

ATTACHMENT 1



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number *OLT ZB* 4 - 2024

To Amend Comprehensive Zoning By-law 270-2004, as amended.

The Ontario Land Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby orders the coming into force of By-Law Number OLT ZB 4 - 2024 as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"RESIDENTIAL HAMLET TWO (RHm2)"	"RESIDENTIAL HAMLET TWO-3694 (RHm2-3694)"; "RESIDENTIAL HAMLET TWO-3695 (RHm2-3695)"; "FLOODPLAIN (F)"; and "OPEN SPACE (OS)".

(2) By adding thereto the following Sections:

"3694 The lands designated RHm2-3694 on Schedule A to this by-law:

3694.1 Shall only be used for the purposes permitted in an RHm2 Zone

3694.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

i. 1,000 square metres

b) Minimum Lot Width: 22.5 metres

c) Minimum Lot Depth: 42.0 metres

d) Minimum Front Yard Depth:

i. 7.5 metres except for any residential dwelling existing at the time of the passing of this By-law, in which case the minimum front yard depth can be 0.5 metres

By-law Number OLT ZB 4- 2024

- e) Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6.0 metres
 - f) Minimum Exterior Side Yard Width: 4.0 metres
 - g) Maximum Building Height: 8.75 metres
 - h) Minimum Landscaped Open Space:
 - i. No requirement for any lot containing an existing residential dwelling at the time of the passing of this By-law
 - ii. 70% of the front yard
 - i) Notwithstanding Section 11.5.2 (l) of the Zoning By-law, the maximum floor space index shall not apply
- 3694.3 Shall also be subject to the requirements and restrictions relating to the RHm2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in in Section 3694.
- 3695.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Lot Area:
 - i. 1,000 square metres
 - b) Minimum Lot Width: 22.5 metres
 - c) Minimum Lot Depth: 30.0 metres
 - d) Minimum Front Yard Depth:
 - i. 4.5 metres to the main wall of a residential dwelling and 6.0 metres to the front face of the garage door
 - e) Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6 metres
 - f) Minimum Rear Yard Depth:
 - i. 6.0 metres where a lot has a lot depth of 32.0 metres or less
 - ii. 7.5 metres for all other lots
 - g) Maximum Building Height: 8.75 metres
 - h) Minimum Landscaped Open Space:
 - i. 70 % of the front yard
 - i) Notwithstanding Section 11.5.2 (l) of the Zoning By-law, the maximum floor space index shall not apply
- 3695.3 Shall also be subject to the requirements and restrictions relating to the RHm2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in in Section 3695."

APPROVED BY THE ONTARIO LAND TRIBUNAL ON August 27, 2024,
PURSUANT TO ORDER NO. OLT-22-003292 and OLT-22-003443

By-law Number OLT ZB 4- 2024**EXPLANATORY NOTE****THE PURPOSE OF BY-LAW - 24**

The purpose of By-Law -2024 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Creditview 4-P Holdings Inc. (Files No. T04W14.015 and 21T-16019B).

EFFECT OF THE BY-LAW

The effect of By-law -24 is to permit the development of subject lands for single detached residential purposes.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -24 are located at 7614, 7624, 7650 and 7662 Creditview Road, Part of East Half Lot 13, Concession 4, W.H.S., formerly in the Township of Toronto, now in the City of Brampton, Regional Municipality of Peel.

Any further inquiries or questions should be directed to City of Brampton, Planning and Development Services Department.

Ontario Land Tribunal
Tribunal ontarien de
l'aménagement
du territoire



ISSUE DATE: August 27, 2024 **CASE NO(S):** OLT-22-003292
(Formerly PL170679)
OLT-22-003443
(Formerly PL070797-O070115)

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Baljinder and Harjinder Soor
Appellant:	Jascyn Properties Limited
Appellant:	Mario and Maria Fasulo
Appellant:	Eno Investments Limited
Appellant:	Ron Baldesarra
Subject:	Proposed Official Plan Amendment
Description:	To implement revisions to policies and coordination of the boundaries of the Village of Churchville Conservation District with the Village of Churchville Heritage Conservation District
Reference Number:	OP93-284 and OP2006-007
Property Address:	Churchville Conservation District
Municipality/UT:	Brampton/Peel
OLT Case No:	OLT-22-003443
Legacy Case No:	PL070797-O070115
OLT Lead Case No:	OLT-22-003443
Legacy Lead Case No:	PL070797-O070115
OLT Case Name:	Soor v. Brampton (City)

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Baljinder and Harjinder Soor
Appellant:	Jascyn Properties Limited
Appellant:	Mario and Maria Fasulo
Appellant:	Eno Investments Limited
Appellant:	Ron Baldesarra
Subject:	Zoning By-law
Description:	To implement revisions to policies and coordination of the boundaries of the Village of Churchville Conservation District with the Village of Churchville Heritage Conservation District
Reference Number:	243-2007
Property Address:	Churchville Conservation District
Municipality/UT:	Brampton/Peel
OLT Case No:	OLT-22-003447
Legacy Case No:	PL070797-R070203
OLT Lead Case No:	OLT-22-003443
Legacy Lead Case No:	PL070797-O070115

PROCEEDING COMMENCED UNDER subsection 41(4) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.21

Appellant:	Baljinder and Harjinder Soor
Appellant:	Jascyn Properties Limited
Appellant:	Mario and Maria Fasulo
Appellant:	Eno Investments Limited
Appellant:	Ron Baldesarra
Subject:	Zoning By-law
Description:	To implement revisions to policies and coordination of the boundaries of the Village of Churchville Conservation District with the Village of Churchville Heritage Conservation District
Reference Number:	242-2007
Property Address:	Churchville Conservation District
Municipality/UT:	Brampton/Peel
OLT Case No:	OLT-22-003445
Legacy Case No:	PL070797-M070081

OLT Lead Case No: OLT-22-003443
 Legacy Lead Case No: PL070797-O070115

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant/Appellant: Jaspreet Kaura et al
 Property Owner: Creditview 4-P Holdings Inc.
 Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
 Existing Designation: Village Residential
 Proposed Designation: Low and Medium Residential and remove that portion of the subject lands from the Village of Churchville Heritage Conservation District
 Description: To permit a residential development
 Reference Number: T04W14.013
 Property Address: 7614, 7624, 7650, 7662 Creditview Road
 Municipality/UT: Brampton/Peel
 OLT Case No: OLT-22-003292
 Legacy Case No: PL170679
 OLT Lead Case No: OLT-22-003292
 Legacy Lead Case No: PL170679
 OLT Case Name: Kaura v. Brampton (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant/Appellant: Jaspreet Kaura et al
 Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision
 Existing Zoning: Residential Hamlet Two (RHm2)
 Proposed Zoning: Residential Single Detached B (R1B)
 Description: To permit a residential development
 Reference Number: T04W14.013
 Property Address: 7614, 7624, 7650, 7662 Creditview Road
 Municipality/UT: Brampton/Peel
 OLT Case No: OLT-22-003293
 Legacy Case No: PL170680
 OLT Lead Case No: OLT-22-003292
 Legacy Lead Case No: PL170679

