

COMMENTS AND CONDITIONS MEMO

Date: February 6th, 2023

File: OZS-2022-0034 & 21T-22000B

From: Emma De Melo

Subject: Conditions of Draft Approval

Zoning By-law Amendment and Draft Plan of Subdivision

(To permit 127 single detached dwellings and six (6) townhouse blocks containing 48 units, as well as blocks for residential reserves, a walkway, a neighbourhood park (partial), new streets, natural heritage system buffer, road / public right-of-way buffers and widening)

KLM PLANNING PARTNERS INC. – UPPER MAYFIELD ESTATES INC.

0, 5759, 5847 Mayfield Road

Ward: 10

Circulation Date: February 6th, 2023

Plan: Draft Plan of Subdivision Part of Lots 17 and 18, Concession 6, East of Hurontario Street

Plan Dated: November 14, 2022

Comment Revision #: 1st

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

Development Planning staff have the following comments with respect to the noted Zoning Bylaw Amendment and Draft Plan of Subdivision applications that will facilitate the development of 112 single detached dwellings and six (6) townhouse blocks containing 48 units, as well as blocks for residential reserves, a walkway, a neighbourhood park (partial), new streets, natural heritage system buffer, road / public right-of-way buffers and widening on a site area of 10.1 hectares.

The Zoning By-law Amendment application proposes to rezone the property from 'Agricultural' to Residential Single Detached, Residential Townhouse, Floodplain and Open Space.

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. The minimum Sustainability Score has not been met. Please refer to the Sustainability Score Verification Response for staff comments regarding your Sustainability Score & Summary. Minimum sustainability score has been verified and met (Emma De Melo, April 28th, 2023).

Sales Office Homebuyers Information Map

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

i. "NOTICE AND ADVICE TO PURCHASERS:

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

PLEASE NOTE:

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

- ii. “The map shows that there will be several types of housing in the subdivision including townhouses and apartment buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- iii. “Sites shown on the map for future schools, apartments, townhouses, churches, shopping plazas, parks etc. could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- iv. “Some streets in this subdivision will be extended in the future and temporary access roads will be closed. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
- v. “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.”
- vi. “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.”
- vii. “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.”
- viii. “Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

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- ix. "The final location of walkways in Blocks 149, 158, 159 and 160 may change without notice."
 - x. "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."
 - xi. "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."
 - xii. "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."
 - xiii. "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."
 - xiv. "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."
 - xv. "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."
 - xvi. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
 - xvii. "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."

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- xviii. "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."
 - xix. "Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block."
 - xx. "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."
 - xxi. "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."
 - xxii. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."
 - xxiii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
 - xxiv. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

Growth Management/Staging and Sequencing

3. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Countryside Villages Block Plan Area 48-2 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.
4. Prior to registration, the Owner shall sign the Countryside Villages Area 48-2 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustees appointed pursuant to the agreements, that the Owner has signed the agreements and has delivered the deeds or made the payments required by the agreements.

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5. Prior to registration, the Commissioner of Public Works and Engineering shall be satisfied that the appropriate mechanisms are in place for the following road and intersection improvements:
- a) The construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive, concurrent with the development of the first plan of subdivision.
 - b) The construction of intersection improvements at Torbram Road and Inspire Boulevard, at Torbram Road and Countryside Drive, and at collector roads and Countryside Drive.

Digital Submissions of Plans

6. 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.

Land Notices: Statements and Clauses

1. 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 Block 150 will be developed for road widening purposes.
 - b) A statement indicating that Blocks 155-157 will be developed for entry feature purposes.
 - c) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Block 149 shall be developed for park purposes and are planned to contain parks and will include other associated facilities such as play equipment, walkways, lighting, and landscaping.
 - d) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Block 159-160 shall be

developed for valleyland purposes and are planned to contain valleyland and will include other associated facilities such as walkways, lighting, and landscaping.

- e) A statement indicating that Block 149 will be developed as an active park 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 with respect to Block 149:

“Purchasers are advised that residents close to Block 149 may be disturbed by noise and night lighting from the park. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca.”
- f) 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.
- g) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
- h) A statement indicating that Lots 11-18, 55, 56-60, and Block 137 have a noise attenuation fence and berm located inside the lot line within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed and that it shall be the responsibility of the owner of the lot to maintain and keep in repair that portion of the noise attenuation fence and berm situated on the lot.
- i) A statement indicating that gates are not permitted in fences when lots abut a valleyland, park or stormwater management block.
- j) 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.
- k) A statement advising purchasers that access to Mayfield Road will be restricted to right-in/right-out only traffic movements.
- l) A statement advising prospective purchasers that Streets 1, 2, 4, 5 will be extended in the future.
- m) The following statements:
 - i. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features

may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”

- ii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
 - iii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”
 - iv. “The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders’ sales brochures.”
 - v. “There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.”
- n) A statement indicating that Blocks 113-118 may be subject to a future application for Site Plan Approval. The site design and building elevations may change without further notice.
- o) 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.”

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- p) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
- i. "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools."
 - ii. "The 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)."

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

Land Notices: Signage

3. The owner shall erect and maintain signs in the following locations and in the following manner:
 - a) to the satisfaction of the Development Engineering Division of the Public Works Department, on Neighbourhood Park Block 149 showing in graphical form, the proposed facilities and indicating that Neighbourhood Park Block 149 will be developed as an active park with play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. An advisory that residents close to the park may be disturbed by noise and night lighting from the park shall likewise be included. The signage shall also advise that for more information, Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at planning.development@brampton.ca.
 - b) at the open ends of all road allowances to advise purchasers of the future extension of these streets.
 - c) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:

“Notice:

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

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

Site Plan Approval

4. Approval of site development plans by the City in accordance with the City’s site development plan approval procedure may be a prerequisite, based on the City of Brampton requirements at the time, to the issuance of a building permit for Blocks 113, 114, 115, 116, 117, and 118.

Telecommunications

5. 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.

6. 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.

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.

1. N/A

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



Emma De Melo
Planner I, Development Services
Planning, Building and Growth
Management
905-874-3837

COMMENTS AND CONDITIONS MEMO

Date: April 28, 2023
File: **OZS-2022-0034 and 21T-22009B**
To: Emma Demelo
From: Frank Mazzotta
Subject: **Requirements for Plan of Subdivision 21T-22009B**

Owner Name: Upper Mayfield Estates Inc.

Location: 0 and 5759 Mayfield Road

Circulation Date: April 13, 2023

Plan: Draft Plan of Subdivision

Plan Dated: March 28, 2023

In response to the circulation of the above noted application, the following represents the comments and conditions from the Environment and Development Engineering Division with respect to matters dealing with development and environmental engineering. Notwithstanding that the land located east of Valley Land Block 152 is owned by the applicant, these comments pertain to the lands located west of east limits of Valley Land Block 152.

