



Public Works

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

peelregion.ca

January 9, 2023

Stephen Dykstra
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Stephen.Dykstra@brampton.ca

**RE: Draft Plan of Subdivision
10308 Clarkway Drive
Cedar Developments (Clarkway Inc.)
City File: OZS-2021-0019
Region File: 21T-21005B & RZ-21-019B**

Dear Stephen,

Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan and for the above-noted applications. Following the previous comments provided April 8, 2022, our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-21005B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

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

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 900mm diameter trunk sewer on Clarkway Drive. Individual service connection to sanitary trunk are not permitted.
 - External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 5
- Existing infrastructure consists of a 200mm diameter watermain on Clarkway Drive.
 - External easements and construction will be required.

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.

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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 #: 28914
 - Project #: 19-1172
 - Construction Year: 2023
 - Description: 600mm dia. Watermain on Clarkway Drive

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 29 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. Please ensure all sidewalks include pedestrian scaled lighting and benches for rest areas.

Waste Management

The site is not within the vicinity of a landfill.

For Residential Semi-detached dwellings, Single Detached dwellings and Street Townhouses:

The Region of Peel will provide **curbside collection** of garbage, recyclable materials, household organics and yard waste subject to **Section 2.0 and 3.0 of the Waste Collection Design Standards Manual** and the following conditions being met and **labelled on a Waste Management Plan:**

1. A Waste Management plan showing vehicle turning movements and set-out areas would be beneficial to indicate these requirements.
 1. A minimum Turning Radii of **13 meters** on all turns, measured from the centerline must be shown.
 2. Road width must be shown with a minimum road width of **6 meters**.
 3. Please illustrate how the waste collection vehicle would access the collection points and exit the site. The current site configuration shows that the proposed development access route is contingent with the future development surrounding it. Please clarify the interim access route of the collection vehicle.

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4. Each dwelling unit within a development must have its **own identifiable collection point**. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. **Please indicate the set-out area for each unit in subsequent submissions.**
 - I. **A 3m² by 1m² set out area** is required to allow for a one-meter separation between carts in order to provide sufficient space for cart collection.
 - II. If there is a sidewalk, it must be set-back to allow frontage for the set- out of carts.

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>

Planning and Development

Affordable Housing comments

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.

- Developments within Brampton Secondary Plan 47 are responsible to implement policy 5.1.5.1 which requires that fully serviced sites within the Secondary Plan Area be identified and made available to Peel Living or similar non-profit social housing agencies for the development of affordable housing. Region staff have included a Condition of Draft Plan Approval to ensure that this objective is satisfied prior to development being permitted to occur. Regional staff anticipate meeting with the City and landowners group to discuss how this policy requirement will be met.
- 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 higher density dwelling types (townhouses and apartment units) and the possibility of having rental tenure units in the early stages of the development approvals process on the site, which will demonstrate a contribution towards Peel-wide new housing unit density and tenure targets. Staff also encourage the applicant to review opportunities to provide a more diverse array of housing options (e.g., additional residential units including second units that are within townhomes and detached units). This would help the applicant demonstrate stronger contributions towards Peel-wide new housing unit target on rental tenure and density.

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- Furthermore, the applicant should provide a detailed breakdown of the tenure (rental or ownership) of all housing units including average asking rents, unit sizes of townhouses and apartments, and affordability periods over the long term for rental units (e.g., 25 years or more).
- In keeping with Regional Official Plan policy and to demonstrate a contribution towards the Peel-wide new housing unit target for affordability, more details should be provided on unit types (e.g., 1 bedroom, 2 bedrooms, etc.), pricing, 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.
- Although the applicant notes that townhouses and apartments have historically been a more affordable housing option than detached houses, Regional staff advise the applicant to consult with the Regional Official Plan definitions section for affordability thresholds for low and moderate income households to ensure that units will meet the definition of affordability prescribed by the Provincial Policy Statement, 2020. The applicant will need to demonstrate commitment and specific contributions towards Peel-wide new housing unit target on affordability.
 - 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.
- 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 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. 24 below.

Conclusion

The Planning Justification Report as part of this application provides a good overview of Provincial, Regional, and local municipal housing objectives and policy directions. Regional staff appreciate that the draft subdivision plan proposes housing types that are predominantly low-medium density units that may contribute toward the Regional Official Plan Peel-wide new housing unit density target.

However, the applicant should reassess its plan and better demonstrate how this application will meet other policy objectives such as rental tenure, affordability, and housing options that contain a mix of unit sizes. The Region also requires satisfaction of Condition of Draft Plan Approval no. 24.

Regional staff appreciate the opportunity to provide comments and look forward to working together with the City of Brampton and the applicant to ensure that this development contributes towards housing needs and Peel-wide new housing unit targets.

Conditions of Draft Approval

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

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

- a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
- b) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

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

Water Meter Fees

3. In respect of the water meter fees:

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

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

Easements

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
5. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and “As Constructed”

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

General Conditions

8. 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.
9. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
10. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands will be required for review and approval by the Region prior to the engineering submission.