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant/Appellant:	Jaspreet Kaura et al
Subject:	Proposed Plan of Subdivision – Failure of Approval Authority to make a decision
Description:	To permit a residential development
Reference Number:	21T-16019B
Property Address:	7614, 7624, 7650, 7662 Creditview Road
Municipality/UT:	Brampton/Peel
OLT Case No:	OLT-22-003294
Legacy Case No:	PL171194
OLT Lead Case No:	OLT-22-003292
Legacy Lead Case No:	PL170679

Heard: July 22, 2024, in writing

APPEARANCES:

Parties

Creditview 4-P Holdings Inc.
("Creditview")

City of Brampton ("City")

Angelo Riccio

Counsel

Michael Cara

Chris Barnett

Jonathan Frustaglio

DECISION DELIVERED BY S.L. DIONNE AND ORDER OF THE TRIBUNAL

[Link to Order](#)

INTRODUCTION

[1] The matters before the Tribunal include appeals by Creditview 4-P Holdings Inc. ("Creditview") in respect of the following:

- Creditview's appeals pursuant to s. 17(24) and s. 34(19) of the *Planning*

Act, R.S.O., 1990 C. P.13 (“Plg Act”) and s. 41(4) of the *Ontario Heritage Act* R.S.O. 1990, c. O.21 (“Heritage Act”) of the designation of the Village of Churchville Heritage Conservation District and the Village of Churchville Heritage Conservation District Plan, as adopted by the City of Brampton (“City”), referred to herein as the “Heritage Appeals” (OLT-22-003443); and,

- Creditview’s appeals pursuant to s. 22(7), 34(11), and 51(34) of the Plg Act of its applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision referred to herein as the “Site-specific Appeals” (OLT-22-003292).

[2] The affected lands are located on the west side of Creditview Road, south of Hallstone Road, and are municipally known as 7614, 7624, 7650, and 7662 Creditview Road in the City of Brampton (“Subject Lands”).

[3] The Parties have reached a settlement in respect of all issues between them, and the aforementioned Heritage Appeals and Site-specific Appeals come before the Tribunal on consent of all Parties.

[4] The “Settlement Proposal” – Creditview is seeking the approval of its applications for ZBLA and DPS to facilitate the development of nine single-detached residential lots fronting onto an extension of Edmonton Street as a cul-de-sac on the Subject Lands, four single-detached residential lots fronting onto Creditview Road, a 0.257 hectare (“ha”) public park block, an open space block, and blocks for servicing/dry stormwater management pond/overland flow route. The Subject Lands will be within the Village of Churchville Heritage Conservation District (“HCD”) and the designations and policies of the HCD Plan will apply.

[5] The Tribunal confirms that it has received, reviewed and considered the following materials:

- a. the uncontested opinion evidence of Michael Gagnon, a registered professional land use planner and member of both the Canadian Institute of Planners (“CIP”) and the Ontario Professional Planners Institute (“OPPI”), contained in his comprehensive Affidavit sworn on June 3, 2024 and marked as **Exhibit 1**;
- b. the uncontested opinion evidence of Kasper Koblauch, a heritage planner and member of both the CIP and the OPPI, contained in his comprehensive Affidavit sworn on June 4, 2024 and marked as **Exhibit 2**.
- c. a Draft Zoning By-law Amendment to amend the City’s Comprehensive Zoning By-law 270-2004, as amended, (“ZBLA”) and marked as Exhibit “3” and attached hereto as **Attachment 1**;
- d. a Draft Plan of Subdivision (“DPS”) prepared by Gagnon Walker Domes Ltd., Application No. 21T-16019B, City File No. T04W14.015, dated September 23rd, 2016, and revised August 25th, 2022, marked as **Exhibit 4** and attached hereto as **Attachment 2**; and,
- e. conditions of Draft Plan Approval (“DPA Conditions”) marked as **Exhibit 5** and attached hereto as **Attachment 3**.

ANALYSIS AND FINDINGS

Heritage Appeals

[6] With respect to the Heritage Appeals, it is the opinion evidence of both Messrs. Gagnon and Koblauch that the Subject Lands (and the dwellings located thereon) are not listed on the City of Brampton Heritage Register and are not designated under Part IV of the Heritage Act.

[7] As set out in Mr. Gagnon's Affidavit, the land use policies for the HCD as they relate to the Subject Lands remain the subject of appeal by Creditview, namely:

- OPA 284 (By-law 241-2007), which implemented revisions to policies, re-designated select lands, and coordinated boundaries of the Churchville Conservation District with the boundaries of the HCD plan;
- Zoning By-law 242-2007, which implemented OPA 284 and brought the zoning categories in line with the Official Plan and the Bram West Secondary Plan; and
- By-law 243-2007, which amended the HCD Plan to conform to provincial and federal heritage legislation.

[8] Creditview's site-specific appeal related to the HCD has remained outstanding pending the filing of planning applications for the Subject Lands.

[9] The Proposed Settlement represents a global resolution of Creditview's appeal of the Heritage Appeals and the Site-specific Appeals. As set out in paragraph 41 of Mr. Gagnon's Affidavit, if approved, the Proposed Settlement will have the effect of bringing the City approved policies for the HCD into force for the Subject Lands, and as a consequence the site-specific OPA approval will no longer be required on account of the Subject Lands remaining within the HCD.

[10] The Tribunal relies on the opinion evidence of Mr. Gagnon and Mr. Koblauch and in doing so finds that the appeals of Creditview 4-P Holdings Inc. related to OLT-22-003443 (formerly PL070797- O070115) should be dismissed, being the appeals against Official Plan Amendment No. 284, By-law 242-2007, By-law 243-2007, the Village of Churchville Heritage Conservation District Boundary, and the Village of Churchville Heritage Conservation District Plan, all of the City of Brampton.

Site-Specific Appeals

[11] It is Mr. Koblauch's opinion evidence that the HCD Plan identifies two parcels, those being 7624 and 7650 Creditview Road, as having buildings of "heritage significance" and that the Heritage Site Strategy and preliminary Conservation Design Approach remains unchanged with the Settlement Proposal, and that the proposed removal of the building on 7650 Creditview Road is appropriate and will be mitigated through design strategies in order that new construction will be sympathetic to the surrounding character and built form, and, that a new addition to the building on 7624 Creditview Road, when designed in accordance with the HCD guidelines, will ensure continued protection of the property's character defining elements.

