

March 9, 2023

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

Re: Request for Comments
Candevcon Limited – Sheridan Capital Management Corporation
Parcel 22 (10767 The Gore Road), in Block Plan 47-2
City File Numbers: OZS-2023-0002 & 21T-23002B
Alectra EP File: P2-14

Dear Stephen,

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

Please include the following as conditions of approval:

- The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The owner/developer shall enter into 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 of the relocation of existing plant to accommodate the new road(s).
- The owner/developer shall contact Alectra Utilities Subdivision Department for the availability of adjacent plan capable of servicing this site.
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- Any easements required by Alectra Utilities for the provision of electrical service to the subdivision will be determined by Alectra Utilities in its sole discretion at the design stage of the project.

Yours Truly,

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

Sunny, Chinoye

From: circulations@wsp.com
Sent: 2023/03/15 10:10 AM
To: Sunny, Chinoye
Subject: [EXTERNAL]ZBLA (OZS-2023-0002) and Draft Plan of Subdivision (21T-23002B); 0797 The Gore Rd., Brampton

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2023-03-15

Chinoye Sunny

Brampton

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Attention: Chinoye Sunny

Re: ZBLA (OZS-2023-0002) and Draft Plan of Subdivision (21T-23002B); 0797 The Gore Rd., Brampton; Your File No. OZS-2023-0002,21T-23002B

To Whom this May Concern,

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.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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March 9, 2023

Chinoye Sunny
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Chinoye:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
East side of The Gore Rd, north of Castlemore Rd
File: 21T-23002B (OZS 2023-0002)
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 designated school block shown as Block 1, is satisfactory in location, size and shape to the Board. When combined with lands to the south, that are also reserved for a school, it will complete the entire elementary school site.

The applicant proposes the development of 202 detached units which are anticipated to yield:

- 34 Junior Kindergarten to Grade 8 Students; and
- 23 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	234	383	0
Secondary School	Cardinal Ambrozic	1536	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 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 1 designated in the plan for catholic elementary school purposes.
 - (b) The clearing, grubbing, engineered filing, where required, and grading of Block 1 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 1 and guarantees the existing stockpiled material be removed.
 - (d) That the designation of Block 1 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 1 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 1.
 - (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 1.
 - (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 1 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,



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

c: Z. Tessaro, Peel District School Board (via email)

March 15, 2023

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

Dear Chinoye,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment
Sheridan Capital Management Corporation
10797 The Gore Road
City of Brampton
File No.: 21T-23002B, OZS-2023-0002

Enbridge Gas 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 use the [Enbridge Gas Get Connected tool](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

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 at no cost.

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

March 20, 2023

Chinoye Sunny
Planner I
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Chinoye Sunny,

**RE: Zoning By-Law Amendment and Draft Plan of Subdivision
Application
Candevcon LTD.
10797 The Gore Road
OZS-2023-0002
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 202 detached units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
112	46

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
James Grieve P.S (K-8)	689	752	8
Humberview S.S (9-12)	1,196	1,437	3

PDSB requires the following conditions be placed in the Plan of Subdivision Agreement, and warning clauses conveyed by the property owner to potential residents:

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

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

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development 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 zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

June 22, 2023

Chinoye Sunny
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2 t
Chinoye.Sunny@brampton.ca

Public Works

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

peelregion.ca

**RE: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment
10797 The Gore Road
Sheridan Capital Management Corp.
City File: OZS-2023-0002 and 21T-23002B
Region File: 21T-23002B and RZ-23-002B**

Dear Ms. Sunny,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan and Zoning Bylaw Amendment proposing 202 single family dwelling lots and a block for an elementary school. Region comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23002B, 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 and requirements are provided to assist the developer in the preparation of the related drawings.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of 1200mm/750mm diameter sanitary sewer on The Gore Road. Individual services connection to sanitary sewer trunk are not permitted.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction will be required.

Water Facilities

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of a 400mm and 200mm diameter watermain on The Gore Road.
- A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- School Block must be serviced from 300mm watermain.

- External easements and construction will be required.

