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# RESULT OF CIRCULATION RECEIVED

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**COMMENTS AND CONDITIONS MEMO**

Date: January 24, 2023  
File: OZS-2022-0014 - 21T- 22001B  
From: Nitika Jagtiani  
Subject: Requirements for Plan of Subdivision  
*Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision*  
**Glen Schnarr & Associates – Branthaven Creditview Inc.**  
*(To permit a residential subdivision of 60 single detached dwellings)*  
8940 Creditview Road  
West of Creditview Road and South of Queen Street W.  
Ward: 4

Circulation Date: March 2<sup>nd</sup>, 2022  
Plan: Part of Lot 5, Concession 4 W.H.S.  
Plan Dated: December 17<sup>th</sup>, 2021  
Comment Revision #: 1st

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **Development Services Division of the Planning, 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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.”

***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.***

***Homebuyers Information Map***

- 3. 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 Homebuyers Information Map to each offer of purchase and sale agreement.

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

4. 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](mailto: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](mailto:planning.development@brampton.ca).”
    - ii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
    - iii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”

- iv. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, 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.”
5. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

### ***Telecommunications***

6. The owner shall permit all telecommunications service providers that are a “Canadian carrier” as defined in subsection 2(1) of the Telecommunications Act of a “distribution undertaking” as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access



Agreement with the City (“Telecommunication Providers”) to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

7. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

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

8. The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 31 points, which satisfies the City’s Bronze Threshold for sustainability assessment. The applicant will need to demonstrate through a future application for Site Plan Approval that the minimum standards for sustainable assessment are maintained. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the proposed development.

### **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.



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Nitika Jagtiani MES, LEED AP ND  
Development Planner  
Planning, Building & Economic Development  
905-874-3847  
[Nitika.Jagtiani@Brampton.ca](mailto:Nitika.Jagtiani@Brampton.ca)

## COMMENTS AND CONDITIONS MEMO

Date: January 19, 2023

File: **OZS-2022-0014**

To: Nitika Jagtiani, Development Planner

From: Shelby Swinfield, Heritage Planner

Subject: Requirements for Plan of Subdivision 21T-22001B  
**Glenn Schnarr & Associates**  
**Branthaven Development**  
8940 Creditview Road

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from Heritage Planning with respect to matters dealing with cultural heritage.

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

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

- Not applicable.

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

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

- Conditions **#X-#X** (*PLEASE FILL IN FINAL CONDITION NUMBERS HERE*) below shall be completed prior to Registration and, unless otherwise noted, prior to the issuance of any demolition or building permit(s) to facilitate the relocation of the heritage dwelling:
- A Heritage Conservation Plan prepared in accordance with the guidelines set out within the City's Terms of Reference for Heritage Impact Assessments shall be submitted and approved to the satisfaction of the Director of City Planning and Design;

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- A Heritage Building Protection Plan prepared in accordance with the guidelines set out within the City's Terms of Reference for Heritage Building Protection Plans shall be submitted and approved to the satisfaction of the Director of City Planning and Design;
  - The applicant shall provide financial securities for all of the work outlined in the Heritage Conservation Plan in a form and amount satisfactory to the Director of City Planning and Design;
  - Securities equal to the amount indicated cost estimate for the relocation and restoration of the Trimble House provided in the final Heritage Conservation plus 30%;
  - Prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan;
  - Any alterations/work proposed for the dwelling known as the "Trimble House" not contemplated within the scope of the final Heritage Conservation Plan will require an addendum to the Heritage Conservation Plan;
  - The Owner acknowledges and agrees that should any archaeological resources be discovered they may constitute a new archaeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning and Development Services Department shall be notified. The Owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City is provided to the Owner.
  - The Owner agrees that it releases and forever discharges the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law, from any and all claims, demands, actions, cause of actions and other proceedings and any liability for damages, costs and expenses for or relating to any loss which the Owner may suffer arising out of, incidental to, or in connection with (a) an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; or (b) the issuance of any written notice from the Policy Division (Heritage Section) of the City's Planning and Development Services Department permitting the Owner to continue to work on the Lands; or (c) the period of time during which the Owner is not allowed to work on the Lands.
  - The Owner further agrees to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in

respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with items (a), (b), or (c) listed immediately above.

### **C. 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.***

- If the Trimble House becomes unoccupied, the applicant shall notify Heritage Staff and ensure the dwelling is secured in accordance with the City's Vacant Building By-law and Standards for Vacant Heritage Buildings.