A. PRIOR TO DRAFT PLAN APPROVAL

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

- The following studies shall be approved in support of servicing for this development.
 1. ~~Functional Servicing Report (FSR)~~ – Cleared April 19, 2023
 2. ~~Environmental Impact Study (EIS)~~ – Cleared April 27, 2023
 3. ~~Feasibility Noise Report~~ – Cleared by Development Engineering March 24, 2023
 4. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ – Cleared Aug 23, 2023

B. DRAFT PLAN APPROVAL REQUIREMENTS

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

1. Environmental Engineering

1.1. Acoustic

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

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and TRCA. These measures shall remain in place until all grading and construction on the site are completed.
- 1.2.2. Prior to the initiation of any grading or construction on the site, the owner shall install and maintain a snow and silt control fence adjacent to the existing residence at the north limit of the draft plan south of Mayfield Road.

1.3. Storm Water Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide Development Engineering with a Storm Water Management Report which describes the existing and proposed storm water drainage systems for the proposed development, for review and approval; the owner shall also obtain all approvals from the MECP supporting same prior to pre-servicing approval.

2. Registration Timing

- 2.1. The developer acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plan to the south and to the west for access and servicing.

3. Road Reconstruction/Cash Contributions

- 3.1. The owner shall make satisfactory arrangements with the Commissioner of Planning, Building and Growth Management to remove existing temporary cul-de-sac exterior to the plan and complete the construction of the municipal roads if applicable; this condition is dependent on the development timing of the adjacent lands and shall be determined at the time of detailed engineering review and approval.
- 3.2. The owner acknowledges and agrees that if the temporary turning circle internal to the Plan at the south limit of Streets 1, 4, 5 and west limit of Street 2 are still required at the time of assumption of the subdivision, then the owner will provide a cash contribution as determined by the City's Commissioner of Planning, Building and Growth Management towards the future removal of the temporary turning circles and complete construction of the ultimate road once extended. The value of the cash contribution shall be established by the City's Commissioner of Planning, Building and Growth Management or their designate prior to the assumption of the subdivision.
- 3.3. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Planning, Building and Growth Management or their designate prior to the registration of the subdivision.

4. Financial Impact

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

5. Sidewalks

- 5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan to Development Engineering for review and approval.

6. Land Dedications and Easements

- 6.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.
- 6.2. Where the City has required as a condition of registration that the developer convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may re-convey said lands (or any interest therein) to the Developer, gratuitously, provided that the Developer shall be required to pay for any fees, taxes, and/or disbursements related to the re-conveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

7. 0.3 Metre Reserves/Reserve Block(s)

- 7.1. Any 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City and/or the Region of Peel.

8. Warning Clauses

- 8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:
 - 8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,
 - 8.1.2. Any walkways or retaining walls that may evolve on the plan,
 - 8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

9. Soil

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

10. Growth Management Staging and Sequencing Study

- 10.1. Prior to the registration of this plan or any phase thereof, the owner shall comply with the requirements of the approved growth management staging and sequencing plan.

C. GENERAL COMMENTS

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

1. Subdivision Agreement

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

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

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

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

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

3. Storm Drainage

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

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

All storm drainage shall be conveyed to an outlet considered adequate in the opinion of the Director of Environment and Development Engineering.

4. Sanitary and Water Service

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

5. Soil Conditions

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

6. Street Lighting

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

7. Signs

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

8. Utilities

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

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

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

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

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

9. Removal of Existing Buildings

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

10. City Road Maintenance/Construction Access

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

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Planning, Building and Growth Management.

11. Road Design

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

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

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

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

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

The owner is to provide the City with securities to ensure that each of the lots will be sodded and top-soiled to City standards with driveways being provided. A security is to be established at time of detailed engineering review and approvals and shall be retained by the City until completion of the lots, and the securities reduced at the discretion of the Commissioner of Planning, Building and Growth Management.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Planning, Building and Growth Management, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

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

14. Community Postal Boxes

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

15. Pre-servicing

Pre-servicing will not be permitted until arrangements have been made to the satisfaction of the Director of Environment and Development Engineering demonstrating that the necessary outlets for the municipal services and adequate access roads are in-place to service the lands. In addition, pre-servicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

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

Sincerely,



Frank Mazzotta, P. Eng.
Manager, Development Engineering
Environment and Development Engineering Division
Planning, Building and Growth Management Department
Tel. (905) 874-3447 Fax (905) 874-3369
frank.mazzotta@brampton.ca

Cc: Accela
Olti Mertiri
Bill Allison

Date: August 23, 2022
To: Emma Demelo
From: Reshma Fazlullah
Subject: OPA/ZBA Subdivision Application Review – 0 & 5759 Mayfield Road, Brampton
File: OZS-2022-0034

Submission:

- Phase One Environmental Site Assessment, 5759 Mayfield Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated February 28, 2022.
- Phase Two Environmental Site Assessment, 5759 Mayfield Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated March 23, 2022.
- Phase One Environmental Site Assessment, Southwest of Mayfield Road and Airport Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated February 28, 2022.
- Phase Two Environmental Site Assessment, Southwest of Mayfield Road and Airport Road, Brampton, Ontario, prepared by Soil Engineers Ltd., dated March 23, 2022.

Summary of Review:

Staff have reviewed the above-noted reports in support of a development proposal consisting of residential uses (detached dwellings, townhouses, park block, buffer blocks and related public right-of ways) on the subject properties.

The Phase One Environmental Site Assessments (ESAs) conducted on the subject properties identified Potentially Contaminating Activities (PCA) on site, contributing to Areas of Potential Environmental Concern (APEC) on the proposed development site. Subsequently, Phase Two ESAs were conducted on the subject properties, to investigate the APECs identified on the proposed development site.

The Phase Two investigations concluded that no exceedances of the applicable standards (Table 8 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 residential/parkland/institutional/industrial/commercial/community property use) were found, for select parameters in the soil and groundwater samples analyzed.

Comments/ Conclusion:

Given the preceding, staff provide clearance with respect to the ZBA/OPA, subject to the following conditions:

1. A Record of Site Condition (RSC) must be filed (the RSC property limits must match the limits of the proposed development) with the Ministry of Environment, Conservation and Parks (MECP), prior to registration of Plan of Subdivision and a copy be provided to the City. The RSC shall certify the subject site, as being suitable for the correct intended use.
2. Copies of final ESA reports supporting the RSC must be provided to the City.
3. The domestic wells on the proposed development site must be decommissioned as part of the site development activities and a copy of the decommissioning report must be provided to the City prior to the issuance of a building permit.