Region 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 ROW 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.
- 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) without prior approval from the Region.

Functional Servicing Report

- We acknowledge receiving the Functional Servicing Study prepared by Candevcon Limited, dated November 2022.
- The subject land is located within Block 47-2, at 10797 The Gore Road in the City of Brampton. The area is approx. 12.68ha with the equivalent population of 801 persons.

Municipal Watermain

- The existing pressure zone 5 water infrastructure in the vicinity consists of 200mm and 400mm on The Gore Road.
- We have no objections to proposed water servicing of the development.

Municipal Sanitary Sewer

- The existing sanitary sewer infrastructure consists of 1200mm dia. sanitary trunk sewer on The Gore Road.
- The proposed sanitary sewer on Street 1 through the subdivision should be 375mm dia. @ 0.5%. The downstream sanitary sewer through the lands to the south should be also 375mm dia. connecting to the existing 1200mm dia. sanitary sewer on the Gore Road.
- The existing 250mm dia. sanitary sewer connection in front of property 10691 The Gore Road should be replaced with 375mm dia. sewer pipe.
- The 375mm sanitary sewer is proposed to be included in 2024 DC budget and will be reimbursed subject to policy F40-06 and Development Charges By-law.

Storm Water Management

- There is no minor system or overland drainage towards The Gore Road from this development, therefore there are no objections to stormwater servicing.

Conclusions

Although Peel Region has no objections to service the site with water and sanitary sewer the Study should be revised as follows:

- Revise drawings and design sheets;
- Use the same population number across the report (tables, design sheet etc);
- Re-calculate the peak sanitary flow using the proper Harmon Peaking factor;

Development Charges

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

Capital Budget

- Servicing of this Plan will require construction of 375mm diameter sanitary sewer which is the financial responsibility of the Region of Peel as per Development Charges By-law and policy F40-06. Should the Developer wish to proceed with the works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers, watermain and intersection improvement works are included in the Region's Five Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
		2025	375mm sanitary sewer on Street 1

Waste Management Requirements

- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required

Waste Collection Method:

- Curbside collection will be provided by the Region of Peel

Comments

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a drawing

The Drawing Must Demonstrate the Following:

- Collection vehicle access route must be shown on the drawing. See section 2. 0 of the WCDSM for requirements.
- Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM.
- A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.

School:

On-site waste collection will be required through a private waste hauler. Region of Peel will provide **front-end** or **semi-automated collection** recyclable materials subject to the following requirements:

- At the site plan stage, the developer will need to adhere to the conditions of Sections 2, 4, and 7.2 of the Waste Collection Design Standards Manual.
- One cubic yard of capacity for every 200 students to be enrolled in the school will be required. The following table can be used to calculate the required number of front-end recycling bins:

Type of Bin	3 yd ³	4 yd ³	6 yd ³
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Students/Bin	600	800	1200
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- One semi-automated cart for every 150 students to be enrolled in the school will be required.
- **For schools designed to accommodate less than 600 students, faculty, and staff:** one Recycling Cart is required for every 150 persons.
- **For schools designed to accommodate more than 600 students, faculty, and staff:**

The table below can be used to calculate the Front-End Bin storage capacity for recyclable materials.

Type of Bin	3 yd³	4 yd³	6 yd³
Students/Bin	600	800	1200

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>

Real Estate Comments

- There are no Region easements on site.
- The submitted Draft plan shows a widening Block 2 adjacent The Gore Road. Please note there should also be a reserve between the widening and street 2.