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

*Shelby Swinfield*

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Shelby Swinfield  
Heritage Planner  
City Planning and Design  
Planning, Building & Growth Management  
Shelby.swinfield@brampton.ca

**Date:** Tuesday, October 11, 2022  
**To:** Nitika Jagtiani  
**From:** Kanwal Aftab, Urban Designer  
**Subject:** Urban Design Brief Review Comments

**File:** OZS-2022-0014 8940 Creditview Road

In response to the circulation of the above noted Urban Design Brief prepared by Adesso Inc. for Brenthaven Homes, the following represents a summation of comments from Urban Design, Environmental Planning, Transportation Planning, Parks Planning & Development and Open Space Development, with respect to planning and development matters on the 2<sup>nd</sup> submission of the above mentioned Urban Design Brief:

**Urban Design Comments:**

- On page 2, please make sure the key include all boundaries and road type shown in the map. In particular the pink boundary outline the springbrook Tertiary Plan and the site.
- In section 1.2.1 Opportunities include something about creating a successful transition from the transit oriented character of the mid-rise developments fronting on Queen street and pedestrian connection north of the site as well.

**Open Space Development Comments:**

Should you have any questions regarding these comments, please contact Mike Colangelo directly at [Mike.colangelo@brampton.ca](mailto:Mike.colangelo@brampton.ca)

- No further comments

**Parks Planning & Development Comments:**

Should you have any questions regarding these comments, please contact Christopher Heike directly at [Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca).

- Park Planning would defer commenting on this UDB to you as there is no public parkland.

**Transportation planning comments**

Should you have any questions regarding these comments, please contact Linda directly at [Linda.wu@brampton.ca](mailto:Linda.wu@brampton.ca).

- Include following in Section 2.1.1:  
According to Brampton's Active Transportation Master Plan (2019), Creditview Road adjacent to the subject site is identified as a road with Bike Lane or Buffered Bike Lane (Designated).

If you have any questions or require further clarification, please contact the undersigned or those indicated above as the comment providers.

Regards,

**Kanwal Aftab**

Urban Designer

Planning and Development Services | City of Brampton

Tel: 905-874-2483 | E-Mail: [kanwal.aftab@brampton.ca](mailto:kanwal.aftab@brampton.ca)

Brampton City Hall, 3<sup>rd</sup> Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

**Date:** March 23, 2022  
**To:** Nitika Jagtiani  
**From:** Reshma Fazlullah  
**Subject:** OPA/ZBA Subdivision Application Review – 8940 Creditview Road, Brampton  
**File:** OZS-2022-0014

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**Submission:**

- Phase One Environmental Site Assessment, 8940 Creditview Road, Brampton, Ontario, prepared by Soil-Mat Engineers & Consultants Ltd., dated May 11, 2021.
- Phase Two Environmental Site Assessment, 8940 Creditview Road, Brampton, Ontario, prepared by Soil-Mat Engineers & Consultants Ltd., dated November 30, 2021.

**Comments:**

Staff have reviewed the above-noted reports in support of a development proposal consisting of residential uses (detached dwellings and public right-of-ways) on the subject property.

The Phase One Environmental Site Assessment (ESA) conducted on the subject property identified Potentially Contaminating Activities (PCAs) on the proposed development site, contributing to Areas of Potential Environmental Concern (APEC) on the site. Subsequently, a Phase Two ESA was conducted on the property, to investigate the APECs identified.

The Phase Two investigation concluded that exceedances of the applicable standards (Table 2 Ministry of Environment and Climate Change publication “Soil, Ground Water and Sediment Standards for Use Under Par XV.1 of the Environmental Protection act” for non-potable groundwater conditions for residential/ parkland/ institutional property use) were found, for parameters in soil (petroleum hydrocarbons Fraction 2 & 3 (PHCs F2 & F3), metals in the samples analyzed from the proposed development site.

The Phase Two ESA report recommends a supplemental investigation to laterally and vertically delineate the soil impacts identified.

Given the preceding, staff have the following comments:

- A Record of Site Condition (covering the entire development area) must be filed with the Ministry of Environment, Conservation and Parks (MECP), to support the proposed development (residential use) at the property, prior to registration of the subdivision.