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

Date: Thursday, September 12, 2022
To: Emma Demelo
From: Kanwal Aftab, Urban Designer
Subject: Urban Design Brief Review Comments

File: OZS-2022-00340 and 5759 Mayfield Road

In response to the circulation of the above noted Urban Design Brief prepared by MBTW/WAI for Caliber Homes., the following represents a summation of comments from Urban Design, Transportation Planning, Parks Planning & Development and Open Space Development, with respect to planning and development matters on the 1st submission of the above mentioned Urban Design Brief:

Urban Design Comments:

- On page 4 for in the Community Structure Plan, please replace the large black circle to indicate the smart centre development and the red rectangle around the Gateway. It is unclear what these shapes are meant to indicate. Also remove the grey oval from all subsequent plans. Also remove this circle from all subsequent drawings unless it is clearly indicated why this circle is drawn.
- Please correct the labelling of all figures. The figures should be labelled sequentially and consistently. No two figures should have the same number, even if one is a zoomed in section of the first.
- From page 6 onwards please provide the key next to each plan drawing, and do not place the key next to the zoomed in image. For the zoomed in images create a separate key that only indicates the typologies and framework elements present in that section of the drawing.
- At present the Urban Design Brief gives no clarity or precedents on the character and form of the elements proposed. In particular the
- All section related to built form should show images of building typologies. In particular section 3.0 and 4.0 provide precedent images to give clarity on the types and elements of open spaces and the character and materiality of the built form. If this information corresponds to a guiding document, make reference to that guiding document by means of page and figure numbers.

Open Space Development Comments:

Should you have any questions regarding these comments, please contact Giuseppe Serravite directly at Giuseppe.Serravite@brampton.ca

- The UDB should amend all applicable CDG sheets based on the proposed development.
- Update the Mayfield Rd buffer block to allow for walkway connections.
- Pg. 9 Fig. 7 the figure should be coloured as per legend.
- Pg. 19 Fig. 22 the Non-participating parcel should be shaded.
- Pg. 27 Fig. 56 the block should be shaded as per legend.

Parks Planning & Development Comments:

Should you have any questions regarding these comments, please contact Edwin Li directly at WangKei.Li@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 Fernanda Soares directly at fernanda.soares@brampton.ca

- None of the modifications in this Addendum affect the previously approved Community Design Guidelines. The plan maintains conformity with the community design guidelines regarding the transportation and circulation/connections network.

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

Brampton City Hall, 3rd Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

Date: Mar 09, 2023
File: **OZS-2022-0034 File and 21T-22009B**
To: Emma Demelo
From: Scott McIntyre (Transportation Development Engineering)
Subject: Requirements for Plan of Subdivision 21T-22009B
Description – Draft Plan of Subdivision - 37 Lots
Applicant Name Schaeffers Consulting
Developer Name Mayfield Estates
Location – 5759 Mayfield Road

Circulation Date: Mar 03, 2023
Plan: Draft Plan of Subdivision
Plan Dated: Feb 22, 2023
Comment Revision #: **#3**

A. PRIOR TO DRAFT PLAN APPROVAL

1. The draft plan does not adhere to the approved block plan. A cul-de-sac has been introduced and a park has been relocated **OK Dec 15, 2022 SM**
2. The draft zoning bylaw is to be amended regarding driveway widths. The draft bylaw currently states “The maximum width of a driveway shall be the actual lot width”. The draft bylaw is to reflect the driveway requirements as per the city’s 2008 subdivision design guidelines with 3.5m width for single driveways, 6.0m width for double driveways and 7.3m width for shared driveways. **OK Dec 15, 2022 SM**
3. 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. **OK Dec 15, 2022 SM**
4. 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. **OK Dec 15, 2022 SM**
5. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and residential driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards. Driveways are not to encroach into intersection daylighting limits. **Cleared Mar 09, 2023 SM**

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. Where Region of Peel waste & recycling bins are not permitted to be stored outside, residences are to accommodate these waste & recycling bins. If these bins are to be accommodated within garages, the applicant is to provide garage drawings confirming the functionality of garages while accommodating these waste & recycle bins with a vehicle parked in the garage. Required minimum single vehicle garage width is 3.3m plus a defined area to accommodate waste & recycling bins. The waste & recycling bin dimensions are required to be depicted on a functional garage drawing.
2. 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).
3. 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.
4. Cost Sharing agreements to be finalized for spine roads, where necessary.
5. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
6. Prior to registration of the subdivision curb radii are to adhere to City standard drawing #245.
7. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
8. 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.
9. Where no residential parking, or limited residential parking is being proposed/provided, the owner shall provide a clause in the condominium or rental agreement stating that "No residential parking is provided on-site and that residential parking either on-street or at public facilities is subject to current city by-laws and policies".
10. 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.

C. GENERAL COMMENTS

11. 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.
12. 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.

13. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
14. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
15. Registration of the Plan may be dependant of the prior registration of neighbouring plans for servicing and access reasons.
16. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
17. Utility clearance of 1.5 metres from residential driveways is required.

Regards,



Scott McIntyre

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

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

From: Emma De Melo, Development Planner

Date: March 21, 2023

File: OZS-2022-0034 & 21T-22000B

Subject: **Conditions of Draft Approval**
Zoning By-law Amendment and Draft Plan of Subdivision
(To permit 115 single detached dwellings and 70 townhouse dwellings, as well as a walkway block, a park block, two rights-of-way buffer blocks, a valley buffer block, and 6 residential public road rights-of-way)
KLM PLANNING PARTNERS INC. – UPPER MAYFIELD ESTATES INC.
0, 5759, 5847 Mayfield Road
Ward: 10

Circulation Date: March 3, 2023

Plan: Draft Plan of Subdivision Part of Lots 17 and 18, Concession 6, East of Hurontario Street

Plan Dated: February 22, 2023

Comment Revision #: #02

Development Planning staff have the following comments with respect to the noted Zoning Bylaw Amendment and Draft Plan of Subdivision applications that will facilitate the development of 115 single detached dwellings and ten (10) townhouse blocks containing 70 units, as well as a walkway block, a park block, two rights-of-way buffer blocks, a valley buffer block, and 6 residential public road rights-of-way on a site area of 10.4 hectares.

The Zoning By-law Amendment application proposes to rezone the property from 'Agricultural' to *Residential Single Detached, Residential Townhouse, Floodplain and Open Space*.

