



November 10, 2023

Andrew Ramsammy
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
andrew.ramsammy@brampton.ca

**RE: Draft Plan of Subdivision
10431 The Gore Road
Emerald Castle Development Inc.
City File: OZS-2021-0047
Region File: 21T-21019B & RZ-21-047B**

Public Works

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

peelregion.ca

Dear Mr. Ramsammy,

The Region has reviewed the 3rd, 4th, 5th, and 6th submission materials provided in support of the Draft Plan of Subdivision Plan and for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

Region is pleased to advise we have no objections with this subdivision 21T-21005B 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 21T-21019B, 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.

Development Services

- The Noise Feasibility Study, prepared by HGC Engineering, and dated May 24, 2022, is deemed to be satisfactory for Draft Plan Approval.
 - 4.8 m buffer block is satisfactory

Environmental Services

- The Phase 2 ESA, prepared by DS Consultants Ltd, and dated February 1, 2023, is deemed satisfactory. Record of Site Condition has been received.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 750mm/1200mm diameter sewer on The Gore Road. Individual service connection to sanitary trunk is 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 400mm and 200mm diameter watermain on The Gore Road.

Public Works

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

peelregion.ca

- External easements and construction will be required.

Regional Roads

- The proposed development abuts The Gore Road, Regional Road #8.
- Region of Peel will not permit any changes to grading within The Gore Road Right-of-Way along the frontage of proposed development.
- No lots or blocks shall have direct access to The Gore Road. Any future access shall be in accordance with The Region Access Control By-law
- Storm water flow shall be looked at in a holistic manner for all developments along Regional 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 Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 8 (The Gore Road) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters; 0.3 m reserve; and buffer block.
- Landscaping, signs, fences, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.

Functional Servicing Report

- The Region has reviewed the functional servicing report (dated October 12, 2024) prepared by Candevcon Limited. The FSR is satisfactory.

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

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

Waste Management

- 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 27).
- The applicable waste collection method(s) will be confirmed through future site plan applications for the medium density blocks.
- 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>
- For more information, please consult the Region of Peel Waste Management

Public Works

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

peelregion.ca

Plan for Official Plan Amendment / Rezoning Application available at:
<https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf>

Housing

- To contribute to the Peel-wide affordable housing target and respond to Brampton Official Plan policy section 4.2.5 and Secondary Plan Area 47 policy 5.1.5.1, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households. The definition of 'affordable housing' can be found in the [Glossary](#) section of the new Regional Official Plan and the [Provincial Policy Statement](#), 2020.
- As part of the applicant's contribution to the Peel-wide new housing unit target for affordability, the applicant may consider a contribution of land or units to the Region and/or a non-profit housing provider to be used for affordable housing. Regional staff would be interested in working with applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider.
- Where applicable, Regional staff are willing to discuss other potential options with the applicant and the City of Brampton to support affordable housing, such as off-site contributions or financial contributions through applicable housing initiatives. This includes discussions regarding a contribution on behalf of all landowners within secondary plan area 47.2. Prior to registration of the subdivision, the Region will require satisfaction of Condition of Draft Plan Approval no. 28.

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.
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:

Public Works

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

peelregion.ca

- 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 and Easements

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:
 - a. A road widening pursuant to the Region's Official Plan along The Gore Road Regional Road #8 as below:
 - i. Mid-block Right-of-Way requirement is 45 meters, 22.50 meters measured from centreline of The Gore Road,
 - ii. 245 meters within a municipal intersection, Right-of-Way requirement is 50.5 meters, 25.25 meters measured from centerline of The Gore Road;
 - iii. 0.3 meter reserve along the frontage of The Gore Road;
 - iv. Minimum 4.5 m buffer block along the frontage of The Gore Road, in front of Lot 106 and 107.
 - b. 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.

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

Accesses

5. Clauses shall be included in the Subdivision Agreement in respect of:
 - a. No lots or blocks shall have direct access to The Gore Road
 - b. The Developer shall remove any existing driveway/accesses along the frontage of The Gore Road that do not conform to the approved plans at its sole cost.