[12] The Tribunal accepts the opinion evidence of Mr. Koblauch as presented in his Affidavit and similarly finds that the Settlement Proposal:

- a) is in keeping with the character of the HCD;
- b) is consistent with the standards set out in the Standards and Guidelines for the Conservation of Historic Places in Canada;
- c) is consistent with the policy direction of Policy 2.6.1 of the Provincial Policy Statement 2020 ("PPS");
- d) conforms with the policy direction in Policy 4.2.7.1 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, as amended (2020) ("Growth Plan");
- e) conforms with the direction of the Heritage Conservation District polices in the City of Brampton Official Plan, as amended;

- f) conforms with the Heritage Conservation District policies of the Bram West 40 Secondary Plan;
- g) meets the objectives of the HCD Plan in that it represents appropriate and sensitive intensification on the Subject Lands while conserving the cultural heritage value of the HCD; and,
- h) represents good heritage planning.

[13] It is Mr. Gagnon's evidence that he has reviewed Mr. Koblauch's Affidavit and that he adopts the heritage planning opinions of Mr. Koblauch as set out therein.

[14] Further, it is Mr. Gagnon's opinion evidence that the Settlement Proposal represents good land use planning and has regard to those applicable matters of Provincial interest set out in s. 2 of the Plg Act, is consistent with the PPS, conforms to the Growth Plan, Region of Peel Official Plan, City of Brampton Official Plan, Bram West Secondary Plan, and with the HCD Plan. Additionally, it is his opinion evidence that the Settlement Proposal, more particularly the DPS, satisfies the requirements of s. 2 and 51(24) of the Plg Act.

[15] The Tribunal accepts the opinion evidence of Mr. Gagnon as presented in his Affidavit and similarly finds that the Settlement Proposal, and the planning instruments found in **Exhibits 3, 4, and 5**, meet the statutory tests under the Plg Act. The Tribunal agrees that an amendment to the City of Brampton Official Plan is not required. The Tribunal also finds that the DPS in accordance with the plan attached as **Attachment 2** hereto should be approved, subject to the DPA Conditions attached as **Attachment 3**.

[16] Accordingly, the Tribunal allows the appeals under s. 34(11) and 51(24) of the Plg Act and grants the requested approvals, as set out in the details of the Order below.

[17] The Tribunal also grants the request that the City be granted approval authority to clear the DPA Conditions and to administer final approval of the DPS for the purposes of ss.51(58) of the Plg Act.

ORDER

Heritage Appeals

[18] **THE TRIBUNAL ORDERS THAT** the owner's appeals filed pursuant to s. 17(24) and s. 34(19) of the *Planning Act*, R.S.O., 1990, c. P.13 and s. 41(4) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.21 related to OLT-22-003443 (formerly PL070797) in respect to the designation of the Village of Churchville Heritage Conservation District and the Village of Churchville Heritage Conservation District Plan are dismissed.

Site-Specific Appeals

[19] **THE TRIBUNAL ORDERS THAT** the appeal filed pursuant to Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, related to OLT-22-003293 (formerly PL170680) is allowed in part, and that By-law No. 270-2004 is hereby amended in the manner set out in Attachment 1 to this Order. The Tribunal authorizes the Municipal clerk to assign a number to this by-law for record-keeping purposes.

[20] **THE TRIBUNAL FURTHER ORDERS THAT** the appeal filed pursuant to section 51(34) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, related to OLT-22-003294 (formerly PL171194) is allowed, and the draft plan shown on the plan prepared by Gagnon Walker Domes Ltd. dated, September 23rd, 2016, and revised August 25th, 2022, as set out in Attachment 2, is approved subject to the fulfillment of the conditions set out in Attachment 3 to this Order.

[21] **THE TRIBUNAL FURTHER ORDERS THAT** pursuant to s. 51(56.1) of the *Planning Act*, R.S.O., 1990, as amended, the City of Brampton shall have the authority

to clear the conditions of draft plan approval and to administer final plan approval of the plan of subdivision for the purposes of s. 51(58) of the Act. In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, the Tribunal may be spoken to.

[22] **AND THE TRIBUNAL FURTHER ORDERS THAT** the appeal filed pursuant to s.22(7) of the *Planning Act*, R.S.O., 1990, as amended, related to OLT-22-003292 (formerly PL170679) is dismissed and the requested amendment to the Official Plan for the City of Brampton is refused.

[23] The Tribunal may be spoken to should any issues arise in connection with the implementation of this Order.

“S. L. Dionne”

S. L. DIONNE
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number *OLT ZB* ____ - 2024

To Amend Comprehensive Zoning By-law 270-2004, as amended.

The Ontario Land Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby orders the coming into force of By-Law Number OLT ZB ____ - 2024 as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"RESIDENTIAL HAMLET TWO (RHm2)"	"RESIDENTIAL HAMLET TWO-3694 (RHm2-3694)"; "RESIDENTIAL HAMLET TWO-3695 (RHm2-3695)"; "FLOODPLAIN (F)"; and "OPEN SPACE (OS)".

(2) By adding thereto the following Sections:

"3694 The lands designated RHm2-3694 on Schedule A to this by-law:

3694.1 Shall only be used for the purposes permitted in an RHm2 Zone

3694.2 Shall be subject to the following requirements and restrictions:

a) Minimum Lot Area:

i. 1,000 square metres

b) Minimum Lot Width: 22.5 metres

c) Minimum Lot Depth: 42.0 metres

d) Minimum Front Yard Depth:

i. 7.5 metres except for any residential dwelling existing at the time of the passing of this By-law, in which case the minimum front yard depth can be 0.5 metres

By-law Number _____ - 2024

- e) Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6.0 metres
 - f) Minimum Exterior Side Yard Width: 4.0 metres
 - g) Maximum Building Height: 8.75 metres
 - h) Minimum Landscaped Open Space:
 - i. No requirement for any lot containing an existing residential dwelling at the time of the passing of this By-law
 - ii. 70% of the front yard
 - i) Notwithstanding Section 11.5.2 (l) of the Zoning By-law, the maximum floor space index shall not apply
- 3694.3 Shall also be subject to the requirements and restrictions relating to the RHm2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in in Section 3694.
- 3695.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Lot Area:
 - i. 1,000 square metres
 - b) Minimum Lot Width: 22.5 metres
 - c) Minimum Lot Depth: 30.0 metres
 - d) Minimum Front Yard Depth:
 - i. 4.5 metres to the main wall of a residential dwelling and 6.0 metres to the front face of the garage door
 - e) Minimum Interior Side Yard Width: 2.0 metres, provided that the combined total interior side yard is not less than 6 metres
 - f) Minimum Rear Yard Depth:
 - i. 6.0 metres where a lot has a lot depth of 32.0 metres or less
 - ii. 7.5 metres for all other lots
 - g) Maximum Building Height: 8.75 metres
 - h) Minimum Landscaped Open Space:
 - i. 70 % of the front yard
 - i) Notwithstanding Section 11.5.2 (l) of the Zoning By-law, the maximum floor space index shall not apply
- 3695.3 Shall also be subject to the requirements and restrictions relating to the RHm2 zone, and all the general provisions of this by-law, which are not in conflict with those set out in in Section 3695."