Public Health Recommendations

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City of Brampton Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- We acknowledge the project received a score of 28 in which a Bronze level is achieved. The site is on its way to contributing to a healthy built form with the surrounding community
- The following are our recommendations:
 - Give consideration to providing mid block pedestrian connections through proposed Blocks ie)A1, A3, A11 in order to provide a more direct pedestrian access to future public transit stops along The Gore Road thus supporting alternate forms of transportation
 - Encourage minimum traffic lane width in order to provide additional space in the right-of-way for cyclists, pedestrians etc.
 - A minimum of 1.5m wide sidewalks is recommended on both sides of the road

Peel Housing Recommendations

- [Table 4](#) of the Peel 2051 Regional Official Plan identifies new Peel-wide housing unit targets on rental, density, and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy.
- For planning applications of approximately 50 units or more, Regional policies require applicants to submit a housing assessment that is consistent with local and Regional housing objectives and demonstrates contributions towards the housing targets. It is acknowledged that information is included in the submission.
 - **Affordability:** While it is acknowledged that multiple types of housing such as townhomes and apartments will provide opportunities for greater affordability than single detached units, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households to better 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 definition of 'affordable housing' can be found in the [Glossary](#) section of the new Regional Official Plan.

- It is understood that an agreement has been reached to provide an affordable housing contribution in area 47.1 on behalf of landowners.
- **Density:** It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing some townhouse and apartment units (in addition to detached homes) that will facilitate more housing choice and medium and high density blocks that will support intensification and create more complete communities. It is also appreciated that the proposed development includes two bedroom and three bedroom units. While it is acknowledged that the townhouse units will also provide three-bedroom unit housing options, the applicant is encouraged to explore opportunities to incorporate more three bedroom units in the anticipated apartment unit mix where feasible and as appropriate to better respond to community need.
- **Rental:** It is acknowledged that the proposed tenure of residential units is market-based ownership but that high density units will have regard to affordable rental options. The applicant is encouraged to review opportunities to incorporate purpose-built rental apartment units. The applicant should explore all available funding sources to support affordable rental housing, such as the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#). Where purpose built rental is not possible, the applicant is encouraged to continue to seek opportunities for affordable condo rental options.
- The applicant references that townhouse units potentially provide rental opportunities. To further encourage rental and provide opportunities for larger households such as multi-generational families, the applicant is encouraged to further explore incorporating additional residential units (ARUs) in the proposed standard townhouses, such as having the option of ARU rough-ins, including providing separate entrances, fire and safety requirements (such as fire separation of separate entrance), larger basement windows, and adequate ceiling heights as part of pre-construction sales. Where feasible, design elements to accommodate future safe, legal, and livable ARUs should be considered.
- Regional staff can meet with applicants to clarify housing objectives and policies as needed. We look forward to working with the applicant to review opportunities to contribute to Peel-wide new housing unit targets and identify options (including partnerships) that are most relevant to the proposed development.

Conditions of Draft Approval

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.

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.
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. 4.5m buffer block along the frontage of The Gore Road, in front of Lot 1;
 - iv. 0.3 metre reserve along the frontage of The Gore Road and behind the daylight triangles.
 - 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 land transfers and easements shall be 100% the responsibility of the Developer. Clauses shall be included in the Subdivision Agreement in respect of same.

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.
6. 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.

7. 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.

8. The Developer shall acknowledge and agree that:
 - a) Landscaping, signs, cranes, 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 if required, 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.

9. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service the Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
10. The Developer shall acknowledge and agree that servicing of the subdivision will require:
 - a) Construction of a 375mm diameter sanitary sewer on Street "1" which is the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06; and
 - b) The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works.

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

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

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. 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.

16. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
17. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
18. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
19. 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.
20. The Developer will maintain adequate chlorine residuals in the watermains within the Plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
21. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first

- identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
- b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
 - iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.
22. 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.
23. 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
24. 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.

Concluding Comments

If you have any questions or concerns, please contact the undersigned at (megan.meldrum@peelregion.ca)

905.791.780x3558) at your earliest convenience.

Thank you,

A handwritten signature in black ink, appearing to read 'M.M.', written in a cursive style.