Traffic Impact Study

Public Works

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

peelregion.ca

6. Prior to the Registration of the Plan, a Traffic Impact Study, acceptable to the Region, is required, detailing the impact on the Regional road network and identifying any mitigation measures
7. Engineering requirements for the intersections with Regional roads shall be determined after the Traffic Impact Study has been completed and filed, to the satisfaction of the Region.
8. Any road access/improvement works as identified in the Traffic Impact Study, including design and construction costs, shall be 100% the Developer's responsibility. Clauses shall be included in the Subdivision Agreement in respect of same.

Road Occupancy Permit

9. 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 will 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.
10. 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 will be required by the Region prior to any approvals.
11. The Developer shall acknowledge and agree that:
 - a. Landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits.
 - b. The Region will not permit any alteration to grading within The Gore Road and right-of-way along the frontage of the Lands.
 - c. 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.
 - d. The Developer shall acknowledge and agree 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 from the Plan be diverted to or along The Gore Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer

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

12. 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,

Public Works

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

peelregion.ca

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.

13. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermain, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and “As Constructed”

14. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
15. 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

16. 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.
17. 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;
 - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along The Gore Road.
 - c. A noise abatement report is required for lots adjacent to The Gore Road.

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

18. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.

19. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks must be serviced via an internal road network.

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

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. 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.
22. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is 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.
23. 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 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:

Public Works

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

peelregion.ca

1. Bacteriological Analysis - Total coliform and E-coli counts
 2. Chemical Analysis - Nitrate Test
 3. 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.
24. 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.
25. 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
26. 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.
27. 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.
28. 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

April 11, 2023

CFN 66231

BY EMAIL: mark.michniak@brampton.ca

Mark Michniak
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mark Michniak:

**Re: Zoning By-law Amendment (OZS-2021-0047) and Draft Plan of Subdivision (21T-21019B)
10431 The Gore Road
Part Lot 13, Concession 10 N.D.
City of Brampton
Emerald Castle Developments Inc. (Agent: Glen Schnarr & Associates Inc.)**

This letter will acknowledge receipt of a revised submission for the above noted Zoning By-law Amendment and Draft Plan of Subdivision applications, received on August 5, 2022 and subsequent information provided to TRCA staff on March 16, 2023. 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*.

The following items have been submitted and reviewed by TRCA staff as part of this revised submission:

- Arborist Report, prepared by Kuntz Forestry, revised June 30, 2022
- Constraints Map, prepared by GEI, revised June 2022
- Cover Letter, prepared by GSAI, dated August 2, 2022
- Draft Plan of Subdivision, prepared by GSAI, dated February 22, 2023
- Engineering Drawing Set, prepared by Candevcon Limited, stamped July 29, 2022
- Environmental Impact Study, prepared by GEI, dated July 2022
- Functional Servicing Report, prepared by Candevcon Limited, revised July 2022
- Hydrogeological Investigation, prepared by DS Consultants Ltd., dated July 11, 2022
- Preliminary Road Plan, prepared by Candevcon Limited, dated July 25, 2022
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., revised on June 30, 2022
- Draft Zoning By-law Amendment

Background

The subject property is located within the Area 47 Secondary Plan (OPA 105) and Block 47-2 study area. A Master Environmental Servicing Plan (MESP) in support of OPA 105 and Environmental Impact

Study (EIS) in support of the Block 47-2 Block Plan have been prepared and approved by the City and TRCA.

Recommendation

Based on our review of the revised submission, our priority issues from our previous letter have been addressed. In addition, the minor changes to the regulatory floodplain limit resulting from the design of the East-West Arterial Road have been illustrated on the revised February 2023 draft plan. The revised floodplain limit is within the valley corridor and does not affect the proposed development lots. As such, TRCA staff has **no objection** to the Draft Plan of Subdivision (draft plan dated February 22, 2023) as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

With Regards,



Jason Wagler MCIP RPP
Senior Manager, Development Planning and Permits
Development and Engineering Services
jason.wagler@trca.ca

cc: Colin Chung, GSAI: colinc@gsai.ca
Mark Condello, GSAI: markc@gsai.ca
Pam Cooper, City of Brampton: pam.cooper@brampton.ca
Brennan Paul, TRCA
Dilnesaw Chekol, TRCA
Ali Shirazi, TRCA

APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-21019B)