A. PRIOR TO DRAFT PLAN APPROVAL

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

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Countryside Villages Area 48-2 Cost Sharing Agreement. *Letter from the trustee confirming the owner has entered into the CSA received on March 13, 2023*

2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the agreement that the Owner has signed the Cost Sharing Agreement. Letter from the trustee confirming the owner has entered into the CSA received on March 13, 2023

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.

Sustainability Score and Summary

Please see Development Review comments.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

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

1. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Countryside Villages Block Plan Area 48-2 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.
2. Prior to registration, the Owner shall sign the Countryside Villages Area 48-2 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustees appointed pursuant to the agreements, that the Owner has signed the agreements and has delivered the deeds or made the payments required by the agreements.
3. Prior to registration, the Commissioner of Public Works and Engineering shall be satisfied that the appropriate mechanisms are in place for the following road and intersection improvements:
 - a) The construction of Inspire Boulevard in its entirety between Torbram Road and Countryside Drive, concurrent with the development of the first plan of subdivision.
 - b) The construction of intersection improvements at Torbram Road and Inspire Boulevard, at Torbram Road and Countryside Drive, and at collector roads and Countryside Drive.

C. GENERAL COMMENTS

Planning Justification Report

The Applicant submitted a Planning Justification Report (PJR) prepared by KLM Planning Partners Inc. dated September 2019 in support of the rezoning of the properties. The PJR provides the following rationale for the proposed development:

- The proposed development will achieve a density of 88 persons per hectare, which exceeds the minimum target of 50 residents and jobs per hectare as set out by Policy 2.2.7.2 of the Growth Plan. Further, Policy 3.2.2.2 of the Official Plan states that the Designated Greenfield Area (DGA) shall achieve a density of 51 persons and jobs per hectare over the entire DGA by 2031.
- The proposal is consistent with the Provincial Policy Statement (PPS), the Growth Plan and the Region of Peel Official Plan, and conforms to the Official Plan, Secondary Plan and the Block Plan to provide a diverse mix of land uses, provides a range of housing types and supports the achievement of a compact community within the context of the Block Plan area.
- Designed in accordance with the approved Block Plan 48-2, including the configuration of streets, densities, and mix of housing types, which will contribute to a complete community with a mix of uses.

Density Housing typology requirements cleared by Emma de Melo, March 6th, 2023. Townhouses proposed along the west side of 'Street 1' reduces the proportion of single structural units in the proposed plan of subdivision.

The PJR states that the 'Low/Medium Density Residential' lands have a density of 23.8 units per net residential hectare which conforms to the permitted density range of 19.5 units per net residential hectare to 30.1 units per net residential hectare. The density conforms to the low-medium density policies of the Secondary Plan and Block Plan.

The Secondary Plan states that approximately 50% of the overall development within the Low/Medium Density Residential designation shall be single structural units. The PJR notes that single detached dwelling units make up 72.5% of the housing mix. This policy pertains to the entirety of the Low/Medium Density residential designation in the block plan. Please calculate the housing mix for the low/medium density designation throughout the entirety of the block plan area and provide justification for the proposed housing mix in the PJR. Please consider replacing some single detached structural units with semidetached structural units to align the proposed housing mix with the requirements of the Secondary Plan.

Growth Management

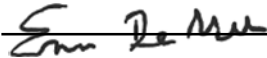
Staff note that the PJR includes *Section 8.0 Growth Management Staging and Sequencing*

Strategy. The Countryside Villages Area 48-2 Growth Management Staging and Sequencing Strategy Implementation Conditions Clearance table attached herein shall be completed in conjunction with satisfying Draft Plan Approval Condition 1.

Conclusion

Staff require further revisions to the Sustainability Assessment. Staff require further clarification in the Planning Justification Report for the proposed housing mix provided in the Low/Medium Density designation throughout the Block Plan area.

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



Emma De Melo
Development Planner, Development Services
Planning, Building and Growth Management
Tel: (905) 874-3837
emma.demelo@brampton.ca

c:

Attachment (1) 1. Growth Management Staging and Sequencing Strategy
Implementation Conditions Clearance table

Date: April 19, 2023

To: Emma Demelo, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
KLM Planning Partners Inc. – Upper Mayfield Estates Inc.
0 and 5759 Mayfield Road

File: OZS-2022-0034 / 21T-22009B

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

- Functional Servicing Report for Upper Mayfield Estates Inc. prepared by Schaeffers Consulting Engineers dated **April 2023**, and received April 13, 2023 - **R3_Functional Servicing Report.pdf**
- R3_Third Submission Comment Response Matrix
- Draft Plan of Subdivision dated **March 28, 2023**

Comments:

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

Please note the following:

1. *The owner acknowledges and agrees that this plan is dependent on the plan to the south for servicing. Prior to the registration of this plan, the plan to the south shall be registered and the outlet constructed and operational.*

cc. Maggie Liu
Olti Mertiri
Frank Mazzotta

COMMENTS & CONDITIONS MEMO

Date: April 25, 2023

File: OZS-2022-0034

To: E. Demelo, Development Services

From: S. Massah, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Proposed Draft Plan of Subdivision
(To permit 112 single detached dwellings and six (6) townhouse blocks containing 48 units, as well as blocks for residential reserves, a walkway, a neighbourhood park (partial), new streets, natural heritage system buffer, road / public right-of-way buffers and widening)

(Updated) Conditions from the Park Planning & Development Section

Consultant: **KLM PLANNING PARTNERS INC.**

Owner: **UPPER MAYFIELD ESTATES INC.**

Location: 0, 5759, 5847 Mayfield Road
Circulation Date: March 03, 2023
Ward: 10

In response to the Accela circulation of the above noted Draft Plan of Subdivision dated March 03, 2023, 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.

Please note that this memo replaces our Comments & Conditions Memo dated March 03, 2023.

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*

B. CONDITIONS OF DRAFT PLAN APPROVAL

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. These items will be included in the subdivision agreement.

a) Prior to commencement of construction

Hoarding of Natural Features:

2. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal runs along the outer limits of the Natural Heritage System (NHS) buffer (*Block 151*), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Notification Signage – Public Lands:

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

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. _These items will be included in the subdivision agreement.

Community Information Maps:

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

Engineering Walkways:

5. The Owner shall agree to construct a standard engineered walkway Block 150 to facilitate pedestrian circulation between street '3' and Mayfield Road. The Owner shall be required to convey the walkway block to the City at plan registration and develop it to City standards, at no cost to and to the satisfaction of the City. No credit for the block(s) in question will be given against parkland dedication requirements associated with the subject plan.

