



**Public Works**

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peelregion.ca

April 19, 2022

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

**RE: Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision  
10089 Clarkway Drive, 10059 Clarkway Drive, 5044 Old Castlemore Road, and 5076 Old Castlemore Road  
47-1 Country Properties Limited and Castlemore Country Properties Ltd.  
City of Brampton, Ward 10  
Regional Files: 21T-21021B, OZ-21-050B, RZ-21-050B  
Related Regional File: PRE-20-124B  
City File: 21T-21021B, OZS-2021-0050**

Dear Mr. Dykstra,

The Region has reviewed the materials submitted in support of the above-noted applications. Our comments and Draft Plan Conditions can be found below.

**GENERAL COMMENTS**

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

**The applicant is requested to provide a Comment-Response Matrix outlining how each comment has been addressed, as appropriate through the revised submission package.**

**Public Health – Built Form**

- Through ROPA 27, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- With the Sustainability Assessment reaching a bronze threshold on the assessment with a score of 30 points, the site is on it’s way to contributing to a healthy built form with the surrounding and connecting subdivisions. We look forward to confirming that the sidewalks are labelled on both sides of the street through the detailed design stage. Additionally, we will have additional comments upon reviewing the plans for the medium density Blocks 13-16.

**Servicing**

*Sanitary Sewer Facilities*

- Municipal sanitary sewer facilities consist of 900mm diameter sanitary sewer on Clarkway Drive and Castlemore Road. Individual service connections to sanitary sewer trunk are not permitted.
- A Functional Servicing Report (FSR) showing 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.
- External easements and construction might be required.
- **Comments on the FSR will be provided under separate cover.**

*Water Facilities*

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of 200mm diameter watermain on Clarkway Drive, 400mm diameter watermain on Castlemore Road and 300mm diameter

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watermain on Old Castlemore Road. Individual service connection to 400mm dia. watermain are not permitted.

- A Functional Servicing Report (FSR) showing 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.
- External easements and construction might be required.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominiums.
- **Comments on the FSR will be provided under separate cover.**

### Region Roads

- Regional Roads are not adversely affected. No comment at this time.

### Planning and Development

#### *Contribution to Regional Housing Needs*

Proposed Regional Official Plan housing policies support a range and mix of housing options that are affordable and meet housing need. Peel-wide new housing unit targets (Table 4) are being proposed on affordability (30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households), rental (25% of all new units are rental), and density (50% of all new units are a housing type other than detached or semi-detached).

Regional staff request a more fulsome housing assessment to better evaluate how local municipal and Regional housing policies are met and how the proposed development contributes towards identified housing needs and overall Regional housing objectives and targets identified in the Peel Housing Strategy, Peel Housing and Homelessness Plan, and draft Regional Official Plan. Below are comments on how this assessment could be strengthened.

- Regional staff appreciate the applicant's references to this development contributing towards a mixed-use healthy and complete community. To further demonstrate alignment with housing objectives, the applicant should demonstrate how this proposed development aligns with [Housing Brampton](#).
- Regional staff appreciate the consideration for medium density dwelling types such as townhouse and apartment units, which will demonstrate a contribution towards the Peel-wide new housing unit target on density. Staff encourage the applicant to review opportunities to incorporate additional residential units (ARUs) within townhouses to better meet housing need. We encourage the applicant to demonstrate how ARUs could be incorporated in design or including partial ARUs or rough-ins as part of pre-construction sales. Where feasible, other design elements such as larger basement windows and providing separate entrances should be considered to support the development of future ARUs that are safe, legal and liveable. The inclusion of ARUs would help the applicant demonstrate stronger contributions towards Peel-wide new housing unit targets for rental tenure.
- The applicant should consider revising its proposal to provide further details for residential reserve blocks 17 and 18. Staff encourage the applicant to consider a diverse range of housing options, such as inclusion of ARUs and/or medium to high density housing types such as townhouses and apartments.
- The applicant should revise its proposal to provide a detailed breakdown of the tenure (rental or ownership) of all housing units including average asking rents and affordability periods over the long term for rental units (e.g., 25 years or more). This would help the applicant demonstrate stronger contributions towards Peel-wide new housing unit targets for rental tenure and affordability.
- In accordance with the Provincial Policy Statement, 2020, the Peel-wide new housing unit target on affordability in Table 4 of the proposed Peel 2051 Regional Official Plan, and City of Brampton Official Plan Policy 4.2.5, more information is needed on the pricing and affordability period (e.g. 25 years or more) of units to demonstrate the applicant's contribution to affordable housing.
- The applicant should consult the Regional Official Plan definitions section for the definition of affordability and associated affordability thresholds for low and moderate income households.
  - Partnerships between the applicant, the Region of Peel, City of Brampton, and non-profit sector should be explored to provide units that are affordable to low income households.
- More details should be provided on unit types (e.g., 1 bedroom, 2 bedrooms, etc.) and unit size (square footage). The applicant should demonstrate an appropriate presence of two or more bedroom family-sized units that aligns with housing need.

