

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 12 (0 The Gore Road), Parcel 14 (10635 The Gore Road), and Parcel 16 (10647 The Gore Road), in Block Plan 47-2  
City File Numbers: OZS-2023-0001 & 21T-23001B  
Alectra EP File: P2-13

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)

March 9, 2023

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

Dear Stephen:

**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-23001B (OZS 2023-0001)**  
**City of Brampton – Ward 10**

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The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 471 detached units which are anticipated to yield:

- 80 Junior Kindergarten to Grade 8 Students; and
- 54 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 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: Z. Tessaro, Peel District School Board (via email)

March 15, 2023

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

Dear Stephen,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment  
Sheridan Capital Management Corporation  
0 The Gore Road, 10635 The Gore Road, 10647 The Gore Road  
City of Brampton  
File No.: 21T-23001B, OZS-2023-0001

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](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

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

Dear Stephen Dykstra,

RE: **Notice of Application and Request for Comments  
Zoning By-law Amendment and Draft Plan of Subdivision  
21T-23001B (OZS-2023-0001)  
Sheridan Capital Management Corporation  
Parcel 12 (0 The Gore Road), Parcel 14 (10635 The Gore Road), and  
Parcel 16 (10647 The Gore Road), in Block Plan 47-2  
Part of Lot 13 and 14, Concession 10, N.D.  
City of Brampton**

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Peel District School Board (PDSB) has reviewed the above noted proposed subdivision consisting of 471 single-detached dwelling lots and a public elementary school block. The proposed public elementary school site, identified as Block Number 1 (3.20 Ha or 7.90 acres), is sufficient.

PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

<b>Kindergarten to Grade 8</b>	<b>Grade 9 to 12</b>
260	108

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

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

PDSB requires the inclusion of the following conditions in the Conditions of Draft Plan Approval and Subdivision Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Boards for this plan.
2. Prior to final approval, the Peel District School Board is to be satisfied that the following provisions are contained in the Subdivision Agreement and on all offers of purchase and sale for a period of ten years after registration of the plan:
  - 2.1 “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 hereby 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. You are advised to contact the Planning and Accommodations Department of the Peel District School Board to determine the exact schools.”
  - 2.2 “Whereas, despite the efforts of the Peel District School Board, please be advised that noise, dust and truck traffic are normal circumstances during the construction of a school, and once constructed, the school will have normal operating conditions for a school such as noise, exterior lighting, portable classrooms (including installation and removal), and increased traffic on surrounding streets during peak A.M. and P.M. hours and during special events.”
  - 2.3 “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 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 (STOPR012) procedure and process”
3. That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
4. Prior to final approval, satisfactory arrangements shall have been made with the Peel District School Board, acting reasonably, for the acquisition, or reservation for future acquisition, of Block Number 1 for a period of ten years following registration of a plan of subdivision containing Block Number 1.
5. Any amendment or adjustment to the proposed subdivision that would result in an increase of proposed residential units should address to the satisfaction of the Peel District School Board the adequacy of school capacity to support the increase in proposed residential units beyond Block Number 1.
6. The developer shall agree to install fencing to municipal standards.
7. The developer shall agree to post and maintain “No Dumping” signs along the perimeter fence as required by the Peel District School Board.
8. The developer shall agree that there will be no stockpiling of topsoil (or other material) on the school site. A clause and securities shall be included in the servicing agreement which prohibits

the stockpiling of any soils on Block Number 1.

9. The developer shall agree to confirm in writing to the Peel District School Board that capacity for a new school with regards to natural gas and hydro is adequate.
10. In order to ensure that sanitary, storm, and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the Peel District School Board prior to their establishment on the proposed school site.
11. The developer will ensure that community mailboxes are not located along the frontage of the school (Block Number 1).
12. The developer shall agree that during construction of the surrounding development they will provide any traffic control as required by the municipality at no cost to the Peel District School Board.
13. The developer shall agree that the stormwater management design of the proposed subdivision must incorporate Block Number 1 in the analysis.

PDSB requests a phasing plan be provided in order to determine timing of access to the school site. Please provide PDSB with a copy of the Notice of Decision. Please keep PDSB informed on the status of the subdivision application and provide us with information as it becomes available. Should you require additional information, please contact me at [zach.tessaro@peelsb.com](mailto:zach.tessaro@peelsb.com).