Entry Features:

6. A 1.01 meter wide (or larger if required) Entry Feature Block shall be shown and identified (with their width identified) at both southeast and southwest corners of the intersection of Mayfield Road and proposed new Street "1" and at the southeast corner of the intersection of Mayfield Road and new north-south proposed street just west of the subject site. The Entry Feature Blocks will be located behind the daylight triangle. The Owner shall comply with the recommendations of the City's Development Design Guidelines, Sustainable Community Design Guidelines (Part 8 of the Development Design Guidelines), Block 48-2 Countryside Villages Community Design Guidelines and the proposed Addendum to the Block 48-2 Countryside Villages Community Design Guidelines / proposed Urban Design Brief (as amended), to the satisfaction of the City.

Fencing:

7. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Land Appraisal- Section 51.1 Parkland Conveyance:

8. In case of a Section 51.1 dedication requirements, the Owner will be required to commission and submit a land appraisal by an accredited appraiser in good standing with the AIC, in accordance with the City standards, and subject to the review and shall be to the satisfaction of the City's Realty Services Section. The effective date of the said appraisal is required to be **within 120 days** from the date of the Draft Plan Approval. Land appraisal report more than 120 days old will require an update.

Maintenance Fees:

9. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
10. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan).

Parkland Dedication:

11. Any submitted appraisals or amendments thereto shall be in accordance with City standards, and shall be to the satisfaction of the City's Realty Services Section.

12. 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 Owner is proposing to convey Block 141 totaling 0.366 ha (18.142 ac.) to the City, as the Parkland Dedication requirements based on section 51.1 of the Planning Act.

Note: In the case of an under dedication, , The Owner shall be required to compensate the City prior to registration in accordance with the Planning Act (as amended) and the City's current policies, in the form of a Cash In Lieu of Parkland Payment.

Note: In case of an over-dedication The City agrees to provide compensation in accordance with the City's current policies

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

Plan Requirements for all Public Lands:

13. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.
14. Prior to Plan registration, the Owner shall provide within the detailed working drawings a comprehensive restoration and enhancement planting plan for all buffer areas and Natural Heritage Features, for compensation areas as recommended by the EIS.
15. The Owner agrees that proposed Park Block 141, which is shared between the subject plan and the adjacent plan under file OZS-2019-0013/21T-19020B , shall be designed and constructed in its entirety, in accordance with the approved the Block 48-2 Countryside Villages Community Design Guidelines (as amended). The Developer agrees to coordinate the completion of the entire park with the owners of Park Block 538, OZS-2019-0013; within twenty-four (24) months of the registration of the OZS-2022-0034 plan, unless this time is extended in writing by the City.

Signage for NHS:

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

Streetscape Plans:

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

Summary Requirements:

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

Tableland Tree Compensation:

19. 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. Compensation requirements shall conform to the City's Tableland Tree Assessment Guidelines.

Tableland Vegetation:

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

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

Warning Clauses – Parks, NHS, Open Space, etc.

21. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park, Natural Heritage System (NHS) open space (Blocks 141 and NHS Block152) that state:

“The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Community Services Department.

Warning Clauses – Street Trees

22. 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 Community Services Department.

c) Post Registration:

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

Conveyance of Public Lands:

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

Development of all Public Lands:

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

Streetscape Implementation:

25. 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.

Reimbursement for Creditable Work:

26. Following completion of park and NHS development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding

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

Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twenty (124) months of the date of plan registration, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.

As-Built Drawings:

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

d.) Prior to Assumption:

Hazard Removal:

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

C. GENERAL COMMENTS

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

Sustainability – Park Planning Requirements

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

Parks and Open Space Naming:

30. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:
- a) Park Block '141' which is shared between the subject plan and the adjacent plan under file number 21T-19020B, shall be named in the later stages of the development approval process in conjunction with Park Block 538 in the aforementioned adjacent plan; and,
 - b) NHS Valley Block '152' and its associated buffer block '151' shall be named in the later stages of the development approval process.

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

31. Applicant must show the updated version of adjacent development, OZS-2019-0013, on the final plan whenever the addendum to the misalignment of the valley buffers has been done to show the final configuration of neighborhood park block.

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

Saghar Massah
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
saghar.massah@brampton.ca

CC: W. Kuemmling, J.K. Bajwa, G. Serravite, P. Cooper

Public Works

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

peelregion.ca

April 6, 2023

Emma de Melo
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Emma.Demelo@brampton.ca

**RE: Region of Peel Comments
 Draft Plan of Subdivision
 0 and 5759 Mayfield Rd
 KLM Planning Partners Inc.
 City File: OZS-2022-0034
 Regional File: 21T-22009B
 Related File: RZ-22-034B**

Dear Emma,

Further to the Region's comment letters dated September 28, 2022, and October 3, 2022, and emails dated January 17, 2023, and January 20, 2023, the Region has reviewed the third submission materials, received March 17, 2023, in support of the application to Amend the Zoning By-Law and Draft Plan of Subdivision.

The revised Draft Plan of Subdivision contemplates 33 lots and 9 part lots with a minimum frontage of 13.7m (37.5 units), 67 lots and 21 part lots with a minimum frontage of 11.6m (77.5 units), 10 blocks of townhouses with minimum lot frontage of 6.0m (70 units), a walkway block, a park block, 4.5 m road buffer blocks, an entry feature block, a valley buffer block, a valley block, and 6 proposed residential public road rights-of-way.

The proposed amendment to the Zoning By-law seeks to remove the existing Agricultural zone category and add the appropriate residential zone categories, along with site-specific zone requirements to facilitate the development of the proposed draft plan of subdivision.

Regional comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-22009B, 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.

Development Services:

- Comments on the Preliminary Environmental Noise Report, dated May 31, 2022, prepared by Jade Acoustics Inc; and the Addendum letters, dated November 25, 2022, and February 23, 2023, both prepared by Jade Acoustics Inc, are **provided under separate cover**.

Development Engineering:

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 975/750mm diameter sanitary sewer on Airport Road.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 6.
- Existing infrastructure consist of a 300mm diameter watermain (zone 6) on Mayfield Road, a 750mm diameter sub-transmission main (zone 6) on Mayfield Road.
- External easements and construction may be required.

Region Roads

- The proposed development abuts Mayfield Road, Regional Road #14.
- Region of Peel will not permit any changes to grading within Mayfield Road ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Mayfield Road. Any future access shall be in accordance with The Region Access Control By-law.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadway. The relocation of storm systems across Regional roadway shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway is the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.