APPROVED BY THE ONTARIO LAND TRIBUNAL ON _____, 2024,
PURSUANT TO ORDER NO. _____.

By-law Number _____ - 2024

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 24

The purpose of By-Law _____-2024 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Creditview 4-P Holdings Inc. (Files No. T04W14.015 and 21T-16019B).

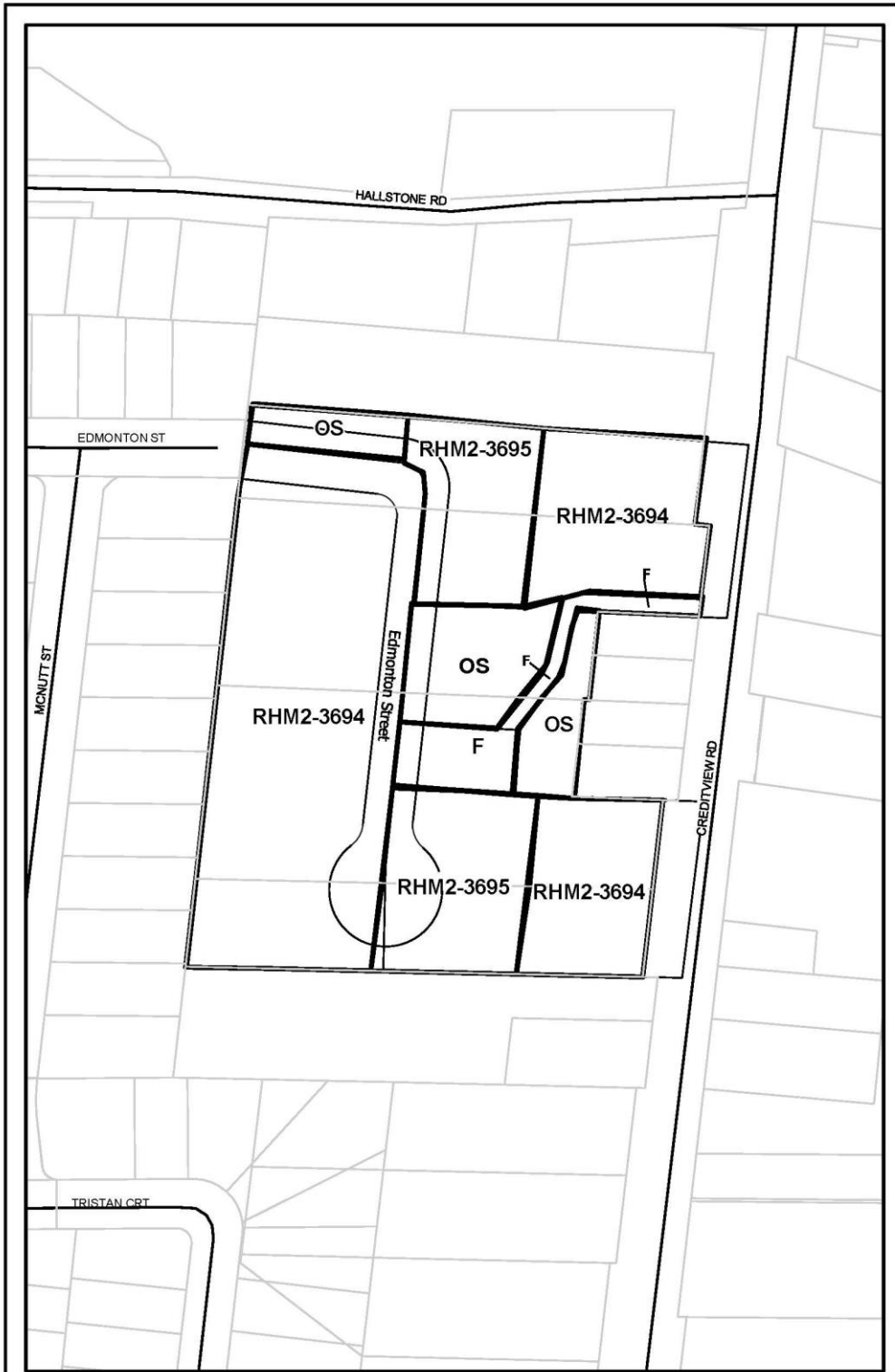
EFFECT OF THE BY-LAW

The effect of By-law _____-24 is to permit the development of subject lands for single detached residential purposes.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____-24 are located at 7614, 7624, 7650 and 7662 Creditview Road, Part of East Half Lot 13, Concession 4, W.H.S., formerly in the Township of Toronto, now in the City of Brampton, Regional Municipality of Peel.

Any further inquiries or questions should be directed to City of Brampton, Planning and Development Services Department.



