

RESULTS OF THE PUBLIC MEETING C07E12.015 and 21T-18006B

April 15, 2020

CFN 60281

**BY EMAIL: Kelly.henderson@brampton.ca**

Kelly Henderson  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Kelly Henderson,

**Re: Draft Plan of Subdivision Application – 21T-18006B  
Zoning By-law Amendment Application – C06E16.007  
10230 Goreway Drive  
Part Lot 12, Concession 7 NDS  
City of Brampton  
Owner: 2047189 Ontario Inc.  
Agent: Erik Mirtsou – Candevcon Limited**

This letter will acknowledge receipt of the above noted Draft Plan of Subdivision and Zoning By-law Amendment (ZBLA) applications (Received January 24, 2020). As per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), staff provides the following comments as part of TRCA’s commenting role under the *Planning Act*, the Authority’s delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2014); TRCA’s Regulatory Authority under O. Reg. 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

### **Purpose of the Application**

It is our understanding that the purpose of the above noted application is to permit a proposed development that consists of twenty (20) single detached dwelling lots. The subject property is a vacant lot backing onto a valley system containing a tributary of the Humber River, associated flood plain, and wetlands at the base of a slope, which is approximately 8m high. These hazards and features are to be contained within a single Block (Block 3) with a satisfactory valleyland buffer (Block 4) separating the proposed development from the Natural System.

### **Applicable Policies**

*Ontario Regulation 166/06:*

The subject property is regulated by the TRCA as it contains a valley corridor associated with the Humber River Watershed. In accordance with Ontario Regulation 166/06, as amended (*Development, Interference with Wetlands and Alteration to Shorelines and Watercourses*), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i) the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii) site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

*TRCA's Living City Policies:*

As noted above, the subject lands are traversed by a valley corridor associated with the Humber River Watershed. To ensure development is appropriately setback from the limit of natural features and their associated hazards, TRCA typically requires a minimum 10 metre buffer, which is considered part of the stream corridor, be established from the greater of the following constraints:

- The physical top of slope (TOS);
- The Regulatory Floodplain (i.e. greater of the Regional Storm or 100 Year Flood event standards);
- The limit of the Long Term Stable Top of Slope (LTSTOS); or,
- The limit of contiguous vegetation associated with the valley corridor.

Comments

The following materials were received by TRCA in support of the above noted applications:

- Drawing No. CP-1, Constraints Plan, prepared by Candevcon Limited, dated January 21, 2020, received by TRCA January 24, 2020;
- Drawing No. PL-1, Draft Plan of Subdivision, prepared by Candevcon Limited, Revision No. 2 dated January 21, 2020; received by TRCA January 24, 2020;
- Drawing No. SD-1, Storm Drainage Area Plan, prepared by Candevcon Limited, Revision No. 1 dated December 19, 2019, received by TRCA January 24, 2020;
- Drawing No. SA-1, Sanitary Drainage Area Plan, prepared by Candevcon Limited, Revision No. 1 dated December 19, 2019, received by TRCA January 24, 2020;
- Drawing No. ESC-1, Preliminary Erosion and Sediment Control Plan, prepared by Candevcon Limited, Revision No. 1 dated December 19, 2019, received by TRCA January 24, 2020;
- Drawing No. PG-1, Preliminary Grading Plan, prepared by Candevcon Limited, Revision No. 1 dated December 19, 2019, received by TRCA January 20, 2020;

Recommendation

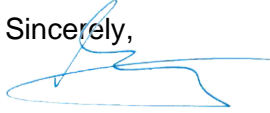
Based on our review of the materials above, TRCA staff has **no objection** to the Draft Plan of Subdivision (Draft Plan dated January 21, 2020) and ZBLA as currently submitted and TRCA's staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Please note that when the applicant requests clearance of our 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.

**Conclusion**

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk  
Planner  
Planning and Development  
Extension 5272

cc: Erik Mirtsou - erik@candevcon.com

**APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-17009B)****TRCA Conditions of Draft Plan Approval****Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated January 21, 2020, prior to a request for clearance for registration of any phase of this plan, to:
  - a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b) 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 the required studies.
  - c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/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 approval of the TRCA for:
  - a) A Functional Servicing Report (FSR) that describes the storm drainage system (quality and quantity) for the proposed development of the subject lands, and how it will comply with all related Master Environmental Servicing Plan (MESP), Environmental Implementation Report (EIR) and TRCA requirements. This report shall include:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines.
    - 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 TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
    - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), 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.
    - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
    - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic pre-development hydrology to the satisfaction of the TRCA.

- viii. Preliminary plans illustrating erosion and sediment control measures including construction staging and phasing.
  - ix. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated surface and groundwater, shallow groundwater, and dewatering requirements must be identified, with refinements and/or revision made as necessary to the stormwater management system to mitigate against any potential impacts to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. The need for liners and/or plugs associated with the stormwater management system shall be assessed, and suitable liners and/or plugs shall be provided where necessary. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
  - x. Overall site-level water balance analysis 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 meet the target rates, including infiltration as per the Block Plan EIR to the satisfaction of the TRCA;
    - ii. Maintain pre-development flow regimes and hydroperiods (i.e., quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features;
    - iii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site, including best efforts for infiltration measures to the satisfaction of the TRCA;
    - iv. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
    - v. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff; and,
    - vi. Provide detailed design of the system(s) and implementation information and measures.
  - xi. An overall monitoring plan that outlines short (i.e., during construction), medium and long-term (i.e., post-construction and operational) monitoring activities and responsibilities.
- b) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.