Thank you,

*Zachary Tessaro*

Zach Tessaro, BES  
Planner  
Planning and Accommodations Dept.

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

## Public Works

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

[peelregion.ca](http://peelregion.ca)

August 8, 2023

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

**RE: Proposed Draft Plan of Subdivision and Zoning Bylaw Amendment  
O, 10635 and 10647 The Gore Road  
Sheridan Capital Management Corp.  
City File: OZS-2023-0001 and 21T-23001B  
Region File: 21T-23001B and RZ-23-001B**

Dear Mr. Dykstra,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan and Zoning Bylaw Amendment required to permit the proposed development of 471 single detached dwelling lots, a school block, and a park. 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-23001B, 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 750mm diameter trunk sewer on The Gore Road. Direct residential service connection to the sanitary sewer trunk are not permitted.
- The Functional Servicing Report (FSR) must be revised to address the following:
  - Include population and detailed sanitary peak flow calculations based on updated Regional criteria
  - Clarify in the report on what the proposed site's current land designation is, and what the future land designation will be (ie. Reserve residential lands unit and area).
- External easements and construction may be required.



### **Water Facilities**

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of 400mm and 200mm diameter watermains on The Gore Road.
- The Functional Servicing Report (FSR) must be revised to address the following:
  - Population numbers in the sanitary and water sections as well as the demand table must be verified to ensure proper populations are being used.
  - After confirming the population and demand table, The Region can comment on the water demand and the servicing capacity.
- External easements and construction may 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.
- Any access to The Gore Road shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), without the prior written consent of the Region.
- A Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.
- The Developer is advised that the property is identified to be within the City of Brampton's Secondary Plan 47-2. It is recommended the Developer or his consultant contact the City to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

### **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 dia. sanitary sewer and 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 and Policy F40-06. 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
		2024	375mm dia. sanitary sewer on Collector Road "F"/Street "2"

### **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.

#### 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 <sup>3</sup>	4 yd <sup>3</sup>	6 yd <sup>3</sup>
Students/Bin	600	800	1200

- 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.

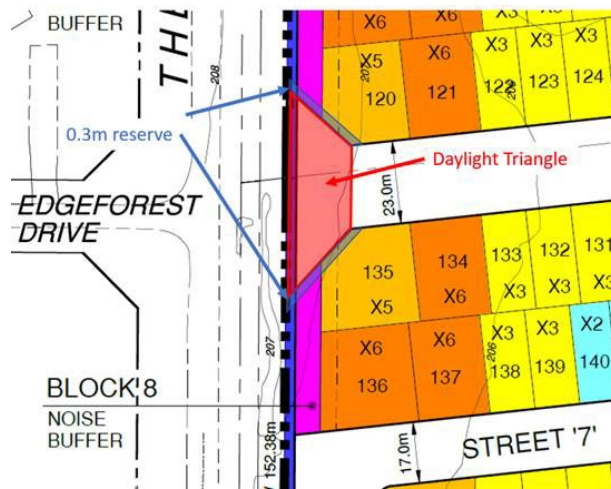
Type of Bin	3 yd <sup>3</sup>	4 yd <sup>3</sup>	6 yd <sup>3</sup>
Students/Bin	600	800	1200

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>

#### Traffic Development Requirements and Comments

- Materials are missing the 0.3 metre reserve along the frontage of The Gore Road at all proposed window roads.
- The 15m x 15m daylight triangle at the intersection of The Gore Road and Edgeforest Drive / Street '2' (Collector Road F) should be conveyed to the Region (please see reference screenshot below). The 0.3 metre reserve will go behind the daylight triangle except at the 23.0 metre roadway and shall extend along the frontage of the property.
- The proposed east leg of the intersection of The Gore Road and Edgeforest Drive is to align with the opposing west leg.



### **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.
- The project achieved a Bronze threshold with a score of 33. The development is on its way to contributing to a healthy community.
- The following are our recommendations:
  - Recommend minimum sidewalk width of 1.5m as recommended in Peel Healthy Development Assessment Guide
  - Consider minimum traffic lane width in order to provide adequate space for active forms of transportation ie) biking and walking
  - Give consideration for landscaped pedestrian walkways with pedestrian scaled lighting (up to 4.6m in height)

### **Conditions of Draft Approval**

#### **Development Charges**

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

- a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
  - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);
- pursuant to the Region's Development Charges By-law, as amended from time to time.

