

July 26, 2021

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

Re: Request for Comments  
Glen Schnarr & Associates Inc – Digram Developments Brampton Inc.  
0 Mayfield Road - Mayfield Road, east of Bramalea Road  
City Files: OZS-2021-0026 & 21T-21006B  
Alectra EP File: K1-23

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. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.859.8126.

Yours Truly,

Ryan Erzek, CET  
Design Tech., Distribution Design – Subdivisions



CANADA POST  
2701 RIVERSIDE DRIVE SUITE N0820  
OTTAWA ON K1A 0B1

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

POSTES CANADA  
2701 PROM RIVERSIDE BUREAU N0820  
OTTAWA ON K1A 0B1

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

October 19, 2023

**Chinoye Sunny**

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

Reference: **Notice of Application and Request for Comments**  
Application to Amend the Official Plan, Zoning By-Law and  
Proposed Draft Plan of Subdivision

**DIGRAM DEVELOPMENTS BRAMPTON INC.**  
**GLEN SCNARR & ASSOCIATES INC.**

South of Mayfield Road between Bramalea Road and Torbram Road  
File Numbers: **OZS-2021-0026 21T-21006B**

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

To establish mail service, we request that the following be included in the project's Conditions of Draft Approval:

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

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

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

Regards,



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

July 7, 2021

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 Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision  
Diagram Developments Brampton Inc. (Parcels 2, 3 and 5) – Glen Schnarr & Associates Inc.  
South of Mayfield Rd between Bramalea Rd and Torbram Rd  
File: 21T-21006B (OZS 2021-0026)  
City of Brampton – Ward 9**

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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 designated school block shown as Block 177, is satisfactory in location, size and shape to the Board as it completes the entire school block with the lands to the east.

The applicant proposes the development of 103 detached, 44 townhouse and 558 apartment units which are anticipated to yield:

- 45 Junior Kindergarten to Grade 8 Students; and
- 21 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	Blessed Michael J McGivney	422	550	2
Secondary School	St. Marguerite d'Youville	1376	1458	11

**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 prior to the final approval of the plan, the applicant shall make arrangements satisfactory to the Dufferin-Peel Catholic District School Board for:
  - (a) The acquisition or reservation for future acquisition of Block 177 designated in the plan for catholic elementary school purposes.
  - (b) The clearing, grubbing, engineered filing, where required, and grading of Block 177 be carried out to the satisfaction of the Dufferin-Peel Catholic District School Board. This includes the removal of any and all buildings and structures, tanks and utility structures.
  - (c) A clause and securities be included in the Servicing and/or Subdivision agreement which prohibits the stockpiling of any soils or material on Block 177 and guarantees the existing stockpiled material be removed.
  - (d) That the designation of Block 177 as an elementary catholic school site, which shall be subject to the completion of soils reports, of which the findings will be addressed by the applicant to the satisfaction of the Dufferin-Peel Catholic District School Board.
  - (e) That prior to registration of the plan, that farm fencing be erected around the perimeter of Block 177 to the satisfaction of the Dufferin-Peel Catholic District School Board.
  - (f) A clause to be included in the Servicing and/or Subdivision agreement stating that community mailboxes, temporary or permanent, will not be located on any boulevards adjacent to proposed school Block 177.
  - (g) A clause to be included in the Servicing and/or Subdivision agreement indemnifying the school board of any and all requirements to install and maintain neighbourhood gateway and/or entry features on proposed school Block 177.
  - (h) A clause to be included in the Servicing and/or Subdivision agreement indemnifying the school board of any and all requirements to install and maintain off-site improvements required to develop Block 177 as a school block (including but not limited to medians and/or centre islands, street lights, turning lanes, etc.)
2. 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.

