
RESULT OF CIRCULATION RECEIVED

COMMENTS AND CONDITIONS MEMO

Date: December 16, 2022

File: OZS-2020-0018 - 21T- 20006B

From: Nitika Jagtiani

Subject: Requirements for Plan of Subdivision

Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision

Gagnon Walker Domes Ltd. – Gurpreet Gill

(To permit the development of 5 single detached residential dwellings, a Natural Heritage System Block, and the extension of Hosta Street).

9058 Creditview Road

West of Creditview Road and South of Queen Street W.

WARD: 5

Circulation Date: August 25th, 2022

Plan: Part of Lot 6, Concession 4 W.H.S.

Plan Dated: May 6, 2022

Comment Revision #: 1st

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, Building and Growth Management Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

A. PRIOR TO DRAFT PLAN APPROVAL

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

Sales Office Homebuyers Information Map

1. Prior to draft plan approval, the owner shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:
 - a) The proposed land uses within the subdivision based on the latest draft plan.
 - b) Where applicable, a statement indicating that church and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
 - c) The immediately surrounding existing and proposed land uses.
 - d) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.

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

i. “NOTICE AND ADVICE TO PURCHASERS:

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

PLEASE NOTE:

PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT”

- ii. “The map shows that there will be conventional townhouse units and dual frontage townhouse units within this plan of subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING

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

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

- vi. “The final location of walkways may change without notice. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- vii. “The development will be subject to an application for Site Plan Approval. Site details may change without notice. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- viii. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.”
- ix. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- x. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- xi. “There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. 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. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.”
- xii. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xiii. “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.”
- xiv. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.’

- xv. “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.”
- xvi. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
- xvii. “The City of Brampton’s Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
- xviii. “FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.”
- xix. “FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER’S ENGINEERING CONSULTANT.
- xx. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER’S LANDSCAPE ARCHITECTURAL CONSULTANT.”

Growth Management/Staging and Sequencing

- 1. N/A

Digital Submissions of Plans

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

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

Final Homebuyers Information Map

- 1. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary

Homebuyers Information Map in all affected sales offices. This map shall contain the following information:

- a) all of the information required on the preliminary map;
 - b) the locations of all sidewalks and walkways;
 - c) the locations of all rear yard catch basins and utilities easements on private property where applicable;
 - d) the locations of all above ground utilities;
 - e) the locations of all bus stops (if known); and,
 - f) the final locations of all Canada Post community mail boxes;
2. The owner shall ensure that each builder selling homes within the subdivision:
- a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
 - b) attach a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

Land Notices: Statements and Clauses

3. The owner 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 indicating that the subdivision will contain an active amenity area and may contain play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. The following wording shall also be included:

“Purchasers are advised that residents close to the amenity area may be disturbed by noise and night lighting. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca.”
 - b) 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.
 - c) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
 - d) A statement indicating that some of the units may have a noise attenuation fence and/or berm located inside the lot line within the side and/or rear yard.
 - e) A statement indicating that the City of Brampton’s Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.

- f) The following statements:
- 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.”
 - ii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
 - iii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”
 - iv. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, 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 subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.”
- g) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
- 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.”
- h) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
- i. “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood

schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools."

- ii. "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."
4. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Site Plan Approval

5. Approval of site development plans by the City in accordance with the City's site development plan approval procedure shall be a prerequisite to the issuance of a building permit.

Telecommunications

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

connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

Growth Management/Staging and Sequencing

8. N/A

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:

Nil

D. 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.



Nitika Jagtiani MES, LEED AP ND
Development Planner
Planning, Building & Economic Development
905-874-3847
Nitika.Jagtiani@Brampton.ca

COMMENTS & CONDITIONS MEMO

Date: August 22, 2022

File: OZS-2020-0018 & 21T-20006B

To: N. Jagtiani, Development Services

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT
Official Plan & Zoning By-Law Amendment Application and
Proposed Draft Plan of Subdivision**
(To permit an infill residential development consisting of 5 single-detached dwellings.)