#### Water Meter Fees

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

#### Land Dedications 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. 15m x 15m daylight triangle at the intersection of The Gore Road and Street "2"/Collector Road "F";
    - iv. 4.5m buffer block along the frontage of The Gore Road, where required by the noise report
    - v. 0.3 metre reserve along the frontage of The Gore Road and behind the daylight triangles, except at buffer blocks and any approved accesses.
  - 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.

#### Access

- 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.
- c. The Developer shall provide an engineering design for: interim scenario (before Region widens of The Gore Road beyond 4 lanes of traffic) and ultimate scenario (after the Gore Road is widened to 6 lanes cross section).

#### Traffic Impact Study

6. Prior to 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 prior to the registration of the plan of subdivision, or any phase thereof:
  - a. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$380,000 (HST included) (50% of a four-way Permanent Traffic Signals with the multi-use pathway) for future traffic control signals at the intersection of Street B and The Gore Road. All actual costs associated with the traffic control signals at the Regional road intersections shall be borne by the Developer.
  - b. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$175,000 (HST included) (50% of a four-way Temporary Traffic Signals) for interim traffic control signals at the intersection of Street B and The Gore Road. All actual costs associated with the traffic control signals at the Regional road intersections shall be borne by the Developer.

- c. The Developer shall provide to the Region, Public Works Department, a certified cheque in the amount of \$74,575.08 (HST included) for maintenance of future traffic control signals at the intersection of Street B and The Gore Road.
- d. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings at each Regional Road intersection along the frontage of proposed development. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time.
- e. The Developer shall be 100% financially responsible for bearing the costs for the boulevard works related to the Plan of subdivision and within the Region's right of way limits adjacent to the Plan of subdivision. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit Securities in the total amount of the estimated cost to construct the required road and access works within the Region's right-of-way.

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

- 12. 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.

- 13. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and 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.
- 14. 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.
- 15. The Developer shall acknowledge and agree that servicing of the subdivision will require:

- a) Construction of external/internal 375mm dia. sanitary sewer from The Gore Road on Collector Road "F"/Street "2". The works are the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06. 375mm dia. sanitary sewers are included in the Region's Five-Year Capital Budget and Forecast;

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

- 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.

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

16. 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.

17. 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.

18. 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.

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

20. Prior to servicing, the Developer shall ensure that the school block is serviced from a 300mm dia. watermain.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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 The Gore Road intersection works, internal and external sanitary sewers and watermain, 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.

26. 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

27. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

**Concluding Comments**

If you have any questions or concerns, please contact the undersigned at ([megan.meldrum@peelregion.ca](mailto:megan.meldrum@peelregion.ca) 905.791.780x3558) at your earliest convenience.

Thank you,



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

CC Maria Jones (Candevcon)



**March 9, 2023**

Stephen Dykstra  
Planning Services Department  
City of Brampton  
Ontario

**Re: The Gore Road - OZS-2023-0001 and 21T-23001B**

**Rogers Reference #: M23A973**

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Dear Stephen:

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](mailto: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](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario

June 21, 2023

CFN 68593

By Email: [Arijun.singh@brampton.ca](mailto: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-2023-0001, 21T-23001B  
10635 and 10647 The Gore Road  
Part Lot 13, 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 19, 2022
- Scoped Environmental Impact Study, prepared by Beacon Environmental, dated September 2022
- Functional Servicing Report, prepared by Canvedcon, dated November 2022
- Hydrogeological Report, prepared by Soil Engineers Ltd., dated November, 2022

- Geotechnical Assessment, prepared by Soil Engineers Ltd., dated October 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-23001B and Zoning By-law application OZS-2023-0001.

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](mailto:anthony.syhlonyk@trca.ca)

## **APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-23001B)**

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

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

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated September 19, 2022, prior to a request for clearance of any phase of this plan, to:
  - a. Include appropriate blocks that are to be conveyed to the City of Brampton or TRCA as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of required studies.
  - c. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### **Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, , 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. 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.
  - viii. 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 4, 4A, 5, and 6. 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 4 and 4A, 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 Stormwater Management Blocks and LID measures, including any outlets and outfalls into Blocks 4, 4A, 5, 6 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.