#### **Subdivision Agreement**

- 4. 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 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.
- g) To design a monitoring protocol and provide the requisite funding, obtain approvals, monitor and maintain the site level water balance and features based water balance measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system for a period as agreed to in the Functional Servicing Report (assumption) once the facilities are operational, to the satisfaction of the TRCA.
- h) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- i) 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.
- j) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed 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.

## Public Works

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September 12<sup>th</sup> 2018

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

**RE: Draft Plan of Subdivision  
2047189 Ontario Inc.- Candevcon Limited  
10230 Goreway Drive  
Part of Lot 12, Concession 7 ND  
City of Brampton, Ward 10  
City File: 21T-18006B  
Region File: 21T-18-006B**

Dear Ms. Shah,

The Region has reviewed the revised Draft Plan of Subdivision Plan for the above-noted applications and provides the following:

### **REGION OF PEEL CONDITIONS OF DRAFT APPROVAL**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-18006B, 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.

### **DRAFT PLAN COMMENTS**

Please see the comments/revisions below which must be addressed on the Draft Plan of Subdivision.

#### **Waste Management**

- The site is eligible for **curbside collection** of garbage, recyclable materials, household organics and yard waste from the internal condominium roadways provided by the Region of Peel. This is subject to the developer adhering to the conditions of **Sections 2 and 3** of the Waste Collection Design Standards Manual.
- Please see the following conditions:
  - The waste collection vehicle access route throughout the complex indicating turning radii and turning movements is to be **clearly labelled** on the drawing.



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- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, **a cul-de-sac or a T-turnaround** shall be provided in accordance with the specifications shown in Appendices 2 and 3, respectively (Waste Collection Design Standards Manual).
- All roads shall be designed to have a minimum width of 6 metres.
- The turning radius from the centre line must be a **minimum of 13 metres on all turns and cul-de-sacs**. This includes the turning radii to the entrance and exit of the site.
- The set out area along the curb, adjacent to the driveway must be at least 3 square metres per unit in order to provide sufficient space for the placement of two carts: maximum 1 large garbage or recycling cart (360 litres) and 1 organics cart (100 litres), overflow waste (i.e. additional bags), yard waste receptacles and bulky items. Each unit within a development must have its own identifiable waste collection point (distinct set out area along the curb or the sod that cannot be shared with neighbouring units) as approved by Public Works Commissioner or Delegate
- The waste set out location is to be as close as possible to the travelled portion of the roadway, directly adjacent to the private property of the unit occupier/owner, directly accessible to the waste collection vehicle and free of obstructions (i.e. parked cars).
- For more information, please consult the Waste Collection Design Standards Manual available at: <http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

## **GENERAL COMMENTS**

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

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

### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 250mm diameter sewer on Valleywest Road.
- A satisfactory Functional Servicing Report (FSR) showing the proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

### **Water Facilities**

- The lands are located in Water Pressure Zone 5.

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- Existing infrastructure consist of a 300mm diameter watermain on Vallywest Road.
- A satisfactory Functional Servicing Report (FSR) showing the proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.

### Regional Roads

- Regional Roads are not adversely affected.

### Development Charges

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

### Capital Budget

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

### Functional Servicing Report

- The Region has reviewed the FSR submitted in support of the above noted application. Please see our comments below.

### Watermain

- Staff does not have any significant concerns with regards to water servicing for the proposed development.

### Sanitary Sewer

- Staff does not have any significant concerns with regards to sanitary sewer servicing for the proposed development.

### Storm Sewer

- Staff does not have any significant concerns with regards to storm sewer servicing for the proposed development.

### **CONDITIONS OF DRAFT APPROVAL**

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

#### **Development Charges**

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the

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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.

### Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the

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Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.

### General Conditions

6. 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.
7. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
8. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
9. 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.
10. 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.
11. 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.
12. 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.
13. a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;

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

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

- 14. 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
- 15. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and
  - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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

If you have any questions or concerns, please contact me at your earliest convenience at

905-791-7800 ext. 4307, or by email at: [sarah.powell@peelregion.ca](mailto:sarah.powell@peelregion.ca)

Yours truly,



Sarah Powell  
Planner,  
Development Services  
Region of Peel

**Public Works**

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September 10, 2020

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Kelly Henderson

Re: Request for Comments  
CANDEVCON LIMITED – 2047189 ONTARIO INC  
10230 Goreway Drive  
COB Files: C07E12.015 & 21T-18006B  
Alectra EP File: M2-91

Dear Kelly,

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

A) Please include the following as conditions of approval:

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

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by emailing [henry.gamboa@alectrautilities.com](mailto:henry.gamboa@alectrautilities.com).