- The Phase One and Two ESA Reports require updating to support a RSC application for the subject property, as per the requirements of O. Reg. 153/04, Schedule D and Schedule E, respectively.
- It is determined that, as a result of Phase Two ESA, the soil on, in or under the property does not meet the applicable site standards. As such, remediation and/or risk assessment will be required prior to filing a RSC for the property.
- The applicant must submit a letter of commitment/ plan to remediate or risk assess the property, in compliance with the requirements of the O. Reg. 153/04.
- The required risk assessment (if opted), must be completed to obtain the Certificate of Property Use (CPU) issued by the MECP and placed on the title of the property.
- Please be aware that the City will require the CPU for the property (if a risk assessment is completed) and a Record of Site Condition to be filed in the Ministry's Environmental Site Registry, before the development can proceed (i.e. prior to registration of the plan of subdivision and the issuance of a building permit).
- Final and updated Phase One and Two ESA reports supporting the RSC application, must be provided to the City as they become available.
- Please note RSC is required for all land conveyances (including roads) to the City.

**Note:** City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s.168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04. A Record of Site Condition will be required for any parcel or portion of land that is to be conveyed to the City.

## **Reshma Fazlullah**

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

**Date:** January 26, 2023

**To:** Nitika Jagtiani, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.  
8940 Creditview Road  
File: OZS-2022-0014 / 21T-22001B

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**Submission for OPA/ZBA/DPS:**

- Functional Servicing & Stormwater Management Report for Branthaven Developments prepared by Schaeffers Consulting Engineers dated **December 2022**, and received January 5, 2023
- Draft Plan of Subdivision dated **December 1, 2022**
- Summary of Sustainability Metrics dated **November 29, 2022** prepared by Glen Schnarr & Associates Inc., and received January 5, 2023

**Comments:**

- R0) The tertiary plan shall be updated to reflect the revised concept plan. A preliminary servicing plan shall be included, along with preliminary supporting calculations to demonstrate that the existing ditch is sufficiently sized to accept flows from the future residential area to the north;*

R1) A revised tertiary plan was not submitted. The OTTSWMM drawing includes all lands out to Creditview Road in the 3.50 ha, whereas the 2.77ha only speaks to the subject lands. Please update the report to include all lands as proposed to drain to the south outlet for an accurate analysis. As well, please respond to this comment in regards to the northerly outlet as requested, including the allotted drainage from the holdout lands to the north of the subject site;

**R2) Due to inclusion of uncontrolled drainage from external north property and per discussion with the Consultant, OTTHYMO input and output data to be provided for original design and current design, including summary comparison, for evaluation;**
- R0) Drawing GR-1 indicates that proposed grades along the property limit do not match existing grades in many areas. Please provide written acknowledgement from the adjacent landowner(s) that grading onto their lands is proposed. Otherwise, please demonstrate on the grading plan how the proposed subdivision can meet existing grades;*

R1) Addressed. Please look at opportunities to regrade the easterly right of way limit to eliminate the potential for retaining walls within the City's right of way;

**R2) Addressed**
- R0) Drawing GR-1 indicates a "major capture point" at the elbow of Street 'A'. Please illustrate an emergency overland flow route and maximum ponding depth generated;*

R1) Please look at opportunities to relocate the emergency spillway so that it does not overtop the proposed retaining wall. As well, please address erosion and provide calculations to demonstrate 3.0m width is sufficient to contain the overland flows. An easement will be required over the spillway for maintenance access;

**R2) The City's minimum easement width over one sewer is 5.0m. Please provide a preliminary cross section and calculations demonstrating a satisfactory width considering the depth of sewer for future maintenance. The storm sewer shall be wholly within one lot, with the same preference for the easement as well;**

4. *R0) The report states that the subject site area of 3.53ha will discharge to the existing storm sewer on Classic Drive (south); however, the original report allows for a 3.35ha drainage area. As well, calculations in Appendix D use an area of 2.81ha. Please provide a storm drainage area plan and address the difference in drainage areas;*

R1) When calculating total drainage to the south, please include future lands proposed to drain to the same outlet, as depicted in Schaeffers Dwg TA-2, Storm Tributary Areas, Lionhead Executive Estates. Please revise plans accordingly;

**R2) Due to inclusion of drainage from external north property and per discussion with the Consultant, OTTHYMO input and output data to be provided for original design and current design, including summary comparison, for evaluation**

5. *R0) Although current City criteria typically require a 10-year municipal storm sewer design, the downstream system has been designed for the 2-year storm event. The subject site design shall remain consistent to mitigate potential surcharging of the existing system. Please revise accordingly;*