Megan Meldrum, MPL
Junior Planner
Planning and Development Services
Region of Peel

CC Maria Jones (Candevcon)



March 9, 2023

Chinoye Sunny
Planning Services Department
City of Brampton
Ontario

Re: 10797 The Gore Road - [OZS-2023-0002] and 21T-23002B

Rogers Reference #: M23A974

Dear Chinoye:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Alaa Azzam

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

June 7, 2023

CFN 68592

By Email: Arijun.singh@brampton.ca

Arjun Singh, Planner
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Arjun Singh:

**Re: Application to amend Zoning By-law and proposed Draft Plan of Subdivision
OZS-2023-0002, 21T-23002B
10797 The Gore Road
Part Lot 14, Concession 10
City of Brampton
Sheridan Capital Management Corporation (Agent: Candevcon Limited)**

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 March 2, 2023. TRCA staff have reviewed the revised submission, 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*. We have also reviewed the application in accordance with Ontario Regulation 166/06. TRCA must ensure that where development and/or site alteration is proposed within an area regulated by the Authority under Ontario Regulation 166/06, that it conforms to the applicable tests and associated policies (Section of 8 of TRCA's Living City Policies) for implementation of the regulation.

Please also note that updates to the *Conservation Authorities Act* and Ontario Regulation 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the *Planning Act*, such as those services previously provided under plan review Memorandum of Understanding (MOU) with an upper or lower tier municipality. In conformity with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

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

- Draft Plan of Subdivision, prepared by Candevcon Limited, dated September 20, 2022
- Environmental Impact Study, prepared by Beacon Environmental, dated September 2022
- Functional Servicing Report, prepared by Candevcon, dated November 2022
- Hydrogeological Report, prepared by Soil Engineers Ltd., dated November, 2022
- Geotechnical Assessment, prepared by Soil Engineers Ltd., dated October 2022

- Arborist Report, prepared by Beacon Environmental, dated September 21, 2022

Recommendation

Based on our review of the revised application under the current policy regime, TRCA has no further outstanding concerns and defers further review to the City of Brampton. As such, TRCA staff have no further objections to the approval of Draft Plan of Subdivision 21T-23002B and Zoning By-law application OZS-2023-0002.

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

Sincerely,



Anthony Syhlonyk
Planner II
Development Planning and Permits | Development and Engineering Services
anthony.syhlonyk@trca.ca

Public Works

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tel: 905-791-7800

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October 13, 2023

Chinoye Sunny
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Chinoye.Sunny@brampton.ca

**RE: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment
10797 The Gore Road
Sheridan Capital Management Corp.
City File: OZS-2023-0002 and 21T-23002B
Region File: 21T-23002B and RZ-23-002B**

Dear Ms. Sunny,

The Region has reviewed the second submission material in support of the Draft Plan of Subdivision and Zoning Bylaw Amendment proposing 202 single family dwelling lots and a block for an elementary school. Regional comments and Draft Plan Conditions can be found below.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23002B, 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 Charges

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

Capital Budget

- Servicing of this Plan will require construction of 375mm diameter sanitary sewer which is the financial responsibility of the Region of Peel as per Development Charges By-law and policy F40-06. Should the Developer wish to proceed with the works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This

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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 Region’s Five Year Capital Budget and Forecast.

Component No.	Project No.	Construction Year	Description
		2025	375mm sanitary sewer on Street 1

Functional Servicing Report

- The Region has reviewed the FSR dated September 2023 prepared by Candevcon and has found it to be acceptable.

Real Estate

- There is a Region of Peel easement on the subject property. No encroachments shall be permitted.

Public Health

- No further comments

Waste Management

- Please note that once the detailed engineering submission is submitted for review prior to registration, it is important the report shows the following information:
 - Collection vehicle access route must be shown on the drawing. See section 2.0 of the WCDSM for requirements.
 - Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM.
 - A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>



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CONDITIONS OF DRAFT APPROVAL

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.
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.
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. 4.5m buffer block along the frontage of The Gore Road, in front of Lot 1;

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iv. 0.3 metre reserve along the frontage of The Gore Road and behind the daylight triangles.

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 land transfers and easements shall be 100% the responsibility of the Developer. Clauses shall be included in the Subdivision Agreement in respect of same.

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.

6. 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.

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- b) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
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 - 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.

If you have any questions or concerns, please contact the undersigned at 905-791-7800 ext. 4479, or by email at: sharon.lithwick@peelregion.ca

Kind regards,

Sharon Lithwick

Sharon Lithwick MPI
Principal Planner
Development Services, Region of Peel

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