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

## **Henderson, Kelly**

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**From:** circulations@wsp.com  
**Sent:** 2020/08/21 4:44 PM  
**To:** Henderson, Kelly  
**Subject:** [EXTERNAL]ZBLA and Draft Plan of Subdivision (C07E12.015), 10230 Goreway Dr., Brampton.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**2020-08-21**

**Kelly Henderson**

**Brampton**

, ,

Attention: Kelly Henderson

Re: ZBLA and Draft Plan of Subdivision (C07E12.015), 10230 Goreway Dr., Brampton.; Your File No. C07E12.015

Our File No. 87613

Dear Sir/Madam,

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

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

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

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

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



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

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

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

## Henderson, Kelly

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2020/08/17 7:49 AM  
**To:** Henderson, Kelly  
**Cc:** GTAW New Area  
**Subject:** [EXTERNAL]FW: C07E12.015 - 10230 Goreway Drive  
**Attachments:** W16178 Planning Rationale.pdf; 2018 C07E12.015 Information Report for D-team.doc; Scanned Subdivision\_Condominium\_Application\_Package.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Kelly

Rogers Communications Canada Inc. has no objections.

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

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

Thank you

**Debbie Purves**  
**System Planner**

Outside Plant Engineering  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466



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**From:** Henderson, Kelly [mailto:Kelly.Henderson@brampton.ca]  
**Sent:** Thursday, August 13, 2020 3:46 PM

**To:** Henry Gamboa <henry.gamboa@electrautilities.com>; circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>

**Subject:** C07E12.015 - 10230 Goreway Drive

Good Afternoon,

I hope you are all doing well.

I have taken over this file from Bindu and can't seem to find some of the external agency comments/conditions for this application. Its for a re-zoning and draft plan of subdivision. I am wondering if you are able to provide your comments again on this file?

Please let me know if you require anything else and if you can please provide your comments ASAP that would be greatly appreciated.

Thanks and have a great day,

**Kelly Henderson, MSc.PI., MCIP, RPP**

Planner, Development Services

Planning, Building and Economic Development

**City of Brampton**

2 Wellington Street West Brampton, Ontario L6Y 4R2

T 905.874.2619 F 905.874.2099 E [kelly.henderson@brampton.ca](mailto:kelly.henderson@brampton.ca)



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August 27, 2020

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

Dear Kelly,

Re: Draft Plan of Subdivision  
2047189 Ontario Inc.  
10230 Goreway Drive  
City of Brampton  
File No.: 21T-180068B, C07-E12-015

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

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

[enbridgegas.com](http://enbridgegas.com)

**Safety. Integrity. Respect.**



CANADA POST  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7

[POSTESCANADA.CA](http://POSTESCANADA.CA)

July 30, 2020

**Kelly Henderson**

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

Reference: **Notice of Application and Request for Comments**  
Application to Amend the Zoning By-Law and Draft Plan of Subdivision  
**CANDEVCON LIMITED - 2047189 ONTARIO INC.**  
10230 Goreway Drive  
City File Number: **C07E12.015**  
Subdivision File #: **21T-18006B**

Canada Post Corporation appreciates the opportunity to comment on the above noted applications and we have no objections to their approval. We have reviewed the proposal and we have determined that the proposed **residential development project** will be serviced via **Community Mailbox**.

In order to establish mail service to the **residential units**, we request that the following standard comments be included in the subdivision's Conditions of Draft Approval:

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

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post;
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.

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

Regards,

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

**Ms. Bindu Shah**  
**Development Planner**  
**City of Brampton**  
**2 Wellington Street West**  
**Brampton, ON L6Y 4R2**

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of  
Subdivision – 21T-18006B / C07E12.015  
Candevcon Limited – 2047189 Ontario Inc.  
West side of Goreway Drive, north of Bovaird Drive  
City of Brampton (Ward 10)**

The anticipated student yield from this plan is as follows:

11	K-8
5	9-12

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Mount Royal P.S.	961	847	8
Sandalwood Heights S.S.	1,105	1,482	0

**Trustees**  
Janet McDougald, Chair  
Suzanne Nurse, Vice-Chair  
Carrie Andrews  
Stan Cameron  
Robert Crocker  
Nokha Dakroub

David Green  
Sue Lawton  
Brad MacDonald  
Kathy McDonald  
Harkirat Singh  
Rick Williams

**Associate Director,  
Instructional and Equity Support Services**  
Poleen Grewal

**Associate Director,  
Operational Support Services**  
Jaspal Gill



The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the 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 905-890-1010, ext. 2217.

Yours truly,



Amar Singh

Planner

Planning and Accommodation Dept.

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



November 27, 2018

Bindu Shah  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Bindu Shah:

**Re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
Candevcon Limited – 2047189 Ontario Inc.  
File: 21T-18008B (C07E12.015)  
10230 Goreway Drive  
West side of Goreway Dr, north of Bovaird Dr  
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 20 detached units which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 2 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	Holy Spirit	385	628	0
Secondary School	Cardinal Ambrozic	1340	1236	7

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

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

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

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'K. Koops'.

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

c: A. Singh, Peel District School Board (via email)