Functional Servicing Report

- The Region has reviewed the revised Functional Servicing & Stormwater Management Report dated February 24, 2023, by Schaeffers Consulting Engineers, and find it to be satisfactory. **Detailed comments provided under separate cover.:**
 - According to FSR water servicing plan, water supply is to be provided by the exiting 300 mm diameter PVC watermain on Mayfield Road. The proponent must provide size of the proposed connection, and confirmation of internal watermain design and size. Based on the provided information in the FSR and the above, there is sufficient capacity for the Region to supply water to this development. Please ensure that a hydrant flow test is performed as the site design progresses.
 - The Region of Peel has no objection to the proposed sanitary servicing plan for the proposed development within Block 48 of Countryside Villages, discharging 121.36 L/s of sanitary flows, with an area of 10.13 Ha and a population of 761 persons, to the existing 750mm sanitary trunk sewer, at manhole 1086336, along Airport Road. The proposed development can only proceed when the downstream servicing sanitary sewers, to be constructed with the Sandringham development, are in construction and in service. Any change in the sanitary servicing plan, population, area and or the sanitary servicing outlet would again require review by the Infrastructure Planning group.
 - The proposed development abuts Mayfield Road, Regional Road #14. However, no

impact to the Region’s storm system. All drainage is occurring southerly towards the WB-2 pond located in the subdivision to the south of this site.

Hydrogeological Report

- The Region has reviewed the revised Hydrogeological Report, by Soil Engineers Ltd., reviewed March 2023, and finds the Report to be satisfactory. However, the following update is required. **Detailed comments provided under separate cover.:**
 - Please update the study cover page and header to reflect the revised study date.

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

- Servicing of this Plan will require construction of oversized 600mm diameter sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region’s determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Five Year Capital Budget and Forecast.

Sanitary Sewers

Component No.	Project No.	Construction Year	Description
3849	24-2152	2024	600mm dia. sanitary sewer within an easement & along Airport Road from approx. 300 meters north of Countryside Drive to Creek Crossing.
3845	24-2155	2024	600mm dia. sanitary sewer within an easement and on Street "1" from Creek Crossing to Mayfield Road.

Waste Management:

- The Region of Peel will provide **curbside collection** of garbage, recyclable materials, household organics and yard waste subject to **Section 2.0 and 3.0 of the Waste Collection Design Standards Manual** and the following conditions being met and **labelled on a Waste Management Plan prior to registration**. Please refer to Condition of Draft Plan Approval no. 31 below.:
 - The turning radius, collection points and the Region of Peel waste collection vehicle route must be labelled throughout the subdivision
 - Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions.
 - Each dwelling units’ collection point along the curb must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1)

source separated organics carts (100 litres), overflow waste (i.e. additional bags), yard waste and bulky items.

- A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.
- Also note: The Region of Peel provides safe and efficient collection services by using waste collection vehicles equipped with automated side loaders (ASL). ASL waste collection vehicles can only collect from the right side of the vehicle.
- For more information, please consult the Region of Peel 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 Region has no objection to this proposal advancing to draft plan approval and provide the following Regional Conditions of Draft Plan Approval:

Development Charges

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

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

Water Meter Fees

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

blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and

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

Land Dedications

4. The Owner acknowledges and agrees to gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along Mayfield Road (Regional Road #14). The Region's Official Plan Road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centreline). Additional property over and above 50 metres right-of-way will be required within 245m of intersections to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways, and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centreline); and
 - b. 15m x 15m daylight triangle at the intersection of Mayfield Road and "Street 10" (southeast corner of the intersection located westerly to the property (Block BL-142).
 - c. 15m x 15m daylight triangle at the intersection of Mayfield Road and "Street 1" (Block BL-142).
 - d. A 0.3 metre reserve along the frontage of Mayfield Road behind the property line and behind the daylight triangles (Blocks BL-147, BL-148, and BL-149) and,
 - e. 4.5m buffer block along the frontage of Mayfield Road. (Buffer blocks BL-143, BL-144, BL-145, and BL-146).
5. The Owner 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 land transfers and easements shall be 100% the responsibility of the Owner.

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

Access

6. Clauses shall be included in the Subdivision Agreement stating that:
 - a. The Region shall permit one (1) fully restricted right-in/right-out access onto Mayfield Road, to the satisfaction of the Region.
 - b. The Developer shall include warning clauses reflecting the aforementioned access restriction in all Purchase and Sale and Lease Agreements.
 - c. The Developer shall remove any existing driveway/accesses along the frontage of Mayfield Road that do not conform to the approved plans at its sole cost.
 - d. No residential lots or blocks shall have direct access to Mayfield Road.

Traffic/Development Engineering Conditions

7. Prior to the registration of this Plan, or any phase thereof:
 - a. The Developer shall be responsible for the design and construction of the intersection of Mayfield Road and Street 1. The Developer shall make necessary arrangements to the satisfaction of the Region in respect of the design and construction at the sole cost and expense of the Developer.
 - b. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
 - c. The Developer shall be responsible for 100% of the cost of intersection works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
 - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way; and
 - ii. Engineering and inspection fees in the amount of 5.25% of the estimated cost of road and access works.
 - d. The location, design, and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.
 - e. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Mayfield Road. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Mayfield Road shall be in accordance with the Region's specifications and standards, as amended from time to time.

A clause shall be included in the Subdivision Agreement in respect of same.
 - f. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permits and construction access permit for all works within the Region's Road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.
8. Should the development proceeds prior to the Region's Capital Project #13-4055, interim road works will be required on Mayfield Road at 100% the expense of the Developer (including design and construction costs) to facilitate the development. The engineering submission shall include removals, new construction and grading, typical cross sections, pavement and signage drawings, plan, and profile drawings

9. Clauses shall be included in the Subdivision Agreement stating that:
 - a. Prior to the Registration of the plan of subdivision, The Region requires a Traffic Impact Study for the Proposed intersection of Mayfield Road and Street 1, for the Region's review and comment including a functional design which outlines the geometric requirements of the intersection.

10. Clauses shall be included in the Subdivision Agreement stating that:
 - a. landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way;
 - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
 - c. The Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Mayfield Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Owner.
 - d. The Owner acknowledges and agrees that the Region will not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

11. The Owner shall indemnify and hold the Region harmless from and against any and all actions, suits, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands, and damages arising out of the negligence of the Region or those for whom it is in law responsible.

12. Servicing of the subdivision will require:
 - a. Construction of oversized 600mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. sanitary sewers are included in the Five Year Capital Budget and Forecast.
 - b. As per the FSR dated 2023, the flows from the proposed development are proposed to discharge to the future Sandringham Development sanitary sewer that discharge flows to the 750mm sanitary trunk sewer on Airport Road via the future 600mm sanitary sewer.
 - c. The 600mm dia. sanitary sewer within an easement and along Airport Road from approx. 300 meters north of Countryside Drive to Creek Crossing must be constructed and preliminary accepted under Sandringham Development, to discharge the sanitary flow from the subject development; and
 - d. The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works.