3. 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,

*K. Koops*

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)

August 3, 2021

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, Official Plan Amendment, Zoning By-law Amendment  
Diagram Developments Brampton Inc.  
South of Mayfield Road between Bramalea Road and Torbram Road  
City of Brampton  
File No.: OZS-2021-0026, 21T-21006B

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

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

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

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

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

Sincerely,



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

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

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

## Sunny, Chinoye

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**From:** Andrew Orr <Andrew.Orr@paldev.net>  
**Sent:** 2023/10/17 10:14 AM  
**To:** Sunny, Chinoye  
**Cc:** Peter Campbell; Abubakar Masood (amasood@digram.ca); Nick Zeibots; Helen Mihailidi (hmihailidi@bratty.com); Samantha Orr; Joseph Di Ilio CMA (jdiilio@rogers.com); Darren Steedman (dsteedman@dgggroup.ca)  
**Subject:** [EXTERNAL]Area 48 - Countryside Villages Community, Brampton - Cost Sharing Obligations for 0 Mayfield Road - OZS-2021-0026 - October 17, 2023

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

Good Morning Chinoye:

Please note my **current email address below**. I modified my email address over 18 months ago.

I am the **Trustee in Area 48** (Countryside Villages) and have been from the beginning. Over 15 years.

I apologize for communication via email, but there is no telephone number listed on your email below.

I believe the subject lands are owned by one of the Diagram Companies. Can you please confirm. Abu?

All Diagram Companies are signatories to the **Area 48 Cost Sharing Agreement** and are in **good standing** therein and as Trustee I have no objection or comments to make with respect to your current application, other than to ask that you confirm the actual name of the applicant.

Can you also confirm when your Report will be going to Planning Committee and/or Council?

Any questions, please call, or send an email.

Thank you.

Andrew Orr  
Trustee, Area 48.

30 Madras Place  
Brampton, Ontario  
L6S 2Z2

Office: 905-792-3864  
Cell: 416-460-1352  
Fax: 905-458-9480  
Email: [Andrew.Orr@paldev.net](mailto:Andrew.Orr@paldev.net)

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**From:** Helen Mihailidi <HMihailidi@bratty.com>  
**Sent:** Monday, October 16, 2023 9:45 AM

August 4<sup>th</sup>, 2021

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

Dear Mr. Dykstra:

**RE: Application to Amend the Official Plan, and Zoning By-law,  
 and Draft Plan of Subdivision - OZS-2021-0026 & 21T-21006B  
 Digram Developments Brampton Inc. - Glenn Schnarr & Associates Inc.  
 0 Mayfield Road, (Parcels 2, 3 and 5)  
 South of Mayfield Road between Bramalea Road and Torbram Road  
 City of Brampton (Ward 9)**

The Peel District School Board has reviewed the above-noted application (558 apartment units, 103 single family dwelling units, 44 townhouse units, totalling 705 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

<b>Kindergarten to Grade 8</b>	<b>Grade 9 to Grade 12</b>
153	50

The students are presently within the following attendance areas:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Portables</b>
Countryside Village P.S. <i>(Kindergarten to Grade 8)</i>	616	885	0
Louise Arbour S.S. <i>(Grade 9 to Grade 12)</i>	1,364	1,530	0

According to our assessment of school accommodation needs, the Board requires one (1) elementary school site of 3.24 hectares (8 acres) within the development area. This is the Board standard site requirement for an 850 pupil place elementary school. The school site is to be centrally located within the community and be made available in the first phases of development.

The application identifies Block 178 as a Public Elementary School site. The identified site meets the Board's requirements for an elementary school site.

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Engineering 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 applicant is required to arrange a site inspection in order to assess the suitability for the construction of the school.
3. The applicant is required to provide site development plans for the school site area indicating the location of the required facility.
4. Prior to registration of the plan, satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition, of the future school block (Block 178).
5. A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on the school block (Block 178).
6. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with site plan approval for the proposed facility, it is requested that such easements be approved by the School Accommodation Department prior to establishment on the proposed school site.
7. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy.
8. The Peel District School Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:
  - (a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of

the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."

(b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

9. The applicant will ensure that community mailboxes are not located along the frontage of the school block (Block 178).

Please keep the Board informed on the status of this application and provide us with information as it becomes available so that we may provide comments as necessary for this proposed development. The Board also wishes to be notified of the decision of Council with respect to this 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  
Planning Officer - Development  
Planning and Accommodation Dept.