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

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11. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
12. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a) All lots and blocks must be serviced via an internal road network;
 - b) The proposed Lots or Blocks fronting Laneways within the Plan can be serviced by municipal water and wastewater services in accordance with the City's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the City of Brampton standard drawings where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the City of Brampton's Standards Committee.

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

13. 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 sanitary sewers and watermain 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.
14. 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.
15. 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.
16. 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.
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 watermain within the plan from the time the watermain 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;

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- 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, 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.

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21. 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
22. 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.

23. Prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Region's Waste Collection Design Standards Manual.
24. 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.

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

Thank you,

Sonia Tam
Intermediate Planner
Development Services
Region of Peel



January 18, 2023

SENT BY E-MAIL (Stephen.Dykstra@brampton.ca)

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

Dear Stephen Dykstra:

Re: OZS-2021-0019 and 21T-21005B – 2nd submission
10308 Clarkway Drive
Part Lot 12, Concession 10
City of Brampton
Cedar Developments (Clarkway) Inc. (Agent: Glen Schnarr and Associates Inc.)

This letter acknowledges receipt of a revised submission in support of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) staff on December 16, 2022. TRCA staff has reviewed the above noted application, and we provide the following comments in accordance with the mandatory programs and services TRCA must provide as a public body commenting under the *Planning Act*.

Purpose of the Applications

It is the understanding that the purpose of the above noted applications is for a Zoning by-law amendment and draft plan of subdivision for 95 single detached dwellings and 27 townhouse dwellings within Block Plan 47-2.

Recommendation

Given the supplementary documents submitted, TRCA's key priority issues have in-principle been adequately addressed. As such, TRCA has no objection to the Draft Plan of Subdivision and ZBA as currently submitted. Based on the draft plan prepared by Glenn Schnarr & Associates Inc., dated October 25, 2022, TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Advice to the Applicant

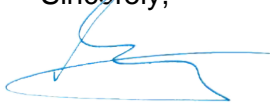
Please note that when requesting clearance of TRCA's conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

Fees

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Syhlonyk', with a stylized flourish at the end.

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

Appendix I

Materials received by TRCA staff on December 16, 2022:

- Comment Response Table, prepared by GSAI
- Cover Letter, prepared by GSAI, dated December 12, 2022
- Draft Plan of Subdivision, prepared by GSAI, dated October 25, 2022
- Scoped Environmental Impact Study, dated December 2022
- Hydrogeological Investigation, prepared by DS Consultants Ltd., dated November 25, 2022

TRCA Staff Conditions of Draft Plan Approval (City File #OZS-2021-0019)

Red-line Revisions

1. The final Plan shall be in general conformity with the Draft Plan of Subdivision prepared by Glenn Schnarr & Associates Inc., dated October 25, 2022, and will be red-line revised, prior to a request for clearance for registration of any phase of this plan, to:
 - a. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

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

required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

- v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. The design of LID measures shall be in conformance with the design guidance provided in TRCA's LID SWM planning Design Manual.
- b. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas, or proposed environmental protection area land, beyond those approved by the TRCA and the City of Brampton.
 - c. A hydrogeologic assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. The need for liners associated with the stormwater management system should be assessed, and suitable liners should be provided where necessary. Potential impacts to surface water receivers and their inherent natural hazards as a result of all underground construction and infrastructure must be assessed and mitigated.
 - d. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether such dewatering may affect in-stream erosion.
 - e. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
 - i. mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
 - ii. demonstrate how post-development conditions will retain a minimum of the first 5 mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
 - f. An overall monitoring plan:
 - i. For the LID measures that identifies the monitoring activities and responsibilities for 3 years once the facilities are operational.
 - g. That the applicant attains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
 - h. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions are made to the plan to provide for necessary blocks within the Plan or modify their size or

configuration into surrounding lands within this subdivision which are currently proposed for development.

Subdivision Agreement

2. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
 - c. To design and implement on-site erosion and sediment control in accordance with current TRCA guidelines and standards.
 - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
 - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all permits and approvals from Fisheries and Oceans Canada, and the Ministry of Natural Resources and Forestry.
 - 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 approval, monitor and maintain the site level water balance measures on the site (including LIDs) for the long-term monitoring of this system for 3 years once the facilities are operational, to the satisfaction of the City of Brampton and TRCA.
 - 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 practices, and LID measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all subdivision agreements of purchase and agreements, for lots and blocks on which stormwater management measure are being constructions to identify the presence of such measures and to clearly identify the owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
 - k. That all community information maps and promotional sales materials clearly identify the presence of LID features (e.g. infiltration trenches/bioswales) within the rear and side years of each lot, and identify limitations to permitted uses within these areas.

Purchase and Sale Agreements

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

Implementing Official Plan Amendment

4. That the implementing Official Plan Amendment recognize all natural heritage features and areas and their associated buffers in a suitable environmental protective land use category which has the effect of prohibiting development and structural encroachment, and ensuring the long-term preservation of the land in perpetuity, to the satisfaction of the TRCA.

Implementing Zoning By-Law

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