UPDATED Conditions from the Park Planning & Development Section

Consultant: **GAGNON WALKER DOMES LTD.**

Owner: **GIL GURPREET**

Location: 9058 Creditview Road
Circulation Date: August 15, 2022
Ward: 5

In response to the Accela circulation of the 1st Revision (R1) material for the above noted Official Plan & Zoning By-Law Amendment application and Proposed Draft Plan of Subdivision dated August 15, 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 September 9, 2020.

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 Environment and Development Engineering Division.

a) Prior to 1st 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 (Wetland & Buffer Block 6), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

b) Prior to Registration:

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

Community Information Maps:

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

Environmental Implementation Report:

4. Prior to Registration, an Environmental Implementation Report shall be submitted, finalized and approved, to the satisfaction of the City and CVC.

Fencing:

5. 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:

6. 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:

7. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected parkland dedication requirement of 0.0167 ha. (0.0412 ac.), based on Section 51.1 of the Planning Act. This results in a projected parkland under-dedication of 0.0167 ha. (0.0412 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.

Note: The plan is located within the Credit Valley Secondary Plan Area and is subject to Council resolution CW070-2005 which requires CIL for residential development to be collected at a rate of \$350,000/ac.

Plan Requirements for all Public Lands:

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

Streetscape Plans:

9. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

Summary Requirements:

10. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of 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:

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

Tableland Vegetation:

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

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

Warning Clauses – NHS, Open Space, etc.

13. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) and/or open space (Wetland & Buffer Block 6) 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

14. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.

c) Post Registration:

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:

Conveyance of Public Lands:

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

Development of all Public Lands:

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

Streetscape Implementation:

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

As-Built Drawings:

18. 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 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:

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

C. GENERAL COMMENTS

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

Parks and Open Space Naming:

20. 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) Wetland & Buffer Block '6' shall be identified as part of the existing "Haywood 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.

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

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: Jan 23, 2023
File: **OZS-2020-0018 - 9058 Creditview Road & 21T-20006B**
To: Nitika Jagtiani
From: Scott McIntyre (Transportation Development Engineering)
Subject: Requirements for Plan of Subdivision 21T-20006B
Infill residential development - 5 single-detached residential dwellings.
Applicant Name - GAGNON WALKER DOMES LTD.
Developer Name - GILL GURPREET
Location - 9058 Creditview Road

Circulation Date: Aug 25, 2022
Plan: Concept Plans (Interim & Ultimate)
Plan Dated: May 06, 2020
Comment Revision #: **#4**

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

A. PRIOR TO DRAFT PLAN APPROVAL

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. Lot layout must accommodate all the following conditions.

1. Municipal right-of-way (ROW) curb radius dimensions to be added to the proposed draft plan of subdivision. **Cleared Aug 25, 2022 SM**

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. The applicant shall ensure that lot frontages and dwelling layouts are such that no driveways will intersect, including any portion within the road allowance.
2. The owner/applicant is to convey a 1.5m road allowance widening along the entire Creditview Road frontage towards the ultimate right-of-way of 23.0m or 11.5m from the centreline of the roadway. **As shown on draft Plan, SM, Oct 03, 2022**

C. GENERAL COMMENTS

1. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
2. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
3. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required;
4. Parking supply is to be as per the City zoning requirements.
5. Provide a 0.3m reserve at the southerly limit of the cul-de-sac, if necessary.
6. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
7. The applicant shall be responsible for all costs associated with the extension of Hosta Street, and shall provide the applicable securities, as determined by the City, for said works.
8. Registration of the Plan will be dependant of the prior registration of the plan to the north, for servicing and access reasons, and registration of the lands to the immediate south for completion of the cul-de-sac.
9. Driveways width requirements are to adhere with city approvals. Typical standards are 3.5m (single), 6.0m (double), 7.3m (shared).
10. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
11. Utility clearance of 1.5 metres from residential driveways is required.
12. Identify the community mailbox location that will be affiliated with this proposed development.
13. Existing 0.3m reserves across Hosta Street are to be lifted prior to registration of the plan.