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

OZS-2021-0026 comment.doc

July 5, 2021

City of Brampton  
Planning Department

Attention: Stephen Dykstra

APPLICATION NO 21T-21006B Glen Schnarr & Associates Inc  
APPLICATION TYPE Draft Plan of Subdivision  
ADDRESS 0 Mayfield Road

GENERAL LOCATION South of Mayfield Road between Bramalea Road and Torbram Road

DESCRIPTION 103 single detached dwellings, 54 future single detached units, 27 street townhouses, 4 future rear lane townhouses blocks, 2 high density block and 1 buffer block adjacent to Mayfield Road.

Rogers Reference Number M211894

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

**Date:** 08-26-2021, 06:37:27 am  
**Recipient:** Stephen.Dykstra@brampton.ca

**2021-08-26**

**Stephen Dykstra**

**Brampton**

, ,

Attention: Stephen Dykstra

Re: Draft Plan of Subdivision - 0 Mayfield Rd - File No: OZS-2021-0026; Your File No. OZS-2021-0026

Our File No. 91149

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)

## Public Works

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

peelregion.ca

November 1, 2023

Chinoye Sunny  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Chinoye.Sunny@brampton.ca](mailto:Chinoye.Sunny@brampton.ca)

**RE: Draft Plan of Subdivision  
0 Mayfield Road  
Diagram Developments Brampton 4 Inc and Diagram Development Brampton 6 Inc  
City File: OZS-2021-0026  
Region File: 21T-21006B**

Dear Chinoye,

Further to the comments provided March 14, 2023, the Region has reviewed the 4<sup>th</sup> and 5<sup>th</sup> submissions (received May 5, 2023, and June 23, 2023 respectively) and provide the following comments:

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

Region is pleased to advise we have no objections with this subdivision 21T-21006B proceeding to draft plan approval subject to the Draft Plan conditions outlined below.

As per the Conditions of Draft Approval for Draft Plan of Subdivision, 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:**

#### **Development Services**

- The Noise Feasibility Study, prepared by HGC Engineering, and dated February 28, 2023, is deemed to be satisfactory for Draft Plan Approval.
  - 4.8 m buffer block is satisfactory.

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 525mm sanitary sewer on Torbram Road, a 525mm sanitary sewer on Countryside Drive
  - Prior to the engineering submission, a revised Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development will be required for review and approval by the Region
  - External easements and construction will be required.

### **Water Facilities**

- The lands are in Water Pressure Zone 6
- Existing infrastructure consist of a 400mm diameter watermain (zone 6) on Torbram Road, a 400mm diameter watermain (zone 6) on Bramalea Road, a 300mm diameter watermain (zone 6) on Mayfield Road, a 750mm diameter watermain (zone 6) on Mayfield Road, a 600mm diameter watermain (zone 5) on Countryside Drive and a 300mm diameter watermain (zone 6) on Countryside Drive at Moldovan Drive.
  - Prior to the engineering submission, a revised Functional Servicing Report (FSR) showing proposed water servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.
  - The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominiums (Block 99 and Block 100).
  - External Easements and construction will be required

### **Regional Roads**

- The proposed land abuts Mayfield Road (RR#14).
- No lots or blocks shall have direct access Mayfield Road.
- Region will not permit any changes to grading within Mayfield Road ROW along the frontage of proposed development.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has recently completed Mayfield Road widening project from Bramalea Road to Airport Road under the project No. 06-4040. It is recommended the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

### **Functional Servicing Report**

- The Region has reviewed the Functional Servicing Report (FSR) dated March 20, 2023, as well as a Memorandum dated June 9, 2023, both prepared by Urbantech Consulting. Prior to engineering submission, a revised FSR is required. See above for details.

### **Development Charges**

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

### **Capital Budget**

- Servicing of this Plan will require construction of oversized 400mm dia. Watermain, oversized 525mm dia. sanitary sewers and oversized 900mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Five Year Capital Budget and

Forecast. Please note that proposed 900mm dia. sanitary sewer that is required to service this development is currently not included in the Five Year Capital Budget and Forecast.