R1) Drawing GR-2 illustrates the drainage area for 100 year capture. Please discuss and demonstrate in the report, with supporting documentation and calculations, that the existing downstream storm sewer has adequate capacity for the additional flows without adversely affecting connected properties. An hydraulic grade line analysis will be required at detailed design to ensure a minimum of 0.3m separation from underside of footing and 100 year HGL is maintained in the proposed as well as existing subdivisions;

**R2) Due to inclusion of drainage from external north property and per discussion with the Consultant, OTTHYMO input and output data to be provided for original design and current design, including summary comparison, for evaluation;**

6. *R0) A 17.0m curb and gutter Right of Way is proposed; however, the existing downstream right of way is a 20.0m ditch cross section, creating a misalignment of right of way limits and inconsistency between subdivisions. Please rectify;*

R1) For continuity of the proposed subdivision to the existing subdivision, curb and gutter shall be extended south on Classic Drive to the intersection of Pride Court. Preliminary grading information along with a cross section shall be provided with the revised FSR;

**R2) Comment Matrix did not include a response to this comment. Please respond and confirm Transportation's acceptance of the proposed Classic Drive layout;**

7. *R0) Drawing GP-1 General Plan in the report is noted as "Option 1". Please clarify;*

R1) Outstanding

**R2) Addressed**

8. R0) Please ensure that the site complies with the City of Brampton Subdivision Design Manual. In this regard, the maximum rear yard swale length has been exceeded along Lots 1 through 8. Please note it is not advisable to direct drainage over a retaining wall;

R1) Outstanding. Maximum rear yard swale length exceeds three lots. This item is deferred to detailed design stage to be addressed

**R2) Acknowledged**

9. R0) 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*

*[enviopermissions@ontario.ca](mailto:enviopermissions@ontario.ca) to confirm how your application will fit into the timing and requirements for transitioning into the new CLI ECA.*

R1) Acknowledged

**R2) Please note that the subdivision agreement is not a valid legal mechanism to ensure homeowner maintenance of the 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.**

10. R1) Please discuss in the report who will design and construct the full right of way width for Classic Drive at the north end of the subject lands. It is noted that services are proposed outside of the current property limits. If necessary, please include in the report the interim and ultimate servicing and access proposal;

**R2) Addressed – construction to be coordinated with landowner to the north**

11. R1) Table 4 within the SWM Report for Lionhead Executive Estates lists the now existing Stormceptors and the area each services as part of a treatment train approach. Please note in the existing subdivisions, roadside ditches formed part of the quality control treatment train, whereas the subject site proposes curb and gutter. "East Stormceptor" is located along the outlet for the subject site, however, the unit is listed as servicing only 2.7ha drainage area. Therefore, please provide preliminary methods and supporting calculations to address quality control for the subject site;

**R2) Addressed, however with the additional lands to the north now included in the subject land's drainage, a Note is to be provided on drawings on the external lands to the north that on site controls are to be further evaluated at development application stage;**

12. R1) Section 4.3.3 states that the existing SWM pond has accounted for the subject site as 3.54 ha. Please refer the reader to the documentation that supports this drainage area, as the included SWM report states 3.35ha;  
**R2) Addressed. Due to inclusion of drainage from external north property and per discussion with the Consultant, OTTHYMO input and output data to be provided for original design and current design, including summary comparison, for evaluation;**
13. R1) Please provide an existing Grading Plan.  
**R2) The Appendix included duplicate proposed grading plans, however, an existing grading plan of the subject site was not included.**

**Sustainability Assessment:**

1. Please clarify in the FSR how the site will achieve the required quantity control targets – **OTTSWYMM input and output files to be provided for original design and current design, including summary comparison, for evaluation;**

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

cc. Maggie Liu  
Oti Mertiri

## COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

Date: Jan 20, 2023  
File: **OZS-2022-0014 and 21T-22001B**  
To: Development Planner  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-22001B  
Description - 62 Single Detached dwellings.  
**Applicant Name - GSAI – Glen Schnarr & Assoc.**  
**Developer Name - Branthaven**  
Location – 8940 Creditview Road

Circulation Date: March 02, 2022  
Plan: Draft Plan of Sub - GSAI  
Plan Dated: Dec 17, 2021  
Comment Revision #: **#3**