Regards,



Scott McIntyre

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

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

Date: February 8, 2023
To: Nitika Jagtiani, Development Planner
From: Donna Sanders, Engineering Technologist
Subject: Functional Servicing Report
GAGNON WALKER DOMES LTD. – Gurpreet Gill
9058 Creditview Road
File: OZS-2020-0018 / 21T-20006B

Submission for Zoning By-Law Amendment and Draft Plan of Subdivision:

- Functional Servicing and Stormwater Management Report for Gurpreet Gill prepared by R.J. Burnside & Associates Limited dated **January 2023**, and received January 19, 2023
- Draft Plan of Subdivision dated Latest Revision **April 27, 2021**

Comments:

1. *R0) Insufficient documentation has been provided to show the connection of the subject site to the ultimate stormwater outlet. Please provide the appropriate drawings to support the calculations and design sheet for the subdivision to outfall;*
R1) The report provides inconsistent data, ie. Table 2 vs Figure 5 vs Appendix E post development calculations. As well, further coordination is required with adjacent Consultants to ensure consistency across the subdivision limits, including the southerly application as this may affect drainage area calculations;
R2) Outstanding – Table 2 and 3 differ in post development flows to Pond S5, post development flows to the existing wetland also appear incorrect (low);
2. *R0) Insufficient information has been provided on the preliminary grading plan to demonstrate road alignment or how the subject site will relate to the surrounding lands. Please provide additional details to show interim and ultimate scenarios;*
R1) Partially addressed, however, further coordination is required with adjacent Consultants to ensure consistency across the subdivision limits. Coordinating the preliminary grading information may revise drainage area limits as well;
R2) Addressed
3. *R0) The FSR references existing reports to support assumptions in design of the subdivision. Please provide the referenced excerpts from the existing reports;*
R1) Addressed, however, the excerpts are poorly identified as to source. Please clarify accordingly;
R2) Addressed
4. *R1) The final report is to be stamped and signed by a Professional Engineer of Ontario;*
R2) Outstanding

5. R1) A retaining wall is proposed at the rear lot line of Lots 4 and 5. Please maximize the allowable 5:1 sideyard slope to reduce or eliminate the retaining wall;
R2) Legend still indicates the graphics depicting 3:1 side slopes. Please revise;
6. R1) Please update the Draft Plan of Subdivision, to reflect the latest available dated Revision April 27, 2021;
R2) Addressed
7. R1) Please note that MECP is introducing a new consolidated approval process called the “Consolidated Linear Infrastructure Environmental Compliance Approval” (CLI ECA) and will replace the Transfer of Review process in spring/summer 2022. One key implication of the CLI ECA is that both LID and conventional practices can be installed on private properties **if** the following conditions are met:
 - The City has the legal right to access, operate and maintain the privately owned stormwater works;
 - The City ensures on-going operation and maintenance of the privately owned stormwater works; and
 - The privately owned stormwater works have obtained separate ECA, as required.

As a result of this new CLI ECA process, backyard swales and soil amendment may not be permitted unless the above conditions are met. In addition to that, new SWM requirements may be required for green field developments. Please contact enviropemissions@ontario.ca to confirm how your application will fit into the timing and requirements for transitioning into the new CLI ECA.

R2) Please note that the City has no intention to maintain amenities within private property, therefore topsoil amendment and rear yard trenches or raingardens are not permitted. A subdivision agreement is not a valid legal mechanism to ensure homeowner maintenance of private LIDs, as this agreement is between the City and developer. However, the City is currently exploring other legal mechanisms to achieve such enforcement. LIDs to meet quality and water balance requirements will be further reviewed at detailed design as the CLI ECA requirements are further defined.

Please address the following comments from review of the revised report:

1. The report proposes a new clean water storm sewer taking drainage from RLCB in Lot 3 and roof drains of Lots 2 and 3, and discharging through the emergency overland flow route, outletting to the existing wetland. The clean water pipe discharges through an easement within private lots. Please ensure that the sewer is wholly within one lot along with adequate easement width for future maintenance. Please provide a preliminary cross section depicting zone of influence and calculations to support the easement width pertaining to depth of sewer, as this may affect lot lines on the draft plan;

2. Please note that the emergency overland flow route outfall and erosion protection design will be addressed at detailed design stage;
3. A retaining wall is proposed to extend into the NHS buffer block. We defer review and approval of this item to CVC and Environmental Planning at detailed design stage.