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- There is a potential need for co-location with a licensed child care centre in the community. The applicant should explore this opportunity in one of the mixed-use spaces proposed as part of this development. Please contact Paul Lewkowicz at [paul.lewkowicz@peelregion.ca](mailto:paul.lewkowicz@peelregion.ca) who can connect the applicant with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.

### *Affordable Housing Contribution*

As part of implementation of Secondary Plan 47 policy 5.1.5.1 and in support of the Peel-wide new housing unit target on affordability, Regional staff look forward to working with the applicant, members of the landowners group, as appropriate, and the City to establish the terms of such a contribution.

These lands shall be fully serviced and gratuitously conveyed, free and clear of encumbrances, to the Region of Peel or a non-profit, as applicable. Said conveyances shall occur at the time of registration of the plan of subdivision in which the lands are located. Please refer to Condition of Draft Plan Approval no. 25 below.

### Traffic

- This application does not abut a Regional road. No comment at this time.

### Waste Management

- This property is within the vicinity of **Bellissimo** landfill site. It is an inactive, private landfill located between McVean Rd. and Gore Rd., south side of Castlemore Rd. The exact boundaries are unknown. No further information is available.
- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.
- **For Medium Density residential:** The Region of Peel will provide **front-end collection** of garbage and recyclable materials subject to meeting the requirements of **Sections 2.0, and 4.0 of the Waste Collection Design Standards Manual**.
- **A Waste Management Plan** must be provided that shows the following conditions can be met prior to approval of the Official Plan Amendment or Draft Plan of Subdivision:
  1. Collection vehicle access route requirements can be met
  2. Collection point has overhead clearance min. 7.5m and can hold all waste bins of the larger stream
  3. Waste storage room is large enough for all required bins
- **Confirmation is required for the type of townhouses, i.e., Stacked, or Non-stacked townhouses, if each unit will have its own garage and not just parking space, and where the garage is facing in order to determine the applicable waste collection method.**
- **For stacked townhouses:** The Region of Peel will provide **front-end collection** of garbage and recyclable materials subject to meeting the requirements of **Sections 2.0, and 4.0** of the Waste Collection Design Standards Manual.
- **For non-stacked townhouses:** The Region of Peel will provide **curbside collection** of garbage, recyclable materials, household organics and yard waste subject to **Sections 2.0 and 3.0** of the Waste Collection Design Standards Manual.
- For more information, please consult the Region of Peel Waste Management Plan for Official Plan Amendment / Rezoning Application available at: <https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf> and the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

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**Finance**

*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 600mm watermain which is the financial responsibility of the Region of Peel as per Development Charges By-law. Should the Developer wish to proceed with the 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 oversized watermain is included in the Five-Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
28914	19-1172	2023	600mm dia. watermain on Clarkway Drive

**Real Estate**

Real Estate has reviewed the above noted application for Draft Plan of Subdivision and has no requirement at this time. The plan is not adjacent to a Regional Road.

**CONDITIONS OF DRAFT PLAN APPROVAL**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-21021B, 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.

