that Block 292 has been proposed for affordable housing, many users of the site may rely on walking and taking public transit to get to their daily destinations, over the use of a private vehicle. However, the proposed pedestrian access to the site is simply not desirable in it's current location, or design. We feel it is important to consider including a separate active transportation access from the block, to Mississauga Road.
  - Currently the interim and ultimate access design will have pedestrian and cyclists travelling from Block 292 underneath Mississauga Road and through to the neighbouring Mattamy homes lands, to reach Mississauga Road. Following many Health and Planning recommendations, 400m is the ideal walking distance to get to our daily services and needs, which equates to a 5 to 7 minute walk. Unfortunately, the distance along the ultimate access design will exceed 400m. This distance does not include accessing daily services, and could be very daunting for many users,

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especially vulnerable populations. The opportunities for creating a well-connected, pedestrian friendly built environment, are limited on this site.

- We encourage designing this block with a pedestrian access which is both safe, and desirable for all users. Best practices and recommendations shared within the Healthy Development Index suggests if a sidewalk is in poor condition or inaccessible, it is shown to act as a barrier to walking, especially in seniors. We feel that it would be more appropriate to have a direct and separate active transportation connection from Block 292 to Mississauga Road. We support opportunities to re-explore connecting to the road from the west side of Mississauga Road. If this is not possible, we would request a reconsideration of the ultimate design to include an access which hugs closer to Mississauga Road, similar to that as shown in the design of the interim slip road design.
- Additionally, advancing healthy equity has been identified as a strategic priority within our Peel Public Health Strategic Plan 2020-2029. We should ensure we prioritize the needs of those in the low income housing through reducing exposure to environmental hazards such as air and noise pollutants, as well as establishing a safe built environment for travel.
- We have concerns with the air quality, and noise and vibration due to the proximity to the rail and road sources nearby the proposed affordable housing. We request a copy of the Air Quality Assessment and Noise studies submitted in support of the proposal to review. We will provide recommendations and possible mitigation measures to be considered on site, upon review.
- Lastly, we recommend future considerations for timing the construction of any active transportation infrastructure with the construction of the affordable housing, in order to have residents establish the use of healthy travelling habits. The findings of a cross-Canada study suggests the importance of investing in active transportation as many lower-income populations rely on walking, cycling and transit for personal transportation. Designing the built environment with safe walking and cycling connections is associated with increased active transportation and overall physical activity levels for residents.

### **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.

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#### **Public Works**

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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; and
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

#### Land Dedications

4. Prior to the registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
  - a. A road widening pursuant to the Region's Official Plan along Regional Road #1 ("Mississauga Road"). The Region's Official Plan road widening requirement for mid-block along Mississauga Road is 45 metres right-of-way (22.5 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters;
  - b. 245 meters within a single left turn configuration intersection (Mississauga Road and Lagerfeld Drive), Right-of-Way requirement is 50.5 meters (25.25 metres from the centerline of Mississauga Road).
  - c. 245 meters within a dual left turn configuration intersection (Bovarid Drive and Mississauga Road), Right-of-Way requirement is 54 meters (27 metres from the centerline of Mississauga Road).

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#### **Public Works**

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- d. A 15 metre by 15 metre daylight triangles at the intersection of Mississauga Road and Lagerfeld Drive.
  - e. A 15 metre by 15 metre daylight triangle at the intersection of Mississauga Road and Future Road for the northwest corner.
  - f. A 0.3 metre reserve along the frontage of Mississauga Road behind the property line and the daylight triangles.
  - g. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements, if required, in support of the Capital Project #10-4040, widening of Mississauga Road between Bovaird Drive and Mayfield Road (Project Manager, Scott Durdle), to the Region of Peel, free and clear of all encumbrances.
5. Prior to the registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
- a. A road widening pursuant to the Region's Official Plan along Regional Road 107 ("Bovaird Drive"). The Region's Official Plan road widening requirement for mid-block along Bovaird Drive is 45 metres right-of-way (22.5 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters:
  - b. 245 meters within a single left turn configuration intersection (Bovaird Drive and Coolhurst Avenue), Right-of-Way requirement is 50.5 meters (25.25 metres from the centerline of Bovaird Drive).
  - c. 245 meters within a dual left turn configuration intersection (Bovaird Drive and Mississauga Road), Right-of-Way requirement is 54 meters (27 metres from the centerline of Bovaird Drive).
  - d. A 0.3 metre reserve along the frontage of Bovaird Drive behind the property line and the daylight triangles.
  - e. A 15 metre by 15 metre daylight triangles at the intersection of Bovaird Drive and Coolhurst Avenue.
  - f. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements, if required, in support of the Capital Project #19-4040, widening of Bovaird Drive (Project Manager, Scott Durdle), to the Region of Peel, free and clear of all encumbrances.
  - g. Developer acknowledges and agrees that additional lands may be required along Regional Road 107 (Bovaird Drive) for the future proposed Phase 2 of the development to accommodate the upcoming GTA West Preferred Route corridor. As such, consultation, and clearance from the MTO is required.