Please have the applicant address the above comments and submit a revised report including written response letter.

cc. Maggie Liu
Olti Mertiri

Date: August 28th, 2022
To: Nitika Jagtiani, Development Services
From: Zoe Milligan, Environmental Planning
File: OZS-2020-0018
Subject: **9058 Creditview Rd**
Application for a Zoning By-law amendment, and draft Plan of Subdivision

Environmental Planning received the following documents associated with the aforementioned application:

- “Scoped Environmental Impact Study (Revision 1)” prepared by R.J Burnside & Associates Limited and dated July 2022;

Our comments are offered below. Please advise the applicant to address these comments, and provide a revised submission accompanied by a letter indicating how and where the City’s comments have been addressed.

Executive Summary

1. The Executive Summary should include a brief overview of major findings and results from the EIS and supporting studies and reports that have implications to the NHS and other environmental features and aspects on site. Please expand the sections on supporting studies to include more details on findings from these supporting studies including, but not limited to, results from grading plan, site and feature water balance, expected hydrologic changes to NHS features, # of Trees removed, # of compensation trees, etc. Additionally, please include a summary of major mitigation measures to be implemented.

Wetland Feature Water Balance

2. The hydrologic changes (e.g. 50% decrease in annual stormwater contribution) during and post construction have potential to have significant impact to the wetland feature and watercourse function on-site and downstream. How this will be addressed will need to be resolved prior to detailed design. A comprehensive plan in the EIS and FSR will be needed, showing how adequate flows and hydrology will be ensured to maintain the health and condition of the wetland. Please defer to CVC comments for additional requirements. City Staff can set up a meeting with CVC, City Staff and the Applicant, if desired.

Should you have any questions, please feel free to contact the undersigned.

Zoe Milligan
Environmental Planner

Kristina Dokoska
Environmental Planner

905-874-5286
zoe.milligan@brampton.com

905-874-2081
kristina.dokoska@brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: September 11, 2020
File: **(OZS-2020-0018 and 21T-20006B)**
To: Nitika Jagtiani
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T-0006B**
Location: 9058 Creditview Road
Circulation Date: September 2020
Plan: Draft Plan of Subdivision
Plan Dated: April 29, 2020

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)**
 2. **Feasibility Noise Report**
 3. **Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.**
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS

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

1. Environmental Engineering

1.1. Acoustic

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

1.2. Environmental

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

1.3. Stormwater Management

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

2. Road Reconstruction/Cash Contributions

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

Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

3. Financial Impact

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

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

4. Sidewalks

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

5. Land Dedications and Easements

5.1. Sufficient right of way for all roads associated with the plan, 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. 0.3 Metre Reserves/Reserve Block(s)

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

7. Warning Clauses

7.1. 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:

7.1.1. 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,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. 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,

8. Soil

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

C. GENERAL COMMENTS

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

1. Subdivision Agreement

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

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

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

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

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

3. Storm Drainage

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

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

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

4. Sanitary and Water Service

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

5. Soil Conditions

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

6. Streetlighting

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

7. Signs

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

8. Utilities

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

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

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

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

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

9. Removal of Existing Buildings

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

10. City Road Maintenance/Construction Access

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

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

11. Road Design

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

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

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

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

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

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

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

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

13. Acoustical

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

14. Community Postal Boxes

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

15. Preservicing

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

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

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Plantrak
Frank Mazzotta (Manager, Development Engineering)

Archived: 2023/02/08 3:44:45 PM
From: [planninganddevelopment](#)
Sent: Thu, 14 Jan 2021 20:30:49
To: [Jagtiani, Nitika](#)
Subject: [EXTERNAL]RE: OZS 2020 0018 - 9058 Creditview Road - Request for comments
Sensitivity: Normal

Happy New Year Nitika!

No comments from Bell on this one.

Ryan Courville
Access Network Provisioning Manager | Planning and Development
C: 416-570-6726
100 Borough Dr. Fl. 5 Toronto, Ontario



From: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>
Sent: Thursday, January 14, 2021 8:51 AM
To: Municipal Planning <municipalplanning@enbridge.com>; planninganddevelopment <planninganddevelopment@bell.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>
Subject: [EXT]re: OZS 2020 0018 - 9058 Creditview Road - Request for comments

Good Morning Everyone,

Happy New Year! Hope you all are doing well.