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

**Development Charges**

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

**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

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- 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.
4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region 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 Developer. A clause shall be included in the Subdivision Agreement in respect of same.
  5. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.
  6. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external watermains to service the Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
  7. The Developer shall acknowledge and agree that servicing of the subdivision will require construction of a 600mm dia. watermain on Clarkway Drive which is the financial responsibility of the Region as per Development Charges By-Law. 600mm dia. watermain is included in the Region's Five-Year Capital Budget and Forecast. 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. A clause shall be included in the Subdivision Agreement in respect of same.
  8. The Developer shall acknowledge and agree that individual services connection to the sanitary trunk sewer and a 600mm dia. future watermain on Clarkway Drive will not be permitted. A clause shall be included in the Subdivision Agreement in respect of same.
  9. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
  10. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
  11. 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.
  12. 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.
  13. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval a Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands. A clause shall be included in the Subdivision Agreement in respect of same.

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14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
15. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
16. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
17. 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.
18. 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.
19. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
    - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
      - a) Bacteriological Analysis - Total coliform and E-coli counts
      - b) Chemical Analysis - Nitrate Test
      - c) Water level measurement below existing grade
    - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
    - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
20. 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 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 the internal and external sanitary sewers and watermains, including fire protection, have been constructed,

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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.

21. The Developer shall acknowledge and agree that the Developer is responsible for all costs associated with the relocation and/or removal of existing services to accommodate the development, to the satisfaction of the Region. The Developer shall made appropriate arrangements with the Region regarding financing and relocation of Regional services prior to registration of the Plan.
22. 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
23. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a) A copy of the final signed M-Plan
  - b) A copy of the final draft R-Plan(s); and
  - c) The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.A clause shall be included in the Subdivision Agreement in respect of same.
24. Prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Region's Waste Collection Design Standards Manual.
25. Prior to registration of the plan of subdivision, arrangements have been made to the satisfaction of Region of Peel for the provision of affordable housing within the 47-1 and 47-2 block plan areas of Secondary Plan 47.

**CONCLUSION**

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

Sincerely,



Jason De Luca RPP MCIP  
Principal Planner  
Planning & Development Services, Public Works

c.c. John Hardcastle, Manager, Planning & Development Services, Brampton Section

November 8, 2022

**BY EMAIL: Stephen.dykstra@brampton.ca**

Mr. Stephen Dykstra  
Development Planner  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Mr. Dykstra:

**Re: Zoning By-law Amendment - OZS-2021-0050  
Draft Plan of Subdivision - 21T-21021B  
10089, 10059 Clarkway Dr, 5044, 5076 Old Castlemore Rd  
Part Lot 11, Concession 11 N.D.  
City of Brampton  
Castlemore Country Properties & 47-1 Country Properties Ltd. (Agent: Glen Schnarr & Associates)**

This letter will acknowledge receipt (received September 7, 2022) of a revised submission in support of the noted Zoning By-law Amendment and Draft Plan of Subdivision applications. The following circulated materials have been reviewed by staff:

- Comment Response Matrix, dated August 2022.
- Cover Letter, prepared by GSAI, dated August 26, 2022.
- Draft Plan of Subdivision, prepared by GSAI, dated August 2, 2022.
- Environmental Impact Study, prepared by Dillon Consulting, dated August 2022
- Functional Servicing Plan, prepared by Valdor Engineering Inc., revised August 2022.
- Hydrogeological Investigation, prepared by Soil Engineers Ltd., dated July 2022.
- Official Plan Amendment, not dated.
- Preliminary Grading Plan, prepared by Valdor Engineering Inc., dated August 31, 2021.
- Preliminary Road Plan, prepared by Candevcon Limited, dated August 8, 2022
- Tree Evaluation report, prepared by Dillon Consulting, dated August 12, 2022.
- Zoning By-law Amendment, not dated.

**Purpose of the Application**

It is our understanding that the purpose of the above noted applications Zoning By-law Amendment and Draft Plan of Subdivision is to permit a residential development consisting of:

- Approximately 329 condominium townhouses;
- Approximately 390 apartment dwellings;
- 86 freehold townhouse dwellings;
- Natural Heritage System Block and associated Buffer Block;
- 2 stormwater management ponds; and,

- Public and private street network

### **O. Reg. 166/06**

The subject lands are adjacent to Rainbow Creek, a tributary of the Humber River Watershed. As such, portions of the subject lands are located within TRCA's Regulated Area and are subject to O. Reg. 166/06. Based on our review, the proposed development is located within the regulated portion of the site. As such, a TRCA permit will be required from TRCA prior to any works commencing within the regulated portion of the site. TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

### **Background**

The subject property is located within the Highway 427 Industrial Secondary Plan (OPA 105) and within Block Plan 47-1 study area. A Master Environmental Servicing Plan (MESP) in support of OPA 105 and an Environmental Impact Study (EIS) in support of the Block 47-1 Block Plan have been prepared and approved by the City and TRCA.