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**Public Works**

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6. Clauses shall be included in the Subdivision Agreement stating that:
- a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All temporary and permanent easements required in support of the Mississauga Road and Bovaird Drive widening projects; and
    - ii. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and
  - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

#### Access

7. Clauses shall be included in the Subdivision Agreement stating that:
- a. The Developer shall remove any existing driveway/accesses along the frontage of Mississauga Road and Bovaird Drive that do not conform to the approved plans at its sole cost.
  - b. No lots or blocks shall have direct access to Mississauga Road and Bovaird Drive.
  - c. The Developer acknowledges that the Future Road along Mississauga Road will be supported as a right-in/right out only access.
  - d. The Developer acknowledges and agrees that interim and ultimate access to Block 292 (medium density residential) shall be provided through the proposed slip road under the future Mississauga Road overpass.
  - e. The Developer acknowledges and agrees that the SWM Pong along Mississauga Road shall achieve ultimate access from the Future Road when it becomes available.
  - f. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

#### Traffic Engineering

##### Interim Road Works – Bovaird Drive

8. A provision shall be made in the subdivision agreement that prior to the registration of this Plan, or any phase thereof:
- a. The Developer acknowledge that should the development proceed prior to the Region widening Bovaird Drive to six (6) lanes, interim road works will be required at the

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intersection of Bovaird Drive and Coolhurst Avenue to facilitate this development at 100% the expense of the Developer.

- b. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
- c. The Developer acknowledges that, should the Developer proceed with the interim road works, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
  - a. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
  - b. A letter of credit in the amount of \$10,000.00 for pavement markings;
  - c. A letter of credit in the amount of \$125,000.00 for temporary traffic control signals. (\$125,000.00 represents 50% of the total anticipated costs of installation of the temporary traffic control signals)
- d. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Bovaird Drive shall be in accordance with the Region's specifications and standards, as amended from time to time.

#### Ultimate Road Works – Bovaird Drive

- 9. A provision shall be made in the subdivision agreement that, prior to the registration of this Plan, or any phase thereof:
  - a. The Developer acknowledge that the intersection of Bovaird Drive and Coolhurst Avenue is not included in the Region's Development Charges By-law. As such, when Bovaird Drive is widened to a six-lane cross-section, all costs associated with the ultimate intersection improvement works, as required by the Region, are 100% the Developer's responsibility.
  - b. The Developer acknowledges that, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
    - A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
    - A letter of credit in the amount of \$200,000.00 for the future traffic control signals (\$200,000.00 represents 50% of the total anticipated costs of installation of future traffic control signals);
    - A cheque in the amount of \$72,756.18 (HST included) for maintenance of future traffic control signals at the intersection of Bovaird Drive and Coolhurst Avenue;

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#### Interim Road Works – Mississauga Road

10. A provision shall be made in the subdivision agreement that prior to the registration of this Plan, or any phase thereof:
- a. The Developer acknowledge that should the development proceed prior to the Region widening Mississauga Road to six (6) lanes, interim road works will be required at the intersection of Mississauga Road and Lagerfeld Road to facilitate this development at 100% the expense of the Developer.
  - b. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
  - c. The Developer acknowledges that, should the Developer proceed with the interim road works, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
    - A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
    - A letter of credit in the amount of \$10,000.00 for pavement markings;
    - A letter of credit in the amount of \$125,000.00 for temporary traffic control signals. (\$125,000.00 represents 50% of the total anticipated costs of installation of the temporary traffic control signals)
  - d. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Mississauga Road shall be in accordance with the Region's specifications and standards, as amended from time to time.