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

13. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
14. 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

15. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
16. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. A cross-section drawing for Street '1' (Draft Plan Dwg No 22:1) showing proposed watermain, storm and sanitary infrastructure. Given proposed depth of the sanitary sub trunk sewers within these streets a local sanitary sewer may be required. Based on the cross-section drawings the ROW widths for the above-mentioned street widths may need to be increased.
 - b. Storm Drainage Study Report to determine and demonstrate, if applicable, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Mayfield Road;
 - c. Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region; and
17. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
18. The Owner acknowledges that the Contractor has full responsibility to comply with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O.Reg.) 406/19- Onsite and Excess Soil Management. The Contractor shall be familiar with and meet the objectives of O.Reg. 406/19 for all work completed. A clause shall be included in the Subdivision Agreement in respect of same.
19. Prior to servicing or registration of the Plan, whichever comes first, the Region requires that the Developer submits:
 - a. A satisfactory Phase 1 Environmental Site Assessment ("ESA") report for the Lands, prepared in accordance with the requirements of Regulation 153/04 under the Environmental Protection Act (as amended) and a Phase 2 ESA report.
 - b. Record of site condition for the Lands, any lands and easements external to the Plan that are to be conveyed to the Region or any other governmental body, and to provide proof to the Region or such governmental body that the record of site condition has been

acknowledged by the Ontario Ministry of the Environment and Climate Change and registered on the Environmental Site Registry;

- c. Certification that any fill material imported onto the Lands meets the requirements of Table 2 (Full Depth Generic Site Condition Standards in a Potable Groundwater Condition) of the Soil, Ground Water and Sediment Standards for Use under the Environmental Protection Act, as amended; and
 - d. Certificates of Property Use associated with any conveyed lands that will impact or restrict the intended use of the conveyed lands or will result in any significant future cost implications or liability to the Region.
20. The Region will require a satisfactory Remedial Action Plan for the review and approval, if any remediation requires that soils within the public roads shall be remediated to applicable standards.
21. 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.
22. Prior to registration of the plan of subdivision, the Developer shall ensure that:
- a. All lots and blocks must be serviced via an internal road network.

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

23. 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.
24. 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.

25. 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.

- 26.
- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of

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

- c. The Developer shall inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
 - e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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

- 27. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that Mayfield Road/Street "1" and Mayfield Road/Street "10" intersection improvement works and internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that Mayfield Road/Street "1" and Mayfield Road/Street "10" intersection improvement works and the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected, and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
- 28. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.
- 29. 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

30. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

31. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

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

Thank you,



Sonia Tam
Intermediate Planner
Development Services
Region of Peel

January 26, 2023

SENT BY E-MAIL (Emma.Demelo@brampton.ca)

Emma Demelo, Planner I
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma Demelo:

**Re: OZS-2022-0034 and 21T-22009B
0 Mayfield Road and 5759 Mayfield Road
Part Lot 17, Concession 6 ECR
City of Brampton
Caliber Homes (Agent: KLM Planning.)**

This letter acknowledges receipt of a revised submission in support of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) staff on December 9, 2022. TRCA staff has reviewed the above noted application, and we provide the following comments in accordance with the mandatory programs and services TRCA must provide as a public body commenting under the *Planning Act*.

Purpose of the Applications

It is the understanding that the purpose of the above Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision applications is to amend the City's Zoning By-law to facilitate 127 single residential dwelling and 48 townhouse dwelling units on the subject property

Recommendation

Given the supplementary documents submitted, TRCA's key priority issues have in-principle been adequately addressed. As such, TRCA has no objection to the Draft Plan of Subdivision and ZBA as currently submitted. Based on the draft plan prepared by KLM Planning Partners Inc., dated November 24, 2022, TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Advice to the Applicant

Please note that when requesting clearance of TRCA's conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled. Lastly, we note that while comments 159 a, b, c, and d in the response matrix are acknowledged, the final report has not yet been provided for review. It is our expectation that the final report will include this required information at detailed design.

Fees

By copy of this letter, the applicant is advised that we have implemented a fee schedule for our planning application review services. This application is subject to a Draft Plan of Subdivision – Standard clearance fee. The clearance fee will be based on the fee schedule in place at the time of clearance request.

We trust these comments are of assistance. Should you have any questions, please contact me at 1-437-880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,



Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services

Appendix I

Materials received by TRCA staff on December 9, 2022:

- First Submission Comment Response Matrix, prepared by GKLM Planning Partners Inc.
- Draft Plan of Subdivision, prepared by KLM Planning Partners, dated November 24, 2022
- Scoped Environmental Impact Study, dated December 2022
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated November, 2022
- Functional Servicing Report, prepared by Schaeffers, dated November 2022

TRCA Staff Conditions of Draft Plan Approval (City File #OZS-2022-0034)

Red-line Revisions

1. The final Plan shall be in general conformity with the Draft Plan of Subdivision prepared by KLM Planning Partners, dated November 24, 2022, and will be red-line revised, prior to a request for clearance for registration of any phase of this plan, to:
 - a. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

3. That prior to any development, pre-servicing or site alteration, or registration of this Plan or any phase thereof, the applicant shall submit and attain the approve of the TRCA for:
 - a. A detailed engineering report (e.g. Stormwater Management and Functional Servicing Report) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements. This report shall include, but is not limited to:
 - i. Plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor and major flows. Confirmation must be provided with respect to how target flows as per the hydrogeologic studies will be achieved during and post-development.
 - ii. Appropriate stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of groundwater and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.
 - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current erosion control criteria, and Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Location and description of all stormwater management facilities, outlets and other facilities, grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
- v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.

The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. The design of LID measures shall be in conformance with the design guidance provided in TRCA's LID SWM planning Design Manual.

- b. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas, or proposed environmental protection area land, beyond those approved by the TRCA and the City of Brampton.
- c. A final hydrogeologic assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. The need for liners associated with the stormwater management system should be assessed, and suitable liners should be provided where necessary. Potential impacts to surface water receivers and their inherent natural hazards as a result of all underground construction and infrastructure must be assessed and mitigated.
- d. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether such dewatering may affect in-stream erosion.
- e. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
 - i. mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
 - ii. demonstrate how post-development conditions will retain a minimum of the first 5 mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- f. An overall monitoring plan:
 - i. For the LID measures that identifies the monitoring activities and responsibilities for 3 years once the facilities are operational.

- g. That the applicant attains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions are made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.