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 Incorporated, dated February 22, 2023, 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 hydrologic function of any 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 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 Blocks 184-186. 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 valley corridor Blocks 184-186, beyond those approved by the TRCA.
 - d. A groundwater constraint assessment that will examine existing groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. If impacts to groundwater levels are anticipated, any potential impacts to surface water receivers and their inherent hazards must be assessed and any potential impacts mitigated, 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 the control of erosion may be impacted and whether a TRCA permit is required.
- f. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre 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 the location and design of Side Slope Swale 8, located on the subject lands, on the East side of the tributary, identified through the Block Plan Environmental Impact Study (EIS), is completed to the satisfaction of the City of Brampton and TRCA.
- j. That the woodland compensation and wetland creation areas located on site, required for the removal of the cultural thicket and 0.0378ha of tableland wetland, be provided to the satisfaction of the TRCA, in accordance with the recommendations in the EIS and Block Plan EIS.
- k. That the size and location of Stormwater Management Blocks, including any outlets and outfalls into Blocks 184-186 and any stormwater management infrastructure utilized for quantity and quality control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.
- l. That an extensive enhancement planting plan be provided to the satisfaction of the TRCA as detailed in the EIS for Blocks 185 and 186 (NHS Buffer Block) and for Block 184 (NHS Valley Land) to enhance the Gore Road Tributary in accordance with the EIS to the satisfaction of the TRCA.
- m. That a final coordinated compliance and performance-based monitoring program incorporating data from Blocks 47-1, 47-2, and 47-3 as outlined in the approved MESP, be developed to the satisfaction of TRCA and the City of Brampton. The program includes

terrestrial monitoring, stormwater facility monitoring, instream monitoring, aquatic monitoring, hydrogeological, and fluvial geomorphological monitoring as recommended in the MESP.

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 lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
- g. To implement all water balance/infiltration measures, including side slope swales, identified in the submitted studies that have or are to be completed for the subject property.
- h. Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.
- i. To design the final monitoring protocol, obtain approvals, and monitor the hazards and features identified through the supporting studies and to maintain the environmental and engineering measures to be implemented in accordance with submitted studies. And to provide for the long-term monitoring of the system as agreed in the final monitoring protocol and submit such monitoring reports to the TRCA on the agreed upon frequency.
- j. To provide for planting, and enhancement of the valley corridor and buffer areas in accordance with the drawings approved by the TRCA. And that monitoring and replanting of these areas be completed for a minimum 3-year period, to the satisfaction of the TRCA, with sufficient funds being secured through Letter of Credit in favour of the City of Brampton, or other appropriate measure.
- k. To provide for the warning clauses and information identified in TRCA's conditions.
- l. That where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- m. 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.
- n. 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 or 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.

- o. To gratuitously dedicate Blocks 184-186 to the City of Brampton or TRCA, 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 and environmental buffer blocks 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.

August 19, 2022

Andrew Ramsammy
Planner I
Planning, Building and Economic Development

City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Via email: Andrew.Ramsammy@brampton.ca

Dear Andrew Ramsammy:

**RE: Resubmission 1: Zoning By-law Amendment, Draft Plan of Subdivision
10431 The Gore Road, City of Brampton**
Your File: OZS-2021-0041, 21T-21019B
Our File: PAR 44141

This letter is in response to the Resubmission 1 for the Zoning By-law Amendment and Draft Plan of Subdivision as noted above for 10431 The Gore Road in the City of Brampton (the "Subject Lands"). TCPL has one (1) high pressure natural gas pipeline contained within an easement ("right-of-way") abutting the southern boundary of the Subject Lands.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Based upon our initial review of the First Resubmission Draft Plan of Subdivision and supporting technical reports, we are providing the following comments and are requesting that the noted development and regulatory requirements be included as conditions in the Draft Plan approval and Subdivision Agreement between the Municipality and the Owner. TCPL may submit additional requirements for additional requirements to be included in the Subdivision Agreement.