- Sanitary Sewers, Watermains and Regional roads

Component No.	Project No.	Construction Year	Description
3856	22-2156	2024	525mm dia. sanitary sewer on future Inspire Blvd. from Torbram Road westerly
29739	18-1159	2024	400mm dia. watermain on future Inspire Blvd. from Torbram Road westerly

#### **Waste Management Requirements**

- Region of Peel has requested a satisfactory Waste Collection Plan prior to draft plan approval. Advancing to draft plan approval without a satisfactory Waste Collection Plan is at the applicant’s risk. A Waste Collection Plan satisfactory to the Region of Peel will be required prior to registration of the subdivision (Draft Plan Condition 24).
- The Region of Peel will provide curbside waste collection of garbage, recycling, and organic material for the detached units, and street/rear lane townhouse units provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
  - A waste management plan identifying waste vehicle access route (swept path, turning radius, direction of travel) and identify waste collection points
- Waste collection for the high-density blocks will be confirmed as part of future site plan applications.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

#### **Conditions of Draft Plan Approval:**

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

#### **Development Charges**

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

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

### Water Meter Fees

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

### Land Dedications

4. Prior to the 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:
  - a. A road widening pursuant to the Region's Official Plan along Mayfield Road (Regional Road #14). The Region's Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property over and above 50 metres right-of-way will be required as a result of design requirements to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centerline of Mayfield Road);
  - b. Minimum 4.5m buffer blocks along the frontage of Mayfield Road in front of Lots 1 to 8 and Blocks 153 and 154.
5. Clauses shall be included in the Subdivision Agreement stating that:
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and
  - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

### Access

6. Clauses shall be included in the Subdivision Agreement stating that:

- a. The Developer shall remove any existing driveway/accesses along the frontage of Mayfield Road that do not conform to the approved plans at its sole cost.
  - b. No lots or blocks shall have direct access to Mayfield Road.
7. Clauses shall be included in the Subdivision Agreement stating that:
  - a. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.
8. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

#### Traffic/Development Engineering Conditions

9. Clauses shall be included in the Subdivision Agreement stating that servicing will require:
  - a. Construction of oversized 400mm dia. watermain which is the financial responsibility of the Region as per Development Charges By-Law. A 400mm dia. watermain is included in the Five Year Capital Budget and Forecast; and
  - b. Construction of oversized 525 mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 525 mm dia. sanitary sewers are included in the Five Year Capital Budget and Forecast.
  - c. Construction of oversized 900 mm dia. sanitary sewers which are the financial responsibility of the Region as per Development Charges By-Law. 900 mm dia. sanitary sewers are not included in the Five Year Capital Budget and Forecast.
10. Clauses shall be included in the Subdivision Agreement stating that:
  - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way;
  - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
  - c. The Developer shall acknowledge and agrees that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water be diverted to or along Mayfield Road's right of way (by pipe or channel).
  - d. The Region shall not permit any alteration to grading within Mayfield Road right-of-way along the frontage of the Lands.

11. A clause shall be included in the Subdivision Agreement that a 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 external sanitary sewers and watermains to service this plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

#### Drawings – Servicing and “As Constructed”

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

#### General Conditions

14. 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.
15. The Developer acknowledges and agrees that servicing of this Plan will require construction of oversized 900mm diameter sanitary sewers along future Inspire Boulevard in order to accommodate this development as well as external lands with proposed intensification. The construction of 900 mm diameter sanitary sewers are the financial responsibility of the Region as per Development Charges By-Law; however, 900mm diameter sanitary sewers are currently not included in the Five Year Capital Budget and Forecast. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval.
16. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. A revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
17. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
18. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
19. 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;
20. 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.
  21. A clause shall be included in the Subdivision Agreement that 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.
  22. A clause shall be included in the Subdivision Agreement that the Developer shall 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.
  23. A clause shall be included in the Subdivision Agreement as follows:
    - a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
    - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
    - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
      - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
        - a) Bacteriological Analysis - Total coliform and E-coli counts
        - b) Chemical Analysis - Nitrate Test
        - c) Water level measurement below existing grade
    - d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department

(Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
24. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 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.
25. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Mayfield Road.
26. Provision shall be made in the Subdivision Agreement that the Developer shall grant/obtain (at no cost to the Region) all necessary easements for proposed /existing Regional infrastructures located in the vicinity of the proposed development, as this may be required by the Region to service proposed development and/or external lands.
27. 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.
28. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
- a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and
  - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

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

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

Thank you,

*Sonia Tam*

Intermediate Planner, Development Services, Region of Peel