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

1. The following studies shall obtain approval status, where applicable:
  - a. Traffic Impact Study (TIS). **Revisions required (Copyright & Disclaimer) - Jan 20, 2023 SM**
2. The Classic Drive municipal right-of-way is to be consistent with the existing Classic Drive. The city's rural 20.0m road cross-section (standard drawing #207) is to be utilized. The existing Classic Drive and the neighbourhood surrounding Classic Drive is currently designed in this manner, and this neighbourhood character must be considered from the outset of this application. **(Driveway Connection memo, Dec 20, 2022) Approved Jan 20, 2023 SM**
3. The draft Plan of Subdivision requires modification at the southerly limit of the plan where the proposed Classic Drive connects to the existing Classic Drive. The construction of the future municipal road is to be in accordance with city requirements. The existing city-owned 20.0 meter right-of-way is to be maintained on the proposed municipal road. To this end, additional land is to be acquired in order to provide the consistent 20.0 metre right-of-way. **(Driveway Connection memo, Dec 20, 2022) Approved Jan 20, 2023 SM**
4. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214. **Revisions required. Cul-de-sacs to be revised from 11.0m radius to a minimum 15.0m radius - Jan 20, 2023 SM**

5. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E. **Drawing illustrating all daylighting dimensions not provided. Some dimensions are missing - Jan 20, 2023 SM**
  6. A separate drawing is to be submitted depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units). **Cleared Jan 20, 2023 SM (Dec 16, 2022 Driveway & Sidewalk Plan)**
  7. The applicant will demonstrate, with the aid of drawings, how and where the Region of Peel waste & recycling bins will be stored. **Drawing not provided - Jan 20, 2023 SM**
  8. Through all intersections the curb alignment must be maintained. **Cleared Jan 20, 2023 SM (Dec 09, 2022 R2 General Plan)**
  9. Single vehicle driveways are not to measure less than 3.5m width and single vehicle garages not measure less than 3.5m width. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. Lesser dimensions are not sufficient to adhere with the city's minimum two parking spaces per unit minimum requirement. **Drawing not provided - Jan 20, 2023 SM**
  10. Driveways are to measure a minimum 6.0 metre length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way. **Drawing not provided - Jan 20, 2023 SM**
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

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

1. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
2. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
  - a. Similarly, driveway requirements for double (6.0 metres) and shared (7.3 metres) will also be enforced.
3. Single Garage width requirement is 3.5m minimum.
4. Where applicable, prior to registration of the subdivision, curb radii are to adhere to City standard drawing #245.
5. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
6. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
7. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0



metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

8. 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.
9. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required.
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. Prior to registration, the applicant shall lift the existing 0.3m reserves (Block ‘122’ and Block ‘125” on registered plan 43M-1379) and dedicate all, or portions thereof, as municipal right-of-way.
13. The city requires accommodation for Canada Post facilities on minor roads only, and not near busy intersections, in order to provide a safe environment for residents/users.

### **C. GENERAL COMMENTS**

1. Temporary cul-de-sacs may be required. The applicant will acknowledge and provide cul-de-sacs on a temporary basis if deemed necessary by the City. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
2. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements.
3. Parking supply is to be as per the City zoning requirements.

Regards,



**Scott McIntyre**

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

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

**COMMENTS & CONDITIONS MEMO**

**Date:** March 9, 2022

**File:** OZS-2022-0014 & 21T-22001B

**To:** N. Jagtiani, Development Services

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

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**  
**Application to Amend the Official Plan, Zoning By-Law and**  
**Proposed Draft Plan of Subdivision**  
(To permit the redevelopment of the subject lands for 62 single-detached residential dwellings.)

Conditions from the Park Planning & Development Section

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

**Owner:** **BRANTHAVEN CREDITVIEW INC.**

**Location:** 8940 Creditview Road  
Circulation Date: March 8, 2022  
Ward: 5

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In response to the Accela circulation of the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision application dated March 8, 2022, the following represents a 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.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

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

*Requested Adjustments to Plan:*

1. NIL

*Tableland Vegetation:*

2. Prior to Draft Plan Approval, a **Tree Evaluation Report** will be provided completed in accordance with the City's [Tableland Tree Assessment Guidelines](#) and to the satisfaction of the City.

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

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

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

*Hoarding of Natural Features:*

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

**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:*

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

*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 (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

*Maintenance Fees:*

6. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

*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 0.177 ha. (0.436 ac.), based on Section 51.1 of the Planning Act. This results in a projected parkland under-dedication of 0.177 ha. (0.436 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.*

*Streetscape Plans:*

8. 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 (as amended and as applicable).

*Summary Requirements:*

9. 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 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:*

10. 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:*

11. 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 – Street Trees*

12. 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:***

*Streetscape Implementation:*

13. 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.