#### **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 4, 4A, 5, and 6 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 the valley corridor and adjacent environmental buffer block 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.



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November 6, 2023

Arjun Singh  
Planner 1  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[arjun.singh@brampton.ca](mailto:arjun.singh@brampton.ca)

**RE: Proposed Draft Plan of Subdivision and Zoning By-Law Amendment  
0, 10635 and 10647 The Gore Road  
Sheridan Capital Management Corp.  
City File: 21T-23001B and OZS-2023-0001  
Region File: 21T-23001B and RZ-23-001B**

Dear Arjun Singh,

The Region has reviewed the second submission material in support of the Draft Plan of Subdivision and Zoning Bylaw Amendment for the above noted applications. Regional comments and Draft Plan Conditions can be found below.

### **REGION OF PEEL CONDITIONS OF DRAFT APPROVAL**

The Region of Peel is pleased to advise we have no objections with this subdivision 21T-23001B proceeding to draft plan approval.

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-23001B, 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.

### **SERVICING COMMENTS**

Advancing to draft plan approval without a satisfactory Functional Servicing Report (FSR), Grading Plan and Transportation Impact Study (TIS) is at the applicant's risk. An FSR, TIS and Grading plan satisfactory to the Region of Peel will be required prior to registration of the subdivision (see Draft Plan Conditions).

### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of 750mm diameter trunk sewer on The Gore Road. Direct residential service connection to the sanitary sewer trunk are not permitted.
- The following items should be considered in subsequent submission to confirm the sanitary servicing for the site:

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- The sanitary flows should be recalculated using Peel's 2023 Linear Wastewater Standards.
  - The calculations for the sanitary drainage table and sanitary plan should be changed so residential population in each drainage area of the subject site is calculated using 4.2 people per dwelling. This way the results will be consistent with the sanitary flow calculation.
  - There are several errors in the calculations in the sanitary drainage tables, leading to proposed pipe diameters that are inaccurately calculated and these calculations must be corrected. The main error is that some upstream populations and catchment areas are not being counted towards the loading on downstream manholes, leading to in some instances the load being undercounted by almost two thousand people. Additionally, a handful of the populations and area values and many of the pipe slopes in the sanitary drainage table are different to what is shown in the Sanitary Drainage Plan (Drawing SA-1) and these should be consistent.
  - It is suggested that the development in drainage areas 77 to 91 not proceed until the SP47 development area to the south of the subject site "Emerald Castle Developments" is confirmed and the sewer constructed.
- External easements and construction may be required.

## Water Facilities

- The lands are in Water Pressure Zone 5 supply system.
- Existing infrastructure consist of 400mm and 200mm diameter watermain on The Gore Road.
- The following items should be considered in subsequent submission to confirm the water servicing for the site:
  - A hydrant flow test of the existing 400mm watermain on The Gore Road should be undertaken to confirm results of the hydraulic model.
  - The consultant should increase capacity in the network to meet the fire flow requirements, particularly in relation to the north-east area of the subject site.
  - As the subject site contains a school, the proposed 150mm connecting to the existing system at The Gore Road should be upsized to a 300mm diameter to comply with Peel Region's standard.
- External easements and construction may be required.

## Region Roads

- The proposed development abuts The Gore Road, Regional Road #8.
- Region of Peel will not permit any unauthorized changes to grading within The Gore Road ROW along the frontage of proposed development.
- Any access to The Gore Road shall be in accordance with The Region Access Control By-law.

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- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), without the prior written consent of the Region.
- A Traffic Impact Study acceptable to the Region of Peel is required detailing the impact on the Regional road network and identifying any mitigation measures.
- The Developer is advised that the property is identified to be within the City of Brampton's Secondary Plan 47-2. It is recommended the Developer or his consultant contact the City to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

## Grading

- Should the intention of the grading allowance blocks be a gratuitous dedication to the Region and incorporated into the Region's right-of-way, please provide a grading plan for our review to ensure the proposed grading is acceptable and within the Region's standards.
- Should the intention of the grading allowance blocks be a gratuitous dedication to the City of Brampton, please ensure that the 0.3 metre reserve is placed between the road widening blocks and grading allowance blocks.