PLANNING, BUILDING AND GROWTH MANAGEMENT
File: T04W14.015

Date: 2023/09/28

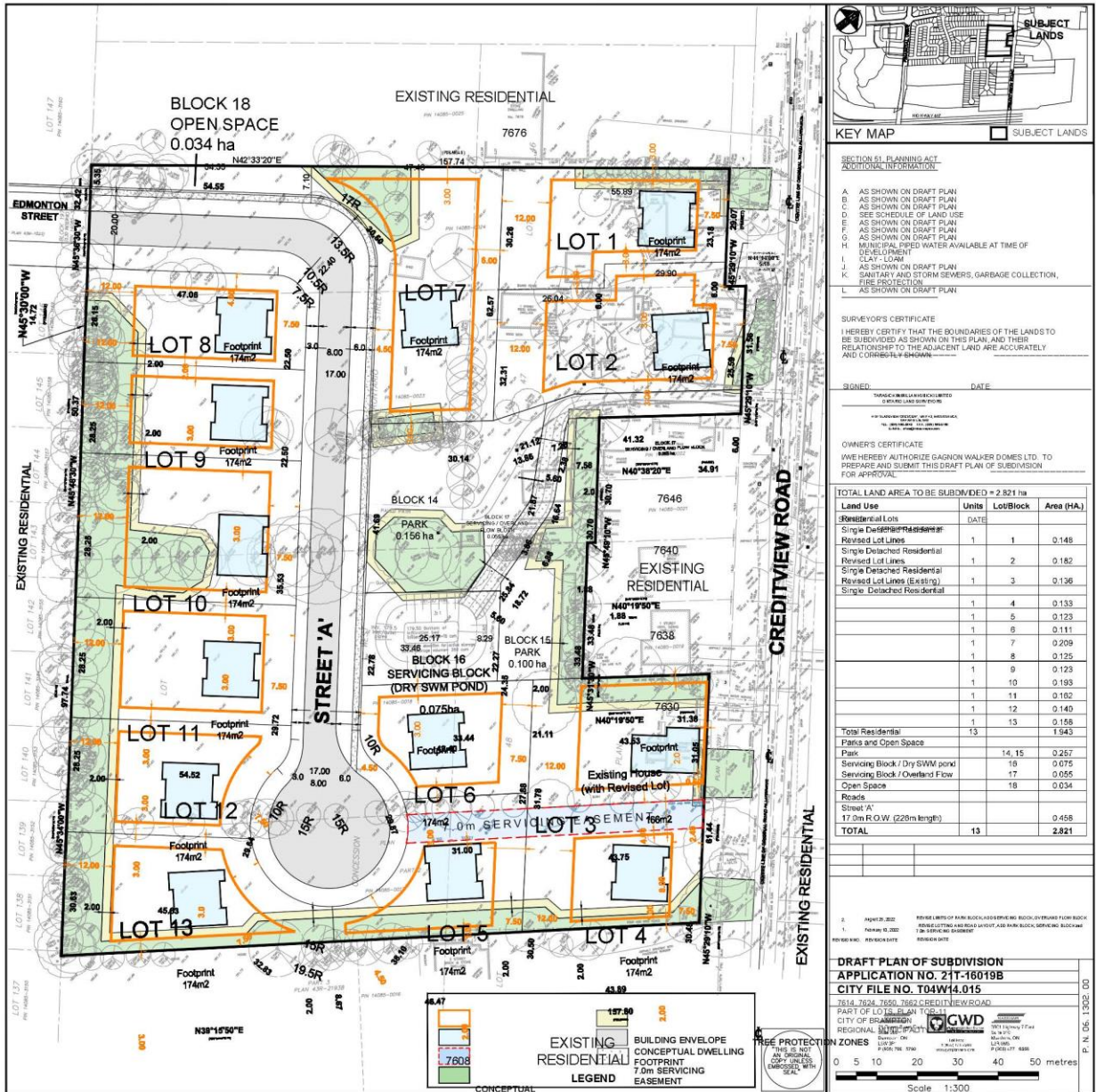
Drawn by: C.Antoine

PART LOT 14, CONCESSION 4 W.H.S. (TOR.)

BY-LAW

SCHEDULE A

ATTACHMENT 2



ATTACHMENT 3



T04W/14.015/21T-16019B
Date: (Date of Draft Approval)

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SCHEDULE "A" CONDITIONS OF DRAFT APPROVAL

DRAFT APPROVAL

DATE: (Day After Last Day for Filing an Appeal if No Appeal has been Filed)

APPLICANT: Gagnon Walker Domes

SUBJECT: DRAFT PLAN OF SUBDIVISION
21T-16019B
City of Brampton
T04W/14.015
Planner: Charles Ng

In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by Gagnon Walker Domes Ltd. dated September 23rd, 2016, and revised August 25th, 2022.

Subdivision Agreement

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land



dedications or reserves, securities or letters of credit.

T04W14.015/21T-18019B
Date: (Date of Draft Approval)

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- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

External Easements and Land Dedications

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.



T04W14.015/21T-18019B
Date: (Date of Draft Approval)

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9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

10. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act), the City's Parkland Dedication By-law, as amended and Parks Planning Comments and Conditions Memo.

Studies

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Drawings

12. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

13. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

Building

14. Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.

Building Removal

15. Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

16. Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the



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balance of the structure.

Fire Break Lots

17. For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

18. Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

19. Prior to registration, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
20. The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton, and Region of Peel as required)
21. Prior to registration and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
22. Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

23. Prior to registration, the applicant shall provide confirmation that the digital submission requirements and GIS requirements for the submission of the proposed final M-plan (CAD file) are complete and uploaded in the City's GIS system. Refer to the attached link for clarification: https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/ZB_OP_Amendment_Application_Package.pdf



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EXTERNAL CONDITIONS –

School Boards

24. 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 owner and the School Boards for this Plan.

Dufferin-Peel Catholic District School Board

25. The owner shall agree in the subdivision agreement to erect signs at all major entrances to the proposed development advising of the following:

"Notice: 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.

26. The owner shall agree in the subdivision agreement to include the following warning clauses in all offers of purchase and sale of residential lots:

"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 bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

"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."

Peel District School Board

27. The owner shall undertake the following to the satisfaction of the Peel District School Board:
- a) to erect and maintain signs to the satisfaction of the Peel District School Board 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 bused to schools according to the Board's Transportation Policy.
 - b) the following clauses in any agreement of purchase and sale entered into with respect to any units in the plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:



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"Whereas despite the best 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 School Accommodation Department of the Peel District School Board to determine the exact schools."

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

28. 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.

Canada Post

Prior to the registration of the subdivision, the owner shall:

29. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
30. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
31. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
32. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
33. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
34. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
35. Include in all offers of purchase and sale a statement, which advises the prospective new



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home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

36. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Enbridge Gas Distribution

Prior to the registration of the subdivision, the owner shall:

37. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
38. Agree that 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 phase construction, all costs are the responsibility of the applicant.
39. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
40. That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Rogers Telecommunications

Prior to registration of the subdivision, the owner shall:

41. At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the owner will cause these documents to be registered on title.
42. With consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
43. The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.



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Bell Canada

Prior to the registration of the subdivision, the owner shall:

44. Agree in the subdivision agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/owner shall be responsible for the relocation of such facilities or easements.
45. Shall agree in the agreement, in words satisfactory to Bell Canada, that Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are located to the street line.

Alectra Utilities

Prior to the registration of the subdivision, the owner shall:

46. Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the road and subdivision.
47. Observe all aerial and underground clearances, as may be required.
48. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
49. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
50. The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.

Credit Valley Conservation Authority

51. That prior to any grading or site alteration a permit from Credit Valley Conservation is issued pursuant to Ontario Regulation 160/06.

Hydro/Telecommunications

52. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building, and Growth Management that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.



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Region of Peel

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

Specific Draft Plan Conditions:

53. 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;
 - 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.

54. 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.

55. Provision shall be made in the Subdivision Agreement that:
 - a) Prior to release of the subdivision plan for registration, 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) Payment of water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time;
 - c) If it is determined that there is an underpayment of water meter fees, the Developer will be responsible for payment thereof forthwith upon request.

56. Prior to construction the applicant's engineer shall submit all engineering drawings in the digital format, pursuant to the latest Region's Digital Format Guidelines.



57. Within (60) days of preliminary acceptance of the underground services, the applicant engineer is required to submit As-Constructed drawings in the digital format, pursuant to the latest Region's Digital Format Guidelines. The applicant engineer is also required to 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."