Subdivision Agreement

- 2. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
 - c. To design and implement on-site erosion and sediment control in accordance with current TRCA guidelines and standards.
 - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
 - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
 - f. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property and to provide easements or zoning restrictions over such measures where they are located on private property in order to prevent removal of such features;
 - g. To implement the mitigation measures recommended in the Environmental Impact Study, prepared by Beacon Environmental, dated December 2022 to protect the valley corridor from long-term erosion.
 - h. To design a monitoring protocol and provide the requisite funding, obtain approval, monitor and maintain the site level water balance measures on the site (including LIDs) for the long-term monitoring of this system for 3 years once the facilities are operational, to the satisfaction of the City of Brampton and TRCA.
 - i. That, where required to satisfy TRCA's conditions, development shall be phased within this plan.
 - j. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
 - k. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practices, and LID measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all subdivision agreements of purchase and agreements, for lots and blocks on which

stormwater management measure are being constructions to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

- I. That all community information maps and promotional sales materials clearly identify the presence of LID features (e.g. infiltration trenches/bioswales) within the rear and side yards of each lot, and identify limitations to permitted uses within these areas.
- m. To gratuitously dedicate Blocks 159-160 to the City of Brampton, in a condition that is satisfactory to the City of Brampton and TRCA.

Purchase and Sale Agreements

3. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials that identifies the location of LIDs on private lots (e.g. infiltration trench/bioswales in rear or side yards) and identifies prohibited uses on and around these LID measures. Wording for the warning clauses is to be to the satisfaction of TRCA and the City of Brampton.

Implementing Zoning By-Law

4. That the implementing Zoning By-Law recognize all natural heritage features and areas and their associated buffers in a suitable environmental protection zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the land in perpetuity, to the satisfaction of the TRCA.

August 3, 2022

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Emma Demelo

Re: Request for Comments
KLM Planning Partners Inc. c/o Alistair Shields– Caliber Homes
5759 Mayfield Road
City File Numbers: OZS-2022-0034 & 21T-22009B
Alectra EP File: L1-30

Dear Emma,

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

August 11, 2022

Emma De Melo
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Emma,

Re: Draft Plan of Subdivision Application, Zoning By-Law Amendment
Upper Mayfield Estates Inc.
0 and 5759 Mayfield Road
City of Brampton
File No.: 21T-22009B, OZS-2022-0034

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

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

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

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,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



August 19, 2022

Ms/Mr. Emma Demelo
Planning Department
City of Brampton,
Ontario

Dear : Emma Demelo

Re: 0 and 5759 Mayfield Road

Rogers Reference Number: M224204

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

Sincerely,

Anisha George

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

August 10, 2022

Emma De Melo
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
0 and 5759 Mayfield Road
South side of Mayfield Rd, west of Airport Rd
File: 21T-22009B (OZS 2022-0034)
City of Brampton – Ward 10**

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 127 detached and 48 townhouse units which are anticipated to yield:

- 27 Junior Kindergarten to Grade 8 Students; and
- 18 Grade 9 to Grade 12 Students

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

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Our Lady of Lourdes	266	504	0
Secondary School	St. Margeurite d'Youville	1296	1458	11

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

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

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

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

Yours sincerely,



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

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

March 17, 2023

Emma Demelo
Planner I
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma Demelo,

**RE: Application to Amend the Zoning By-law and Draft Plan of
Subdivision
OZS-2022-0034 & 21T-22009B
KLM Planning Partners Inc. c/o Alistair Shields – Caliber
Homes
0 and 5759 Mayfield Road
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 185 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
95	33

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Countryside Villages P.S. (K-8)	816	885	2
Louise Arbour S.S. (9-12)	1,322	1,530	0

PDSB requires the following conditions be placed in the Draft Plan of Subdivision Agreement, and warning clauses conveyed by the property owner to potential residents:

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. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development 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 zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

Archived: 2023/04/26 2:54:56 PM
From: [LANDUSEPLANNING](#)
Sent: 2022/08/15 11:42:12 AM
To: [Demelo, Emma](#) [Trdoslavic, Shawntelle](#)
Subject: [EXTERNAL]Brampton - 5759 Mayfield Road - 21T-22009B
Importance: Normal
Sensitivity: None

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

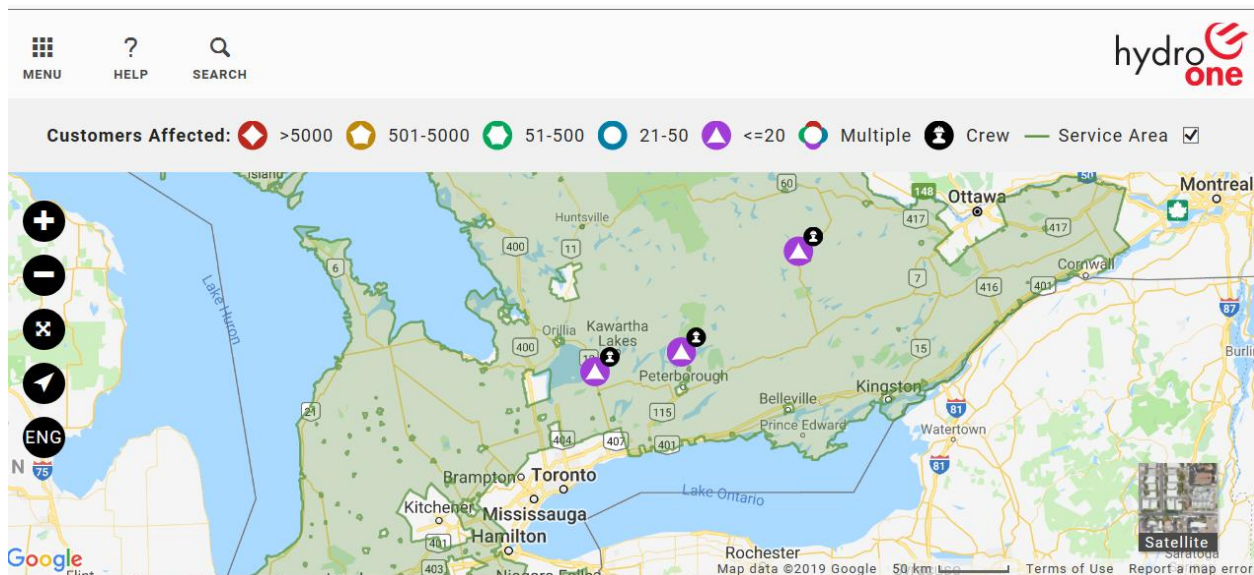
Hello,

We are in receipt of your Draft Plan of Subdivision Application, 21T-22009B dated August 3, 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:

[Stormcentre \(hydroone.com\)](https://www.hydroone.com/stormcentre)

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 to be connected to your Local Operations Centre

Thank you,
Kitty Luk
Real Estate Assistant | Land Use Planning