General Comments:

1. Servicing:
 - a. All crossings of servicing should be constrained to the proposed road crossings and be installed perpendicular to the right-of-way.
 - b. All depths for servicing should be designed so that the crossings are under TCPL's current pipeline depth.
 - c. No structures such as manholes and catchbasins will be accommodated within the right-of-way.
2. Grading and Stormwater Drainage
 - a. The current depth of cover of the right-of-way over the pipeline shall be maintained. Grading within the right-of-way will not be accommodated.
 - b. Grades of properties bordering the right-of-way must match the existing grades at the edge of the right-of-way.
 - c. All drainage should be directed away from the right-of-way.
 - d. Major system flows must be designed so as not to spill into the right-of-way at road crossings.
 - e. If stormwater flows in excess of pre-development volumes are proposed across the right-of-way in the area, the current creek crossings of the right-of-way will require additional reinforcement. All associated costs will be 100% the responsibility of the Owner.
 - f. Any changes to the depth or alignment of the current creek crossings over the right-of-way are not recommended by TCPL and will incur significant costs to the Owner.
3. The Owner shall consult with TCPL regarding the proposed bridge structures for the Gore Road Tributary and the Clarkway Tributary. Permanent structures within 7 metres of the edge of the right-of-way will not be permitted. Bridges restricting TCPL's access to the right-of-way will not be permitted.
4. Pond G3 / Forebay A (including its grading) shall be setback a minimum of 7 metres from the edge of TCPL's right-of-way.
5. Any pipeline mitigation costs required in order to accommodate this development will be at 100% responsibility of the Owner.

Draft Conditions:

1. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Owner, and the Owner shall register such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.

Subdivision Agreement:

1. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.

2. A minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
3. Pond G3 / Forebay A (including its grading) shall be setback a minimum of 7 metres from the edge of TCPL's right-of-way.
4. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - a. Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - b. Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - c. Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - d. Using any explosives within 300 metres of TCPL's right-of-way; and
 - e. Use of TCPL's Prescribed Area for storage purposes.
5. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
6. Permanent fencing may be required along the limits of TCPL's right-of-way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
7. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
8. Planting and Vegetation Plans will minimize vegetation on TCPL's right-of-way and ensure:
 - a. A 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
 - b. TCPL's right-of-way is seeded with Canada #1 seed;
 - c. No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
 - d. No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
 - e. Tree roots do not interfere with or cause damage to the pipeline.
 - f. A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
 - g. Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.

9. Sidewalks/Pathways may be permitted within the right-of-way but must:
 - a. Not exceed 3 metres in width;
 - b. Maintain a minimum separation of 5 metres from the edge of the facility at all points where the pathway travels along the same direction (i.e. paralleling) as the facility within the right-of-way;
 - c. Cross TCPL's pipeline as close to 90 degrees as possible, but no less than 45 degrees;
 - d. Limit crossings to 1 per city block (approx. 200 metres)
 - e. Use company supplied signage for crossings installed by a Third Party; and
 - f. Have expansion joints installed 3 metres on either side of TCPL's pipeline(s) if the pathway is cement or asphalt.
10. For any proposed crossings of TCPL's pipelines by utilities, written consent from TCPL is required. The following general requirements are applicable for crossings of TCPL's pipelines by utilities:
 - a. TCPL shall retain the upper position in the crossing area.
 - b. The minimum separation between buried facilities shall be 600mm for open cut excavations and 1000mm for horizontal directional drill installation methods.
 - c. The utility depth shall be maintained for the entire width of the right-of-way.
 - d. The utility shall have no bends within the pipeline right-of-way
 - e. The utility shall have no joints, splices or other connections within TCPL's right-of-way.
 - f. Pipeline crossings should not be placed within 7 metres of a TCPL pipeline bend.
11. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
12. Facilities shall be constructed to ensure that drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catchbasins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.
13. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
14. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
15. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
16. In no event shall TCPL be held liable to the Owner respecting any loss of or damage to the Owner's Facility which the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's Facility on the TCPL right-of-way.

17. Vehicle barriers, of a design acceptable to TCPL or as may be required by law, shall be installed across the width of the right-of-way, where public roads cross the right-of-way. The location of these barriers must be approved by TCPL.
18. All display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor.
19. The Owner shall include notice of the following in all offers of purchase and sale:
 - a. Notice of the easement agreement registered against the property which may affect development activities on the property;
 - b. Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - c. The number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - d. The setback for all permanent structures and excavations from the limits of the right-of-way; and,
 - e. The local One Call number 1-800-400-2255 or www.clickbeforeyoudig.com.
20. TCPL's prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL's right-of-way.
21. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
22. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.
23. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Thank you for the opportunity to comment on the resubmission. Kindly forward a copy of the decision to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Regards,



Kaitlin Webber, MA
Planner | MHBC Planning

On behalf of TransCanada PipeLines Ltd.