Standard Draft Plan Conditions:

58. The Developer will be required to enter into a Subdivision Agreement with the local Municipality and Region for the construction of municipal sewer, water, and Regional roads associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.
59. The applicant must submit a Revised Functional Servicing Report to the Region for review and approval, showing the proposed sanitary sewer and water servicing plans for the development, prior to the first engineering submission.
60. Provision shall be made in the Subdivision Agreement that the Developer pay the Region's costs for updating its electronic "as constructed" information for the infrastructure installed by the developer. The cost will be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's User Fees By-law.
61. Provision shall be made in the Subdivision Agreement with respect to construction and looping of watermains within and outside of the Plan to the satisfaction of the Region.
62. Provision shall be made in the Subdivision Agreement that the Developer acknowledges that all costs associated with the relocation of existing Regional services to accommodate this development shall be at the Developer's expense. The Developer shall make appropriate arrangements with the Region regarding financing and relocation of the Region's services.
63. Provision shall be made in the Subdivision Agreement that the Developer acknowledges that an amount shall be held back on the Letter of Credit to cover the costs of services completed by the Region that are covered under time and material basis as noted in the Region's current Development Procedure Manual.
64. Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that location and off-sets for the Region's infrastructure such as watermains and sanitary sewers must be acceptable to the Region.
65. Provision shall be made in the Subdivision Agreement with respect to servicing of the existing properties within the zone of influence should the existing private services (wells)



deteriorate due to the servicing of the proposed development.

66. Provision will be required in the Subdivision Agreement for the following clause:
 "An amount shall be held in the Letter of Credit until final acceptance of the subdivision by the Municipality to serve as protection for the private wells in the zone of influence of the subdivision plan. The 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 will provide temporary water supply to the residents upon notice by the Region and it will 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 will 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."

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:

1. 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
 2. 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.
 3. Well monitoring shall continue during construction and an interim report shall be submitted to the Region of Peel for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region of Peel prior to final acceptance.
67. Provision shall be made in the Subdivision Agreement that the Developer represents, warrants, acknowledges and agrees that neither he nor any Builder will apply for Building Permits for any lots or blocks within the development until the Region's, Public Works Department has given written notice to the local municipality that the internal and/or external sanitary sewers and watermains, including fire protection are completed to the



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Region's satisfaction. Alternately the Developer's Consulting Engineer can certify in writing that the internal/external sanitary sewers and watermains, including fire protection were constructed, inspected and will function as per the detailed design.

68. Provision shall be made in the Subdivision Agreement that landscaping, signs, fences, gateway features or any other encroachments will not be permitted within the Region's easements and/or Right-of-Way limits.
69. The Owner shall grant/obtain (at no cost to the Region) all necessary easements for proposed/existing Regional infrastructures located in the vicinity of the proposed development, as this may be required by the Region to service proposed development and/or external lands.
70. Provision shall be made in the Subdivision Agreement that the Developer will be required to submit draft reference plan(s) for Region's review and approval prior to the plans being deposited. All costs associated with preparation of the plans and transfer of the lands will be solely at the expense of the Developer.

Administrative — Clearance of Conditions

71. Prior to the signing of the final plan by the Commissioner, Planning, Building, and Growth Management, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation
200 - 5210 Bradco Blvd
Mississauga, Ontario
L4W1G7

The Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario
L5R 105



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Peel District School Board
5650 Hurontario Street
Mississauga, Ontario
L5R 1C6

Enbridge Gas Distribution Inc.
500 Consumers Road
North York, Ontario
M2J 1P8

Alectra Utilities
175 Sandalwood Parkway West
Brampton, Ontario
L7A 1E8

Bell Canada
100 Commerce Valley Drive West
Thornhill, Ontario
L3T 0A1

Rogers Cable Communications Inc.
3573 Wolfedale Road
Mississauga, Ontario
L5C 3T6

Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Credit Valley Conservation Authority
1255 Old Derry Road,
Mississauga, Ontario
L5N 6R4

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:

It is recommended that the owner or their consultant contact the Credit Valley Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.



Planning & Development Services
Development Services

COMMENTS AND CONDITIONS MEMO

Date: February 12th, 2024
 File: T04W14.015 – 7614, 7624, 7650, 7662 Creditview Road
 From: Charles Ng
 Subject: Requirements for Draft Plan of Subdivision T04W14.015
 Ward: 4
 Plan by: GWD Planners
 Plan dated: August 25, 2022

The following represents a summation of comments and conditions from the **Development Services Division** with respect to matters dealing with Zoning, community information maps, warnings, notices, other general requirements to be included in the subdivision agreement, among others.

A. PRIOR TO DRAFT PLAN APPROVAL

To be addressed prior to the release of the application for draft plan approval.

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commenting agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated.

Sales Office - Homebuyers Information Map

2. Prior to draft plan approval, the developer shall prepare a Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential

Plans of Subdivision as it pertains to Sales Office Homebuyers Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. The map shall contain, but not be limited to the following information and clauses as applicable:

- a) The proposed land uses within the subdivision based on the latest draft plan.
- b) Where applicable, a statement indicating that church and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
- c) The immediately surrounding existing and proposed land uses.
- d) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- e) The approximate locations of noise attenuation walls and berms;
- f) The approximate locations and types of other fencing within the subdivision.
- g) Where parks and open space, storm water management facilities and walkways are located.
- h) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Environment and Development Engineering Division).
- i) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- j) The locations of all Brampton Transit routes through the subdivision.
- k) The following standard notes, using capital letters where noted:

i. "NOTICE AND ADVICE TO PURCHASERS:

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii.** "The map shows that there will be single detached dwellings in the subdivision." If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca
- iii.** "There may be catch basins or utilities easements located on some lots in this subdivision."
- iv.** "The subject properties are within the Churchville Heritage Conservation District and are Designated under Part V of the Ontario Heritage Act. In accordance with the Churchville Heritage Conservation District Plan, any changes to a building, including but not limited to exterior material changes, new construction, and/or removal of a building or structure, may require a Heritage permit. For additional information and applicable requirements, please contact the City of Brampton's Heritage department, at heritage@brampton.ca."
- v.** "Some lots and development blocks will be affected by noise from adjacent roads or aircraft and warning clauses will apply to purchasers."
- vi.** "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise."

- “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots.”
- i. “Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
 - ii. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.”
 - iii. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”
 - iv. “There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.”
 - v. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
 - vi. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees.”
 - vii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.’
 - viii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”

- ix. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- x. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xi. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL Planning.Development@Brampton.ca."
- xii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
- xiii. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

Digital Submissions of Plans

- 4. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning, Building, and Economic Development Department's digital submission requirements.

NOTE: Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in Section A of this memo.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following requirements are applicable as a condition of draft plan approval.

- 1. The owner shall address any redline revisions to the draft plan identified by staff and/or identified in comments.
- 2. The owner shall support an appropriate amendment to the Zoning By-law to permit the development of these lands in accordance with the draft-approved plan of subdivision.