**d.) Prior to Assumption:**

*Hazard Removal:*

14. 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 any location as determined by the City, shall be removed at the Owner's expense.

**C. GENERAL COMMENTS**

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

*Sustainability – Park Planning Requirements*

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

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

---

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

cc. (via email only):  
R. da Cunha, W. Kuemmling, M. Colangelo, S. Kassaris

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

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

**February 16, 2023**

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

**Draft Plan of Subdivision**  
**8940 Creditview Road**  
**Branthaven Creditview Inc.**  
**City File: OZS-2022-0014**  
**Region File: 21T-22001B & OZ-22-014B**

Dear Nitika,

Further to the comments dated January 19, 2023 and FSR Memo dated February 8, 2023, the Region has reviewed the third submission materials submitted in support of the Draft Plan of Subdivision Plan and for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

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

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-21001B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **General Comments**

**The following general comments are provided to assist the developer in the preparation of the related drawings.**

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 1500mm diameter trunk sewer on Creditview Road and 250mm diameter sewer on Creditview Road and Classic Drive.
  - External easements and construction may be required.

#### **Water Facilities**

- The lands are located in Water Pressure Zone 5
- Existing infrastructure consists of a 200mm diameter watermain on Classic Drive, 300mm watermain on Creditview Road.
  - External easements and construction may be required.

#### **Functional Servicing Report**

- A revised Functional Servicing Report (FSR) showing proposed sanitary sewer and water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- The Region has reviewed the function servicing report (dated Dec 2022), prepared by Schaeffers Consulting Engineers. The Region has no objections to servicing the water demand from the site and has no objections to receiving wastewater flows from this development, however the FSR must be revised prior to first engineering submission.



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### Development Charges

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

### Capital Budget

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

### Waste Management

- All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste.
- Once 90 per cent of occupancy has been reached in the development, the applicant will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to authorize commencement of collection. Waste Management staff will visit the site to confirm the vehicle access route and that 90 per cent occupancy has been reached. Upon confirmation, Waste Management staff will advise when waste collection service can commence.
- For collection of garbage and recyclable materials from private lanes, apartments and or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services must be completed prior to the commencement of collection. Please see Appendix 10 of the Region of Peel Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

### Conditions of Draft Approval

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

#### Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; 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.

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### Water Meter Fees

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

### Easements

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
5. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.
6. Servicing of the subdivision will require:
  - a. Existing water service and sanitary sewer connection on Creditview Road, if these are not being used to service Lots 58-60, must be properly disconnected and the road restored to the original condition or better. Exact location of the services to be verified and shown on the engineering drawings. 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

9. Prior to registration of the subdivision, the Developer shall execute a Subdivision

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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. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

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- a) Bacteriological Analysis - Total coliform and E-coli counts
  - b) Chemical Analysis - Nitrate Test
  - c) Water level measurement below existing grade
- ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
  - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

If you have any questions or concerns, please contact me (at [sonia.tam@peelregion.ca](mailto:sonia.tam@peelregion.ca) or 905.791.7800 x4283) at your earliest convenience.

Thank you,



Sonia Tam  
Intermediate Planner  
Development Services  
Region of Peel



## Public Works

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

January 19, 2023

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

RE Draft Plan of Subdivision  
8940 Creditview Road  
Branthaven Creditview Inc.  
City File: OZS-2022-0014  
**Region File: 21T-22001B & OZ-22-014B**

Dear Nitika,

Further to the comment memo dated, January 19, 2022, the Region has reviewed the Functional Servicing & Stormwater Management Report in support of the above noted Draft Plan of Subdivision Schaeffers Consulting Engineers, dated December 19, 2022. Our comments can be found below:

The subject land is registered as part of Lot 5, Concession 4, W.H.S, at Creditview Road to the north-east, Queen Street West to the north-west, Classic Drive (towards Pride Court) to the south-east, Classic Drive (towards Links Lane) to the south-west. The area is approx. 3.54 ha and will consist of 60 single detached homes; with total approximate population of 253 people.

### Municipal Watermain:

- The subject land is situated within the range of Water Pressure Zone 5.
- The existing water infrastructure in the vicinity consists of:
  - 300mm PVC on Creditview Road – Pressure Zone 5
  - 200mm PVC on Classic Drive (west and south of the property) – Pressure Zone 5
- There are no new water infrastructure capital and masterplan projects in the vicinity of the subject site.
- The proposed water demands are: domestic - 1.64 L/s; fire flow – 150.00 L/s.
- With the Region's existing water system, the Region has no objections to servicing the water demand from the site, however the FSR must be revised per the following comments:
  - All watermains within the proposed subdivision must be minimum **200 mm** diameter to accommodate the demands for future development of land to the north of the subject site.
  - A hydrant flow test should be completed to confirm capacity.