January 27, 2022

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

Dear Mark,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Emerald Castle Developments Inc.
10431 The Gore Road
City of Brampton
File No.: OZS-2021-0047, 21T-21019B

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

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

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

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

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

Sincerely,

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

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com

Safety. Integrity. Respect. Inclusion.

Michniak, Mark

From: Trdoslavic, Shawntelle
Sent: 2021/12/16 2:58 PM
To: Michniak, Mark
Cc: BramPlanOnline_Automated
Subject: FW: [EXTERNAL]Brampton - 10431 The Gore Road - OZS-2021-0047 and 21T-21019B

Hi Mark,

Please see below email for comments regarding the above noted file.

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



From: SHETTY Dolly <Dolly.Shetty@HydroOne.com> **On Behalf Of** LANDUSEPLANNING
Sent: 2021/12/16 1:15 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]Brampton - 10431 The Gore Road - OZS-2021-0047 and 21T-21019B

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

Hello,

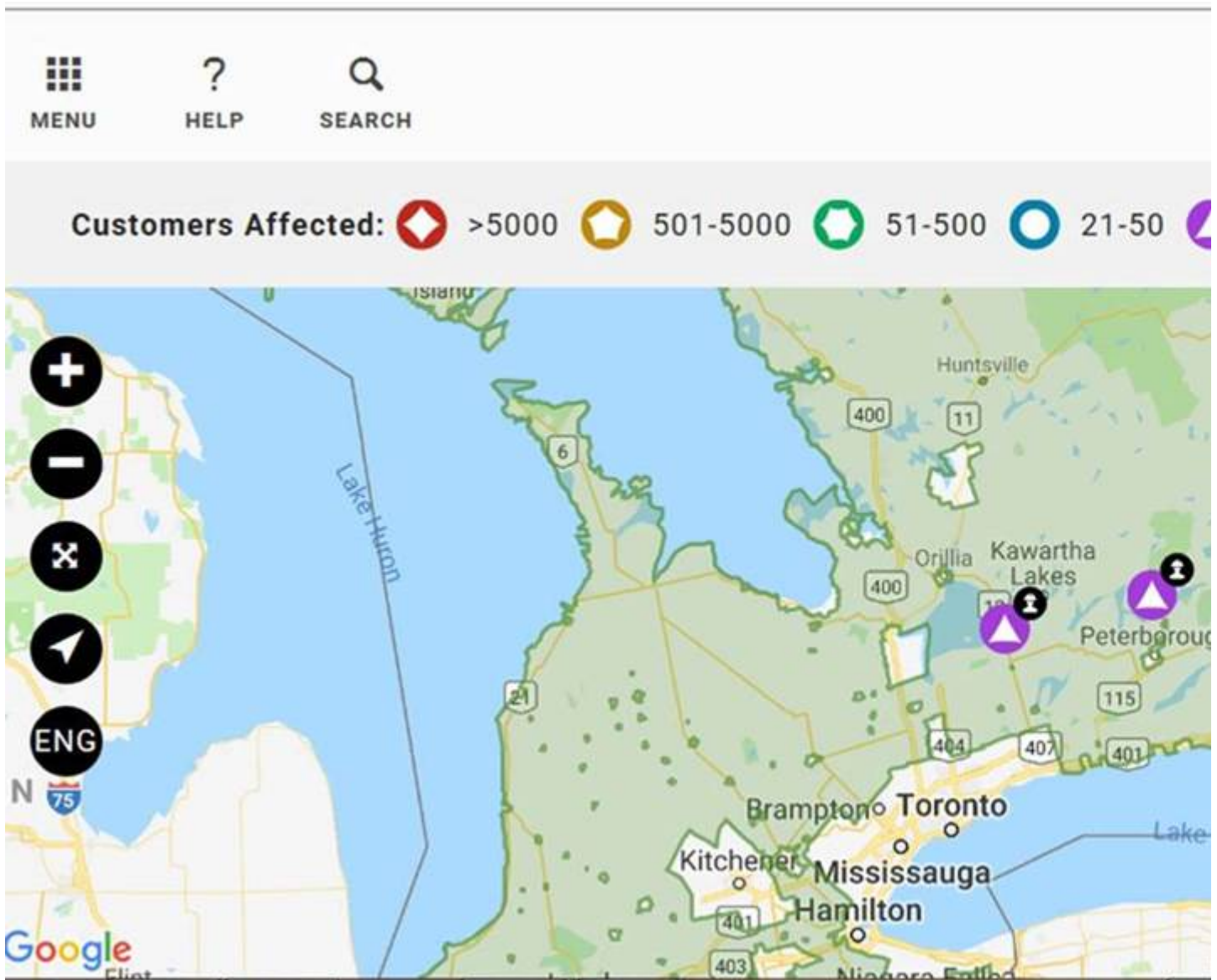
We are in receipt of Application OZS-2021-0047 and 21T-21019B dated December 2, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