With respect to the above noted file, City Staff had circulated request for comments on August 27, 2020. While reviewing the files, I noticed that I have not received comments from your end. Would you please be able to provide me with comments at your earliest convenience. The applicant would like to proceed with a resubmission.

Should you require additional information to assist you with your review, please do not hesitate to contact me.

Thanks!

Kind regards,

Nitika Jagtiani MES (PI.), LEED AP ND
Planner I, Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.3847 E: Nitika.Jagtiani@Brampton.ca

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External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints



**Credit Valley
Conservation**
inspired by nature

January 27, 2023

VIA EMAIL

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

Attention: Nitika Jagtiani

**RE: City File No. OZS-2020-0018
CVC File No. 21T-20006B
Gurpreet Gill
9058 Creditview Road
Part Lot 6, Concession 4 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received and reviewed the above noted Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment made by Gagnon Walker Domes Ltd. on behalf of the owner and provide the following comments.

CVC Regulated Area

Based on our mapping, a portion of the property is regulated due to wetland, West Springbrook Creek and the associated flood and erosion hazards. As such, a portion of the property falls under Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. Any future development proposed within the regulated area will require prior permission from CVC in the form of a permit. Consultation with CVC prior to submission of a permit application will be required to confirm complete application requirements.

General Comments

CVC staff have reviewed the Functional Servicing & Stormwater Management Report prepared by Burnside (last revised January 2023) and the Environmental Impact Study prepared by Burnside (January 2023) and have found them generally satisfactory.

A portion of the subject property drains towards the wetland and West Springbrook Creek to the west and a portion of the site drains to an existing stormwater management Pond S5 to the northeast.

It should be noted that the majority of the site drains to proposed stormwater management infrastructure (i.e., servicing) in an adjacent subdivision (21T-17004B), then to an existing stormwater management Pond S5. As such, development of this site will be dependent on timing of detailed design and construction of the SWM servicing in the adjacent subdivision. The applicant should coordinate with the neighbouring development to ensure appropriate timing of works.

CVC staff will continue to review the proposed development through the detailed design stage, including review of the detailed engineering plans and the wetland buffer planting and enhancement plans, in accordance with CVC's previous comments.

CONDITIONS OF DRAFT APPROVAL

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

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 6 (Wetland and Buffer) in an appropriate designation such that the natural hazards are protected in perpetuity.
2. That the natural hazard lands on the property (Block 6) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of any phase of the plan and any site grading and servicing in the respective phase, that the following information, relevant to that phase, be prepared to the satisfaction of the CVC and the City of Brampton:
 - a) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - b) Plans demonstrating the details of the emergency overland spillway outlet, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - c) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a) That wetland buffer restoration and enhancement plans are submitted to the satisfaction of CVC and the City of Brampton.
 - b) Plans/reports demonstrating the details of the proposed development within the regulated area, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - c) That the Subdivision Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 3 & 4.
 - d) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Lots 4 and 5 that the adjacent public land includes wetland and natural hazards (i.e., flood and erosion) and will remain as a low maintenance environment.

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

Sincerely,


Trisha Hughes
Planner

cc: Gurpreet Gill (owner)
Gagnon Walker Domes Ltd. (agent)
John Hardcastle, Region of Peel

COMMENTS AND CONDITIONS MEMO

Date: September 11th 2020
File: OZS-2020-0018
To: Nitika Jagtiani
From: Dalia Bahy
Subject: Application to Amend Official Plan, Zoning By-law and plan of Subdivision
Proposal for the subject site to be developed for an infill residential development consisting of five (5) single-detached residential dwellings.

Location: 9058 Creditview Road

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:

An Addendum to the Springbrook Community Design Guidelines has been submitted in support of the Amendment and Draft Plan of Subdivision Applications. The Addendum indicates that all new development within the subject site shall conform to the provisions of the CDGs prepared by NAK Design Group and John G. Williams Limited, Architect, January 2008. The Addendum also indicates that the “Architectural Control Guidelines for Ground Related Residential Development” (ACGGRRD), Chapter 7 of the “City of Brampton - Development Design Guidelines”, added through Council approval on August 6, 2008 and By-Law 110- 2010 shall also apply.