### Municipal Sanitary Sewer:

- The existing sanitary sewer infrastructure in the vicinity consists of:
  - 250mm diameter sewer on Classic Drive (towards Links Lane)
  - 250mm diameter sewer on Classic Drive (towards Pride Court)

## Public Works

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

- 250mm diameter sewer on Creditview Road
- 1500 mm diameter trunk sewer on Creditview Road
- There are no new wastewater infrastructure capital and masterplan projects in the vicinity of the subject site.
- The estimated wastewater flows were calculated as 4.35 L/s.
- The Region has no objections to receiving the wastewater flows from this development based on the proposed population.

### Storm Water Management:

- We have no comments regarding the Storm Water Management as the site is not adjacent to a Regional Road and therefore will not be reviewed.

### Conclusions:

The Region has no objections to servicing the water demand from the site and has no objections to receiving the wastewater flows from this development, however the FSR must be revised per the abovementioned comments.

If you have any questions or concerns, please contact me ([sonia.tam@peelregion.ca](mailto:sonia.tam@peelregion.ca)) at your earliest convenience.

Thank you,



Sonia Tam  
Intermediate Planner  
Development Services  
Region of Peel

March 2, 2022

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

Re: Request for Comments  
Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.  
8940 Creditview Rd  
City File Numbers: OZS-2022-0014 & 21T-22001B  
Alectra EP File: C4-60

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. Alectra Utilities requires blanket easement on condominium developments. 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 also 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 416.819.4975.

Yours Truly,

Henry Gamboa, CET  
Supervisor, Distribution Design – Subdivisions (Central)

**Alectra Utilities Corporation**  
175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 1 833 253 2872

[alectrautilities.com](https://alectrautilities.com)

Archived: 2023/02/17 3:26:57 PM

From: [circulations@wsp.com](mailto:circulations@wsp.com)

Sent: Mon, 7 Mar 2022 13:50:01

To:

Subject: [EXTERNAL]Notice of ZBLA (OZS-2022-0014) and Draft Plan of Subdivision (21T-22001B); 8940 Creditview Rd., Brampton.

Sensitivity: Normal

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

2022-03-07

Nitika Jagtiani

Brampton

,,

Attention: Nitika Jagtiani

Re: Notice of ZBLA (OZS-2022-0014) and Draft Plan of Subdivision (21T-22001B); 8940 Creditview Rd., Brampton.; Your File No. OZS-2022-0014,21T-22001B

Our File No. 92801

Dear Sir/Madam,

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

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville

Manager - Planning and Development

Network Provisioning

Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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October 7, 2022

**Nitika Jagtiani**

Development Planner  
The City of Brampton  
Planning & Development Services  
2 Wellington St W  
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**

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

**GLEN SCHNARR & ASSOCIATES INC.**

**BRANTHAVEN CREDITVIEW INC.**

8940 Creditview Road

File Number: **OZS-2022-0014**

**Subdivision Number:**

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

In order to establish mail service:

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

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

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

Regards,



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

October 7, 2022

**Nitika Jagtiani**

Development Planner  
The City of Brampton  
Planning & Development Services  
2 Wellington St W  
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**

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

**GLEN SCHNARR & ASSOCIATES INC.**

**BRANTHAVEN CREDITVIEW INC.**

8940 Creditview Road

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

Regards,



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

Archived: 2023/02/17 3:27:00 PM

From: [Hughes, Trisha](#)

Sent: Fri, 18 Mar 2022 20:39:14 +0000ARC

To: [Jagtiani, Nitika](#)

Subject: [EXTERNAL]21T-22001B - 8940 Creditview Road

Sensitivity: Normal

---

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

Hello Nitika,

Based on our mapping, the property at 8940 Creditview Road is outside of CVC's regulated area and does not contain any features of interest. As such, a CVC permit will not be required for development on this site.

It appears that they are proposing to direct stormwater to existing storm sewers and to an existing stormwater management pond. It is unclear whether this is City-owned or privately owned infrastructure. Please advise whether the City is requesting CVC technical review support for the stormwater management plans. If not, we do not need to participate in the review of this application and trust the City to ensure appropriate stormwater management measures are implemented in the development of this site.