December 23, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Mark Michniak

Re: Request for Comments
Glen Schnarr & Associates Inc – Emerald Castle Developments Inc.
10431 The Gore Road
City Files: OZS-2021-0047 & 21T-21019B
Alectra EP File: P2-09

Dear Mark, 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:

- 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.
- 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 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.

F/ 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).

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

Yours Truly,

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

Michniak, Mark

From: circulations@wsp.com
Sent: 2021/12/16 3:37 AM
To: Michniak, Mark
Subject: [EXTERNAL]10431 The Gore Rd., E of the Gore Road between Castlemore Rd. and Countryside Dr., Brampton, ZBLA and Draft Plan of Subdivision (OZS-2021-0047)

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

2021-12-16

Mark Michniak

Brampton

, ,

Attention: Mark Michniak

Re: 10431 The Gore Rd., E of the Gore Road between Castlemore Rd. and Countryside Dr., Brampton, ZBLA and Draft Plan of Subdivision (OZS-2021-0047); Your File No. OZS-2021-0047

Our File No. 92151

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 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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/cas/. For any concern or if you believe you should not be receiving this message, please forward this message to cascompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitecap@wsp.com afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEmHhHzdJzBITWfa4Hgs7pbKl

December 21, 2021

City of Brampton
Planning Department

Attention: Mark Michniak

APPLICATION NO 21T-M 21-4 W10
APPLICATION TYPE Draft Plan
ADDRESS 10431 The Gore Road

GENERAL LOCATION The Gore Road between Castlemore Road and Countryside Drive

DESCRIPTION Total of 210 residential dwelling units comprised of 181 single detached dwellings and 29 townhouse units

Rogers Reference Number M215406

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

(1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.

(2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.

(3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

(4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

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

Yours truly

Monica LaPointe

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications, Wireline Access Network
3573 Wolfedale Rd, Mississauga Ontario



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

CANADAPOST.CA

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

POSTESCANADA.CA

January 11, 2022

Mark Michniak

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

Reference: **Notice of Application and Request for Comments**
Application to Amend the Zoning By-law and Draft Plan of Subdivision
EMERALD CASTLE DEVELOPMENTS INCORPORATED
GLEN SCHNARR AND ASSOCIATES INCORPORATED
10431 The Gore Road
File Number: **OZS-2021-0047**
21T-21019B

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**.

In order to establish mail service:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer will confirm to Canada Post that the final secured permanent CMB locations will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression 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 CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected 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.

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

December 21st, 2021

Mark Michniak
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

RE: **Application for a Zoning By-law Amendment and Draft Plan of Subdivision
OZS-2021-0047 & 21T-21019B
Emerald Castle Developments Inc. - Glen Schnarr & Associates Inc.
10431 The Gore Road
East of The Gore Road between Castlemore Road and Countryside Drive
Castlemore East Community
City of Brampton (Ward 10)**

The purpose of the application is for a Draft Plan of Subdivision and Zoning By-law Amendment under Section 34, and Section 51 of the Planning Act.