#### Ultimate Road Works – Mississauga Road

11. A provision shall be made in the subdivision agreement that, prior to the registration of this Plan, or any phase thereof:
- a. The Developer acknowledge that the intersection of Mississauga Road and Lagerfeld Road is not included in the Region's Development Charges By-law. As such, when Mississauga Road is widened to a six-lane cross-section, all costs associated with the ultimate intersection improvement works, as required by the Region, are 100% the Developer's responsibility.
  - b. The Developer acknowledges that, the following will be required at 100% cost of the Developer prior to the commencement of works within the Region's right-of-way:
    - A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way;
    - A letter of credit in the amount of \$200,000.00 for the future traffic control signals (\$200,000.00 represents 50% of the total anticipated costs of installation of future traffic control signals);

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- A cheque in the amount of \$72,756.18 (HST included) for maintenance of future traffic control signals at the intersection of Mississauga Road and Lagerfeld Road;

#### Road Occupancy Permit

12. Provisions shall be made in the subdivision agreement that, prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.
13. Provisions shall be made in the subdivision agreement that the location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.

#### Traffic/Development Engineering Conditions

14. Clauses shall be included in the Subdivision Agreement stating that servicing will require:
  - a. Construction of oversized 400mm dia. watermain which is the financial responsibility of the Region as per Development Charges By-Law. Currently a 400mm dia. watermain is not included in the Five Year Capital Budget and Forecast. Council Approval will be required prior to reimbursement.
  - b. Construction of oversized 525/450/375mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. Currently a 525/450/375mm dia. sanitary sewers are not included in the Five Year Capital Budget and Forecast. Council Approval will be required prior to reimbursement.
  - c. Construction of external 300mm diameter watermain along Bovaird Drive from 100m west of Mississauga Road Coolhurst Avenue as indicated in the Functional Servicing Report. The Developer shall make necessary arrangements in respect to design and construction of the 300mm diameter watermain at the sole cost and expense of the Developer.
15. Clauses shall be included in the Subdivision Agreement stating that:
  - a. 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;
  - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.

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- c. The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water be diverted to or along Mississauga Road and Bovaird Drive right of ways (by pipe or channel).
  - d. The Developer acknowledges and agrees that no stormwater emergence spillway will be permitted into Mississauga Road ROW from the proposed Stormwater Management Pond adjacent to Mississauga Road. The proposed emergency intake must be designed to safely convey the greater of post development uncontrolled 100-yr and Regional peak flows (i.e., all outlet structures are 100% blocked) to the receiving outlet considering 50% blockage at the emergency outlets.
  - e. The Developer acknowledges and agrees that minimum safety buffer for Wet Ponds is being met for the subject SWM Pond, as stated in the MECP Stormwater Management Guidance Manual - Minimum of 7.5 meters above maximum water quality/erosion control water level and minimum of 3 meters above high water level for quantity control.
  - f. The Region shall not permit any alteration to grading within Mississauga Road and Bovaird Drive right-of-ways along the frontage of the Lands.
16. 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 Bovaird Drive/Coolhurst Avenue intersection works, Mississauga Road/Lagerfeld Drive intersection works, and external sanitary sewers and watermains to service this plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

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

17. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
18. 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”.

#### General Conditions

19. 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.

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20. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
- a. A revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
21. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for review and approval.
22. 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.
23. Prior to registration of the plan of subdivision, the Developer shall ensure that:
- a. All lots and blocks must be serviced via an internal road network;
  - a. The proposed Lots or Blocks fronting Laneways within the plan can be serviced by municipal water and wastewater services in accordance with the City's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the City of Brampton standard drawings where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the City of Brampton's Standards Committee; and
- Clauses shall be included in the Subdivision Agreement in respect of same.
24. 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.
25. A clause shall be included in the Subdivision Agreement that 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.
26. A clause shall be included in the Subdivision Agreement that the Developer shall 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.
27. A clause shall be included in the Subdivision Agreement as follows:
- 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;

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- 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.
- 28. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 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.
- 29. 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.
- 30. 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.

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31. 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); and
- 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 ([Herman.Wessels@peelregion.ca](mailto:Herman.Wessels@peelregion.ca) 905.791.7800 X4209) at your earliest convenience.

Yours truly,

A handwritten signature in black ink, appearing to read 'H. Wessels'.

Herman Wessels  
Intermediate Planner, Development Services  
Region of Peel