Residential Reserve Blocks

1. Residential Reserve Blocks shall only be developed in conjunction with adjacent lands and the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning by-law. In this regard, the owner shall place these blocks in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within 6 months of the issuance of any building permit for any dwelling on the plan.

Land Notices: Statements and Clauses

1. The owner shall include, the following statements that are applicable, in bold type in all offers of purchase and sale for all lots and blocks within the plan:
 - a. A statement indicating that blocks 1-13 will be developed with single detached dwellings. For further information, please contact the City of Brampton, Planning, Building and Economic Development at (905) 874-2050.
 - b. A statement indicating that Blocks 14 and 15 is for a park and may contain play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad.
 - c. Purchasers are advised that residents close to Blocks 14 and 15 may be disturbed by noise and night lighting from the park. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca."
 - d. A statement indicating that Blocks 16-17 is a servicing/dry stormwater pond and overland flow and should be left in a naturalized state and will have minimal maintenance such as the periodic removal of paper and debris. This statement shall also advise purchasers that for more information the Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email planning.development@brampton.ca.
 - e. A statement indicating that Block 18 is for Open Space.
 - f. There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
 - g. Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
 - h. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if

necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.

- i. The final location of walkways, multi-use paths, bike routes may change without notice.
- j. Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177.
- k. Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- l. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- m. A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.
- n. Part of this subdivision is currently beyond Brampton Transit standards for service coverage. Portions of this development will be outside the 400 metre walking distance standard to transit.
- o. The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- p. The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- q. Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
- r. The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from

what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.

- s. Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block.
- t. The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
- u. There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- v. This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- w. The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- x. Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- y. Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Planning Building and Economic Development Department (905) 874-2050.
- z. Mail delivery will be from a designated Community Mailbox. The builder shall notify the purchaser of the exact Community Mailbox locations prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.
- aa. The subject properties are within the Churchville Heritage Conservation District and are Designated under Part V of the Ontario Heritage Act. In accordance with the Churchville Heritage Conservation District Plan, any changes to a building, including but not limited to exterior material changes, new construction, and/or removal of a building or structure, may require a Heritage permit. For additional information and applicable requirements, please contact the City of Brampton's Heritage department, at heritage@brampton.ca.

- bb. The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:

“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.”

“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.”

- cc. The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:

“Whereas despite the best 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 School Accommodation Department of the Peel District School Board to determine the exact schools.”

“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.”

Land Notices: Signage

2. The owner shall erect signs at all major entrances to the proposed development advising of the following:
- a. to the satisfaction of the Development Engineering Division of the Public Works Department, on Neighbourhood Park Blocks 14 and 15 showing in graphical form, the proposed facilities and indicating that Neighbourhood Park Block/s 14 and 15 will be developed as an active park/s with play equipment, lighted walkways, landscaping, passive use free-play areas, and a multi-purpose pad. An advisory that residents close to the park/s may be disturbed by noise and night lighting from the park/s shall likewise be included. The signage shall also advise that for more information, Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email at planning.development@brampton.ca.

- b. To the satisfaction of the Dufferin-Peel Catholic District School Board, that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."
 - c. To the satisfaction of the Peel District School Board at all major 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 bused to schools according to the Board's Transportation Policy.
3. That the following clauses be included in all agreement of purchase and sale entered into with respect to any units in the plan for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best 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 School Accommodation Department of the Peel District School Board to determine the exact schools."

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

Telecommunications:

1. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act of a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to

install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

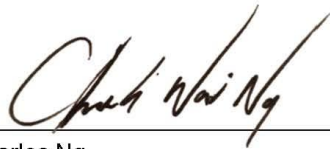
2. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

- There are no general comments applicable to this application.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Charles Ng
Planner I
Development Services Division
Planning, Building and Growth Management
Tel: (905) 874-5252

**Planning, Building and Growth Management**

Building Division

8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1**COMMENTS AND CONDITIONS MEMO**

Date: February 10, 2023

File: **T04W14.015 and 21T-16019B**

To: Kelly Henderson

From: Anthony Magnone

Subject: Requirements for
Soor, Harijinder & Baljinder

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

Not Applicable

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

Not Applicable

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

Prior to registration of the Plan, or any phase thereof, provide a **final version** of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.

Building Removal

Prior to registration **or site plan approval**, the applicant shall remove any existing buildings on the site.

Exposed Basements

Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

Prior to registration, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.

The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)

Prior to registration and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.

Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for

each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

Prior to registration and/or site plan approval, the applicant shall provide confirmation that the digital submission requirements and GIS requirements for the submission of the proposed final M-plan (CAD file) are complete and uploaded in the City's GIS system. Refer to the attached link for clarification:

https://www.brampton.ca/EN/Business/planning-development/Documents/e-Forms/DevServ/ZB_OP_Amendment_Application_Package.pdf

In support of having building permits issued in an expedited manner, please provide the anticipated Production Builder names and allotments believed to be submitting building permit applications to construct residential dwellings within this subdivision development.

The Builder information can be emailed directly to documentservicesbldg@brampton.ca titled "**Production Builder Information for Proposed Residential Plans of Subdivision; 21T-____B**", referencing the 21T plan number.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca



Public Works & Engineering
Development Engineering

Private and Confidential

COMMENTS AND CONDITIONS MEMO

Date: April 6, 2017
 Revised: January 13, 2023
 Revised: **August 3, 2023**
File: (T04W14.015 and 21T-16019B)
 To: Charles Ng
 From: Olti Mertiri
 Subject: **Requirements for Plan of Subdivision 21T- 16019B**
 Owner: Kaura, Soor, DeRooy and Riccio
 Address: 7662, 7650, & 7642 Creditview Road
 Circulation Date: November 2022
 Plan: Draft Plan of Subdivision
 Plan Dated: September 23, 2016, Revised August 25, 2022

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.
 1. ~~Functional Servicing Report (FSR)~~ – Cleared by Environmental Engineering
 2. ~~Feasibility Noise Report~~ – Added draft plan condition 1.
 3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ – Cleared by Environmental Engineering.
- ~~The owner shall revise the draft plan to square off the cul-de-sac.~~ – Not required

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering

1.1. Acoustic

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Creditvalley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Road Reconstruction/Cash Contributions

- 2.1. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's

Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

3. Financial Impact

- 3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
- 3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

4. Sidewalks

- 4.1. N/A

5. Land Dedications and Easements

- 5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6. 0.3 Metre Reserves/Reserve Block(s)

- 6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

7. Warning Clauses

- 7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:
 - 7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,
 - 7.1.2. Any walkways or retaining walls that may evolve on the plan,
 - 7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

8. Soil

- 8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. **Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. **Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. **Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. **Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. **Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel. (905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Accela
Frank Mazzotta (Manager, Development Engineering)