Please let me know if you would like to discuss.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

**Trisha Hughes** | [she/her/hers](#)  
Planner, Planning and Development Services | Credit Valley Conservation  
905-670-1615 ext 325 | M: 437-855-4056  
[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)



[View our privacy statement](#)

March 7, 2022

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  
Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.  
West of Creditview Rd, south of Queen St E  
File: 21T-22001B (OZS 2022-0014)  
City of Brampton – Ward 4**

---

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 62 detached units which are anticipated to yield:

- 11 Junior Kindergarten to Grade 8 Students; and
- 7 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	335	504	0
Secondary School	St. Augustine	994	1320	3

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

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

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

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

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

Yours sincerely,



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)



April 11, 2022

Nitika Jagtiani  
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  
Branthaven Creditview Inc.  
8940 Creditview Road  
City of Brampton  
File No.: 21T-22001B, OZS-2022-0014

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

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

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

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

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

Sincerely,



**Casey O'Neil**  
Sr Analyst Municipal Planning  
Engineering

Archived: 2023/02/17 3:27:02 PM

From: [LANDUSEPLANNING](#)

Sent: Fri, 29 Apr 2022 13:42:50 +0000ARC

To:

Subject: [EXTERNAL]Brampton - 8940 Creditview Road - OSZ-2022-0014

Sensitivity: Normal

Attachments:

[20220408101856215.pdf](#)

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Hello,

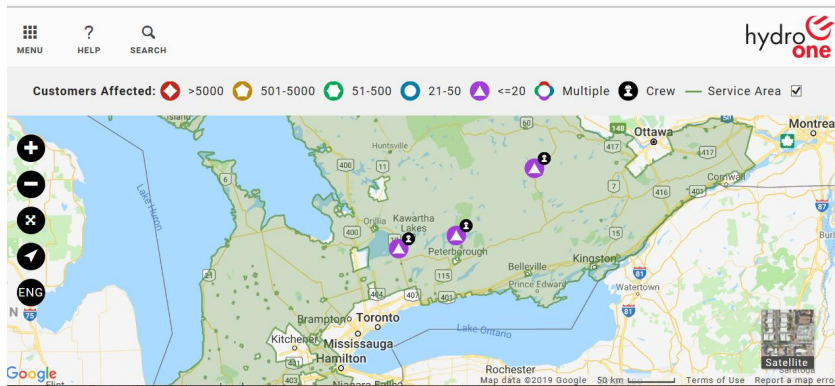
We are in receipt of your Draft Plan of Subdivision Application, OSZ-2022-0014 received on April 8, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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

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



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

Thank you,

**Kitty Luk**

Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**

185 Clegg Road

Markham, ON | L6G 1B7

Email: [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)

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March 17, 2022

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

Dear Nitika:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
OZS-2022-0014 & 21T-22001B  
Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.  
8940 Creditview Road  
West side of Creditview Road south of intersection Queen Street West and Creditview Road  
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (62 single family detached units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

<b>Kindergarten to Grade 8</b>	<b>Grade 9 to Grade 12</b>
33	11

The students are presently within the following attendance areas:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Portables</b>
Eldorado P.S. <i>(Kindergarten to Grade 8)</i>	867	778	7
Jean Augustine S.S. <i>(Grade 9 to Grade 12)</i>	1,178	1,533	0

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, 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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region’s Bus Stop Assessment procedure and process (STOPR012).”
3. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board’s Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

The Board wishes to be notified of the decision of Council with respect to this proposed application. If you require any further information please contact me at [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours truly,

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

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

March 3, 2022

City of Brampton  
Planning Department

Attention: Nitika Jagtiani

APPLICATION NO OZS-2022-0014 and 21T-22001B  
APPLICATION TYPE Draft Plan  
ADDRESS 8940 CREDITVIEW RD

GENERAL LOCATION Creditview Rd and Queen St W

DESCRIPTION  
Redevelopment of the subject lands for 62 single-detached residential dwellings. Three (3) of the proposed lots will front onto Creditview Road and will be lots with a frontage of 16.32 m (53 ft). The remaining fifty-nine (59) lots are proposed along the internal road network, fronting along the extension of Classic Drive as well as the new proposed street, Street 'A'. Twenty-eight (28) of these lots will have a frontage of 11.6 m (38 ft) and thirty-one (31) of the lots will have a frontage of 12.8 m (42 ft).

Rogers Reference Number M221283

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

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

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

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

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

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

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

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

Yours truly

Monica LaPointe

Coordinator

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

Rogers Communications, Wireline Access Network  
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