A. PRIOR TO DRAFT PLAN APPROVAL

•

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 following conditions shall be fulfilled:

1. Select an approved Control Architect from the short list of firms established by the City;

2. 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;
3. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
4. To pay all associated fees to the City as per By-law 110-2010;
5. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
6. 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.

Regards,

Dalia Bahy | Ph.D. MCIP, RPP, LEED AP. BD+C

Urban Designer

Strategic Planning Developments Division

City of Brampton | Tel: 905-874-2483

E-Mail: dalia.bahy@brampton.ca

January 14, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Nitika Jagtiani

Re: Notice of Application and Request for Comments
Gagnon Walker Domes – Gurpreet Gill
9058 Creditview Road
City Files: OZS-2020-0018 & 21T-20006B
Alectra EP File: C3-83

Dear Nitika,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

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

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

Yours Truly,

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



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

January 19, 2021

Nitika Jagtiani, MES (Pl.) LEED AP ND
Planner I
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Nitika,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Gurpreet Gill
9058 Creditview Road
City of Brampton
File No.: OZS 2020-0018

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

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

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

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

Sincerely,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

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

enbridgegas.com

Safety. Integrity. Respect.

Archived: 2023/02/08 3:44:48 PM

From: [GTAW New Area](#)

Sent: Mon, 21 Sep 2020 20:21:21

To: [Jagtiani, Nitika](#)

Cc: [GTAW New Area](#)

Subject: FW: OZS-2020-0018 and 21T-20006B Notice of Application and Request for Comments DUE SEPT 27/2020

Sensitivity: Normal

Attachments:
[R0_Draft Plan of Subdivision.pdf](#); [R0_Registered Owner's Authorization Draft Plan of Subdivision.pdf](#); [R0_Registered Owner's Authorization ZBLA.pdf](#); [OZS 2020-0018 Notice of Application and Request for Comments \(August 27, 2020\).pdf](#)

Hi

Rogers Communications Canada Inc. has no objections.

Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Thank you

From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]

Sent: Friday, August 28, 2020 11:02 AM

To: circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@electrautilities.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; Vidovic, Branko <branko.vidovic@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csviamonde.ca

Cc: Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>

Subject: OZS-2020-0018 and 21T-20006B Notice of Application and Request for Comments DUE SEPT 27/2020

Good Morning,

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

If you have any concerns please **contact the assigned Planner**, Nitika Jagtiani at Nitika.Jagtiani@brampton.ca

Please note comments are due to Nitika **by September 27, 2020**

Thank you and have a great day!

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

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September 2nd, 2020

Nitika Jagtiani
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Jagtiani:

RE: Application for an Amendment to the Zoning By-law and for a proposed Draft Plan of Subdivision - OZS-2020-0018 & 21T-20006B Proposal to develop a subdivision of five (5) lots to facilitate single detached residential dwellings and a Natural Heritage Block Gagnon Walker Domes – Gurpreet Gill 9058 Creditview Road West side of Creditview Road and to the north of Queen Street West City of Brampton (Ward 5)

The Peel District School Board has reviewed the above-noted application (5 single detached residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 3 K-8
1 9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Ingleborough P.S.	809	764	6
Jean Augustine S.S.	983	1,533	0

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

Trustees

Brad MacDonald, Chair
David Green, Vice-Chair
Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker

Nokha Dakroub
Will Davies
Sue Lawton
John Marchant
Kathy McDonald
Balbir Sohi

Interim Director of Education and Secretary

Jaspal Gill

Associate Director, Instructional & Equity Support Services

Poleen Grewal

Associate Director, Operational Support Services

Jaspal Gill

Associate Director, School Support Services

Mark Haarmann

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

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

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

Yours truly,

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

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

September 3, 2020

Nitika Jagtiani
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Jagtiani:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
Gagnon Walker Domes – Gurpreet Gill
9058 Creditview Road
West side of Creditview Rd, North of Queen St W
File: 21T-20006B (OZS 2020-0018)
City of Brampton – Ward 5**