### **Technical Comments**

Based on our review of the listed materials circulated with this revised submission, TRCA staff have one remaining technical comment that can be addressed as part of the detailed design submission:

1. It appears that the applicant considers only infiltration measures to achieve the requirement of on-site retention of 5 mm of runoff from the impervious areas. Please note that the requirement of on-site retention of 5 mm of runoff from the impervious area can be achieved not only through infiltration measures but also through measures that promote evapotranspiration such as raingarden or reuse of the runoff. Please identify the measures proposed, locations, and provide supporting calculations as part of the detailed design submission.

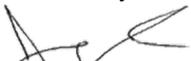
### **Recommendation**

Based on our review of the current submission, 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 dated August 2, 2022, prepared by Glen Schnarr & Associates Inc., TRCA 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 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.

I trust these comments are of assistance. Should you have any questions or comments, please contact the undersigned.

Yours truly,



Jason Wagler, MCIP, RPP  
Senior Manager  
Development Planning & Permits

Encl: *APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #OZS-2021-0004)*

cc: Colin Chung, GSAI: [colinc@gsai.ca](mailto:colinc@gsai.ca)  
Mark Condello, GSAI: [markc@gsai.ca](mailto:markc@gsai.ca)  
Pam Cooper, City of Brampton: [pam.cooper@brampton.ca](mailto:pam.cooper@brampton.ca)  
Brennan Paul, TRCA  
Dilnesaw Chekol, TRCA  
Colleen Bonner, TRCA

## **APPENDIX I – TRCA Staff Conditions of Draft Plan Approval (City File #OZS-2021-0050)**

### **TRCA Conditions of Draft Plan Approval**

#### **Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by Glen Schnarr & Associates Inc., dated August 2, 2022, prior to a request for clearance of any phase of this plan, to:
  - a. Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA 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 required studies.
  - c. Should the above not be adequately addressed in the Plan, red-line revision 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 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 approval of the TRCA for:
  - a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - 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, and proposed ecological function for proposed features (i.e., wetlands) 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 2019) 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, to the extent possible, pre-development hydrology to the satisfaction of the TRCA.
  - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
  - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Guide", TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable City of Brampton design standards.
- b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
- c. 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 environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.
- d. 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 (or insufficiently treated) surface and groundwater, shallow groundwater, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA.
- e. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether a TRCA permit is required.
- f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre-development and post-development that:
- i. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;

- ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm 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.
- g. 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.
  - h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be 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.
  - i. That as part of the segment channel enhancement work for the adjacent tributary, that an enhancement work includes an extensive planting plan that is prepared to the satisfaction of the TRCA for Block 24 (Greenland Channel), Block 25 (Greenland Channel Buffer), and Block 26 (Open Space).

#### **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 controls 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 erect a permanent fence to the satisfaction of the TRCA on all blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
  - g. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
  - h. To provide for the warning clauses and information identified in TRCA's conditions.
  - 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 practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements

of purchase of 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.

- I. To gratuitously dedicated Block 24 (Greenland Channel), Block 25 (Greenland Channel Buffer), and Block 26 (Open Space) to the City of Brampton, in a condition that is satisfactory to the City of Brampton and TRCA.