## 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 dia. sanitary sewer and 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 and Policy F40-06. 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
		2024	375mm dia. sanitary sewer on Collector Road "F"/Street "2"

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## Real Estate

- No further comments

## Housing

- No further comments

## Public Health

- No further comments

## Waste Management

- 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). A Waste Management Plan must be submitted showing collection vehicle access route on the drawing: (See section 2.0 of the WCDSM for requirements.) The drawing should demonstrate:
  - The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing.
  - The Turning Radius from the centre line must be a **minimum of 13 metres on all turns.** This includes the turning radii to the entrance and exit of the site.
  - All roads shall be designed to have a minimum width of 6 metres.
- As a reminder, for the 471 single-detached dwelling lots, 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 must be met and labelled on a drawing:
- 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 the elementary 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 6.2 of the Waste Collection Design Standards Manual. \*Please note, collection of recycling material must be within the property.

### **Bin and Cart Requirements**

- 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 <sup>3</sup>	4 yd <sup>3</sup>	6 yd <sup>3</sup>
Students/Bin	600	800	1200

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- 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 yd <sup>3</sup>	4 yd <sup>3</sup>	6 yd <sup>3</sup>
Students/Bin	600	800	1200

For more information, please consult the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

## **CONDITIONS OF DRAFT APPROVAL**

### Development Charges

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

### Water Meter Fees

3. In respect of the water meter fees:
  - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building

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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. 15m x 15m daylight triangle at the intersection of The Gore Road and Street "2"/Collector Road "F";
  - iv. 4.5m buffer block along the frontage of The Gore Road, where required by the noise report
  - v. 0.3 metre reserve along the frontage of The Gore Road and behind the daylight triangles, except at buffer blocks and any approved accesses.
- 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.

### Access

- 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.
  - c. The Developer shall provide an engineering design for: interim scenario (before Region widens of The Gore Road beyond 4 lanes of traffic) and ultimate scenario (after the Gore Road is widened to 6 lanes cross section).

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### Traffic Impact Study

6. Prior to 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 prior to the registration of the plan of subdivision, or any phase thereof:

- a. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$380,000 (HST included) (50% of a four-way Permanent Traffic Signals with the multi-use pathway) for future traffic control signals at the intersection of Street B and The Gore Road. All actual costs associated with the traffic control signals at the Regional road intersections shall be borne by the Developer.

- b. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$175,000 (HST included) (50% of a four-way Temporary Traffic Signals) for interim traffic control signals at the intersection of Street B and The Gore Road. All actual costs associated with the traffic control signals at the Regional road intersections shall be borne by the Developer.

- c. The Developer shall provide to the Region, Public Works Department, a certified cheque in the amount of \$74,575.08 (HST

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included) for maintenance of future traffic control signals at the intersection of Street B and The Gore Road.

d. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings at each Regional Road intersection along the frontage of proposed development. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time.

e. The Developer shall be 100% financially responsible for bearing the costs for the boulevard works related to the Plan of subdivision and within the Region's right of way limits adjacent to the Plan of subdivision. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit Securities in the total amount of the estimated cost to construct the required road and access works within the Region's right-of-way.

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

12. 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 unauthorized alteration to grading within The Gore Road and right-of-way along the frontage of the Lands. Submission of a satisfactory grading plan will be required.

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.

13. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service the Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect



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of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.

14. The Developer shall acknowledge and agree that 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.

15. The Developer shall acknowledge and agree that servicing of the subdivision will require:

- a) Construction of external/internal 375mm dia. sanitary sewer from The Gore Road on Collector Road "F"/Street "2". The works are the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06. 375mm dia. sanitary sewers are included in the Region's Five-Year Capital Budget and Forecast; Clauses shall be included in the Subdivision Agreement in respect of same.
- 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.

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

16. 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.

17. 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.

18. 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.

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

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

20. Prior to servicing, the Developer shall ensure that the school block is serviced from a 300mm dia. watermain.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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

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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.

25. 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 The Gore Road intersection works, 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.

26. 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

27. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

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

28. 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".

29. 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 the undersigned at 905-791-7800 ext. 4479, or by email at: [sharon.lithwick@peelregion.ca](mailto:sharon.lithwick@peelregion.ca)

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Regards,

*Sharon Lithwick*

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Development Services, Region of Peel