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

The applicant proposes the development of 5 detached units which are anticipated to yield:

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

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	343	504	0
Secondary School	St. Roch	1477	1404	0

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

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

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

Yours sincerely,

K. Koops

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

c: N. Hanson, Peel District School Board (via email)

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February 1, 2023

Nitika Jagtiani
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**Draft Plan of Subdivision
9058 Creditview Road
City of Brampton, Ward 5
Gagnon Walker Domes Ltd.
City File: OZS-2020-0018, 21T-20006
Region File: RZ-20-018B, 21T-20006B**

Dear Nitika,

Further to the Region's comments dated November 30, 2023, staff have reviewed the materials submitted in support of the Draft Plan of Subdivision and Zoning By-law amendment. Our comments and Draft Plan Conditions can be found below.

Planning Review

Planning staff have reviewed the above noted Zoning By-law Amendment and Plan of Subdivision and have noted two planning issues related to the proposed development.

- The Brampton City Council adopted a modified tertiary plan for the Springbrook Settlement Area in October 2020. The Region has been informed by Brampton staff that the tertiary plan will not adversely affect the development.
- The LPAT decision for PL180316 & PL190347, issued March 2, 2021, approved the Zoning By-law Amendment, Draft Plan of Subdivision, and Conditions pertaining to the property north of the subject development. Staff are satisfied that this LPAT decision will not adversely affect the proposed Hosta Street extension.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20006B, 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.

Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected *prior* to the execution of the subdivision agreement.

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Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm sanitary sewer on Creditview Road and 250mm sanitary sewer on Hosta Street.
- External easements and construction may be required.

Water Facilities

- The lands are located within Water Pressure Zone 5.
- Existing infrastructure consist of a 150mm watermain on Creditview Road and 200mm watermain on Hosta Street.
- External easements and construction will be required.

Regional Roads

- Regional Roads are not adversely affected.

Development Charges

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

Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.

Functional Servicing Report

- A Functional Servicing Report dated January 2023 and prepared by R.J. Burnside & Associates Limited has been received for review by the Region of Peel and is deemed satisfactory. Should the proposal change, a revised Functional Servicing Report will be required for review and approval by the Region of Peel.
 - As part of the Springbrook Tertiary Plan servicing study, it is required that the existing 150mm diameter watermain on Creditview Road from Queen Street to approximately 160 metres north of Queen Street is upsized to 300mm diameter.

Waste Management

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards being met.

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- Each unit within a development shall have its own identifiable waste collection point (distinct set out area along the curb or the sod that cannot be shared with neighboring units) as approved by Public Works Commissioner or Delegate. The set out area shall be clearly shown. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars.
- A 3m² by 1m² set out area is required to allow for a one-metre separation between cards in order to provide sufficient space for cart collection.

CONDITIONS OF DRAFT APPROVAL

The Region has no objection to this proposal advancing to draft plan approval and provide the following Regional Conditions of Draft Plan Approval:

Development Charges

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

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

Water Meter Fees

3. In respect of the water meter fees:
 - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;

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- 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. A provision shall be made in the subdivision agreement 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 necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
 - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Traffic/Development Engineering Conditions

5. 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.
6. Servicing of the subdivision will require:
 - a. Construction (upsizing) of external 300mm diameter watermain along Creditview Road, as requested as part of the Springbrook Tertiary Plan Servicing Study, from Queen Street to approximately 160 meters north of Queen Street. 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.
 - b. Existing water service and sanitary sewer connection on Creditview Road, if these are not being used to service Lot 1, must to be properly abandoned and the road restored to the original condition or better.

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

Drawings – Servicing and “As Constructed”

7. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
8. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all

main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

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

General Conditions

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9. 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.
10. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
11. 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.
12. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
13. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region’s User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
14. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region’s User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
15. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - a. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the

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anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

- b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the 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
 - c. 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.
 - d. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

16. 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
17. 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 (sonia.tam@peelregion.ca 905.791.7800 x4283) at your earliest convenience.



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Sonia Tam
Intermediate Planner
Development Services
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