**Implementing Zoning By-law**

5. That the implementing Zoning By-law recognize all natural heritage features in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

February 8, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
Att'n Stephen Dykstra:

Re: Application for Zoning by-Law Amendment – Northeast Corner of Clarway Drive and  
Castlemore Road  
COB File: OZS-2021-0050

Dear Stephen:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra

**Alectra Utilities Corporation**

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

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

Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

E/ This connection will require a feeder extension. The customer is advised to contact Alectra Utilities as soon as possible to ensure the connection date is met on time.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities

January 28, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Stephen Dykstra

Re: Request for Comments  
GSAI - 47-1 Country Properties Limited and Castlemore Country Properties Ltd.  
Lands located east of Clarkway Drive, north of Castlemore Road  
City File Number: OZS-2021-0050  
Alectra EP File: Q2-57

Dear Stephen,

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

- A. Please include the following as conditions of approval:
- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. Alectra Utilities requires blanket easement on condominium developments. These will be confirmed during the final design of the roads and subdivision.
  - The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
  - The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
  - The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.
- B. The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

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

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

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

March 10, 2022

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

Dear Stephen,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Castlemore Country Properties & 47-1 Country Properties Limited  
10059 & 10089 Clarkway Drive; 0, 5044 & 5076 Old Castlemore Road  
City of Brampton  
File No.: OZS-2021-0050

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

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

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

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

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



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

**ENBRIDGE**  
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. Inclusion.**

January 28, 2022

City of Brampton  
Planning Department

Attention: Stephen Dykstra

APPLICATION NO OZS-2021-0050  
APPLICATION TYPE Site Plan  
ADDRESS Northeast of Clarkway Drive and Castlemore Road.

GENERAL LOCATION Northeast of Clarkway Drive and Castlemore Road.

DESCRIPTION The application proposes a residential development consisting of approximately 329 condominium townhouses, 390 apartment dwellings and 86 freehold townhouse dwellings. The proposal also consists of a Natural Heritage block, residential reserve blocks for future residential development, public right-of-ways, and stormwater management blocks

Rogers Reference Number M220739

Rogers Communications ("**Rogers**") has reviewed the application for the above Site Plan and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

1. Prior to Site Plan approval, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Site Plan (collectively, the "**Communications Service Providers**"). Immediately following registration of the Site Plan, the Developer/Owner will cause these documents to be registered on title.
2. Prior to Site Plan approval, 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 Site Plan, as well as the timing and phasing of installation.

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 planners' report recommending draft approval before it goes to Council or any of its committees.

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

Yours truly

*Monica LaPointe*

Monica LaPointe  
Coordinator

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

Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario

**From:** circulations@wsp.com  
**Sent:** 2022/01/31 3:35 PM  
**To:** Dykstra, Stephen  
**Subject:** [EXTERNAL]Notice of ZBLA and Draft Plan of Subdivision (OZS-2021-0050); Northeast of Clarkway Drive and Castlemore Road, Brampton.

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

**2022-01-31**

**Stephen Dykstra**

**Brampton**

, ,

Attention: Stephen Dykstra

Re: Notice of ZBLA and Draft Plan of Subdivision (OZS-2021-0050); Northeast of Clarkway Drive and Castlemore Road, Brampton.; Your File No. OZS-2021-0050

Our File No. 92474

Dear Sir/Madam,

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

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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January 19, 2022

Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Stephen:

**RE: Application to Amend the Zoning By-law and Draft Plan of Subdivision  
OZS-2021-0050  
47-1 Country Properties Limited and Castlemore Country Properties Ltd.  
Northeast of Clarkway Drive and Castlemore Road  
City of Brampton (Ward 10)**

The Peel District School Board has reviewed the above-noted application (274 apartment units and 553 townhouse units, totally 827 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
182	52

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
James Grieve P.S. (Kindergarten to Grade 5)	563	743	2
Humberview S.S. (Grade 9 to Grade 12)	1,271	1,437	4

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
  - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place, designated by the Peel District School Board."
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application. The Board is requesting a phasing plan.

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

Yours truly,

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

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

January 26, 2022

Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Dykstra:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
Glen Schnarr & Associates Inc. – 47-1 Country Properties Ltd. & Castlemore Country Properties  
East of Clarkway Dr, north of Castlemore Rd  
File: 21T-21021B (OZS 2021-0050)  
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 335 townhouse, 274 apartment units and 218 part lots which are anticipated to yield:

- 51 Junior Kindergarten to Grade 8 Students; and
- 30 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	St. Patrick	273	383	0
Secondary School	Cardinal Ambrozic	1462	1245	12

**The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the City of Brampton include the following school accommodation condition:**

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

**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@dpcdsb.org

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