The Peel District School Board has reviewed the above-noted application (178 single family detached units, 87 townhouse units, totalling 265 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
130	51

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
James Grieve P.S. (<i>Kindergarten to Grade 8</i>)	563	743	2
Humberview S.S. (<i>Grade 9 to Grade 12</i>)	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. Prior to final approval, 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 until the permanent school for the area has been completed:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the Planning and Accommodations 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 students 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 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. These signs shall be to the School Board's specifications and at locations determined by the Board.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at 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)

December 9, 2021

Mark Michniak
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

**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. – Emerald Castle Developments Inc.
East side of The Gore Rd, north of Castlemore Rd
File: 21T-21019B (OZS 2021-0047)
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 170 detached and 87 townhouse units which are anticipated to yield:

- 39 Junior Kindergarten to Grade 8 Students; and
- 26 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)

Michniak, Mark

From: planification <planification@csvgiamonde.ca>
Sent: 2022/01/21 12:44 PM
To: Michniak, Mark
Subject: [EXTERNAL]RE: [EXTERNE] - RE: [OZS-2021-0047] and 21T-21019B Notice of Application and Request for Comments: DUE DEC 23/2021

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

Hello,

The Conseil scolaire Viamonde has no comment.

Best regards,

De : Michniak, Mark <Mark.Michniak@brampton.ca>

Envoyé : 20 janvier 2022 17:33

À : Hardcastle, John <john.hardcastle@peelregion.ca>; Homagain, Abiral <abiral.homagain@peelregion.ca>; planification <planification@csvgiamonde.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>; Municipal Planning <municipalplanning@enbridge.com>

Objet : [EXTERNE] - RE: [OZS-2021-0047] and 21T-21019B Notice of Application and Request for Comments: DUE DEC 23/2021

Hello, this is a reminder that the comments for OZS-2021-0047 are now due. Please provide your comments as soon as possible.

Thank you

From: Michniak, Mark

Sent: 2022/01/07 8:51 AM

To: Hardcastle, John <john.hardcastle@peelregion.ca>; Homagain, Abiral <abiral.homagain@peelregion.ca>; planification <planification@csvgiamonde.ca>; christopher.fearon@canadapost.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Municipal Planning <municipalplanning@enbridge.com>

Subject: RE: [OZS-2021-0047] and 21T-21019B Notice of Application and Request for Comments: DUE DEC 23/2021

Hello, this is a reminder that the deadline for review of OZS-2021-0047 was December 23rd. Please let me know if you need more time.

Thank you

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: 2021/12/02 3:08 PM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathynn.olivethomas@peelregion.ca>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina

<krystina.koops@dpcdsb.org>; planification <planification@csvgamonde.ca>; circulations@wsp.com;
planninganddevelopment <planninganddevelopment@bell.ca>; Municipal Planning
<municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>;
gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; Henry Gamboa
<henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>;
DaveA.Robinson@alecrautilities.com; peelplan@trca.ca; Adam.Miller@trca.ca; Quentin.Hanchard@trca.ca;
Anthony.Syhlonyk@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Darlene Presley <dpresley@mhbcpplan.com>
Cc: Michniak, Mark <Mark.Michniak@brampton.ca>; BramPlanOnline_Automated
<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>
Subject: [OZS-2021-0047] and 21T-21019B Notice of Application and Request for Comments: DUE DEC 23/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **10431 The Gore Road** with an assigned file number of **OZS-2021-0047 and 21T-21019B** was submitted to City of Brampton for review and the applicant submitted materials are made public on **[BramPlan Online](#)** for review.

Please review and provide your comments to the assigned planner, **Mark Michniak by December 23, 2021**

If you have any concerns please contact the assigned planner, Mark at Mark.Michniak@brampton.ca

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Externe : Ce courriel provient d'une source à l'externe du conseil. S'il vous plait, faire preuve de prudence avec des pièces jointes, des liens ou des demandes d'information. Si vous avez des questions concernant la validité du courriel en question, veuillez communiquer avec aideinfo à aideinfo@csvgamonde.ca.

AVIS IMPORTANT: Les renseignements contenus ou joints à ce courriel sont pour l'usage exclusif du destinataire ou de l'institution à qui ce courriel s'adresse et peuvent contenir des renseignements privilégiés, confidentiels et exempts de divulgation conformément à la Loi sur l'accès à l'information municipale et la protection de la vie privée. Dans l'éventualité que le récepteur du présent courriel n'est pas le destinataire concerné ou la personne autorisée à acheminer le message au destinataire concerné, vous êtes, par la présente, avisé(e), que toute divulgation, diffusion, distribution ou reproduction de la présente communication est strictement interdite. Si vous recevez ce message par erreur, veuillez immédiatement en informer l'expéditeur