Public Works & Engineering
Development Engineering

COMMENTS AND CONDITIONS MEMO

Transportation Development Engineering

Date: August 31, 2023
 File: T04W14.015 and 21T-16019B
 To: Charles Ng
 From: Scott McIntyre (Transportation Development Engineering)
 Subject: Requirements for Plan of Subdivision 21T-
 Description – Create 10 lots, retain 3 existing dwellings
Applicant Name GWD Planners
Developer Name Various
 Location – 7614, 7624, 7650, 7662 Creditview Road

Circulation Date: January 2023
 Plan: GWD Draft Plan of Subdivision
 Plan Dated: August 25, 2022
 Comment Revision #: #2

A. PRIOR TO DRAFT PLAN APPROVAL

1. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214.
2. Where Region of Peel waste & recycling bins are not permitted to be stored outside, residences are to accommodate these waste & recycling bins. If these bins are to be accommodated within garages, the applicant is to provide garage drawings confirming the functionality of garages while accommodating these waste & recycle bins. Minimum garage width is 3.3m for single vehicle garages to accommodate vehicles with waste & recycling bins.
 - a. The applicant will demonstrate, with the aid of functional design drawings, how and where the Region of Peel waste & recycling bins will be stored.
3. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E.
4. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. Driveways are to measure a minimum 6.0 metre length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way.
2. Road elbows must adhere with City standard drawing #215.
3. Subdivision curb radii are to adhere to City standard drawing #245.
4. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. Driveways less than 3.5m width are not sufficient to adhere with the city's minimum two parking spaces per unit minimum requirement. As a result, our office requires driveways and garages to not measure less than 3.5 metres width for single vehicle driveways.
 - a. Driveways width minimum requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
5. A separate drawing is to be submitted depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units).
6. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
7. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
8. 0.3m reserve is required at the following location:
 - a. The end of (southerly limit) the proposed cul-de-sac.
9. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required.
10. Prior to registration, the City, at its own discretion, may require the early dedication of all roads, or portions thereof.
11. Prior to registration, the applicant shall lift the existing 0.3m reserves (PIN 140853210, Block '197' on registered plan M-1523) and dedicate all, or portions thereof, as municipal right-of-way.
12. The applicant shall be responsible for all costs associated with the extension of Edmonton Street, and shall provide the applicable securities, as determined by the City, for said works.
13. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
14. Utility clearance of 1.5 metres from residential driveways is required.

C. GENERAL COMMENTS

1. Parking supply is to be as per the City zoning requirements.
2. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.

3. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Regards,



Scott McIntyre

Transportation Engineering | Engineering Division | Public Works & Engineering Dept. | City of
Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5



COMMENTS AND CONDITIONS MEMO

Date: January 31, 2023 (Revised September 7, 2023)

File: **T04W14.015 / 21T-16019B**

To: Charles Ng, Development Planner

From: Shelby Swinfield, Heritage Planner

Subject: Requirements for Plan of Subdivision 21T-16019B
(To permit the creation of 13 new lots, open space, and park within the Churchville Heritage Conservation District.)
GAGNON WALKER DOMES PLANNERS LTD.
KAUR, SOOR, DEROOY AND RICCIO
7614, 7624, 7650, 7662 Creditview Road

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from Heritage Planning with respect to matters dealing with cultural heritage matters.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- N/A

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

Conditions #1- #9 below shall be completed prior to Registration and, unless otherwise noted, prior to the issuance of any demolition or building permit(s):

- 1) A Heritage Conservation Plan prepared in accordance with the guidelines set out within the City's Terms of Reference shall be submitted and approved to the

- satisfaction of the Director of City Planning and Design;
- 2) An updated Heritage Building Protection Plan including information regarding the current state of the buildings to be retained shall be submitted and approved to the satisfaction of the Director of Integrated City Planning.
 - 3) The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that all the properties included in the subdivision are within the Churchville Heritage Conservation District and are Designated under Part V of the Ontario Heritage Act. In accordance with the Churchville Heritage Conservation District Plan and Part V of the Ontario Heritage Act, any changes to a building or structure, including but not limited to new construction, exterior material changes, and/or removal of a building or structure, may require a Heritage permit. The signs should advise that potential purchasers should contact the City of Brampton's Heritage department, at heritage@brampton.ca for additional information and applicable requirements. These signs shall be in a format and posted at locations approved by City Heritage Staff prior to installation.
 - 4) The following clauses shall 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:
 - i) The purchaser acknowledges that the properties within the subdivision are within the Churchville Heritage Conservation District and are Designated under Part V of the Ontario Heritage Act.
 - ii) The purchaser acknowledges that the properties within the subdivision are subject to the requirements and restrictions of the Churchville Heritage Conservation District Plan.
 - iii) The purchaser acknowledges that, in accordance with the Churchville Heritage Conservation District Plan and Part V of the Ontario Heritage Act, any changes to or construction of a building or structure, including but not limited to exterior material changes, new construction, and/or removal of a building or structure, may require a Heritage permit.
 - 5) In the event that the lots within the Draft Plan of Subdivision will be sold as empty lots:
 - a) In addition to the clauses listed above, the following clauses shall 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:
 - i) The purchaser acknowledges that the properties within the subdivision are within the Churchville Heritage Conservation District and are Designated under Part V of the Ontario Heritage Act.

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- ii) The purchaser acknowledges that the properties within the subdivision are subject to the requirements and restrictions of the Churchville Heritage Conservation District Plan and Part V of the Ontario Heritage Act.
 - iii) The purchaser acknowledges that, in accordance with the Churchville Heritage Conservation District Plan and Part V of the Ontario Heritage Act, any changes to or construction of a building or structure, including but not limited to exterior material changes, new construction, and/or removal of a building or structure, may require a Heritage permit and other associated heritage studies.
- 6) In the event that the lots within the Draft Plan of Subdivision will be sold with constructed buildings:
- a) A Heritage Permit Application that encompasses all the proposed dwellings and structures within the subdivision will be required to be submitted and approved.
 - b) An addendum to the Heritage Impact Assessment addressing impacts of the design and construction of the buildings in the context of the Churchville Heritage Conservation District Plan will be required to be submitted and approved.
- 7) The Owner acknowledges and agrees that should any archaeological resources be discovered they may constitute a new archaeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning and Development Services Department shall be notified. The Owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City is provided to the Owner.
- 8) The Owner agrees that it releases and forever discharges the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law, from any and all claims, demands, actions, cause of actions and other proceedings and any liability for damages, costs and expenses for or relating to any loss which the Owner may suffer arising out of, incidental to, or in connection with (a) an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; or (b) the issuance of any written notice from the Policy Division (Heritage Section) of the City's Planning and Development Services Department permitting the Owner to continue to work on the Lands; or (c) the period of time during which the Owner is not allowed to work on the Lands.



COMMENTS AND CONDITIONS MEMO

Date: September 08, 2023
 File: **T04W14.015**
 To: Charles Ng
 From: Hanu Dilip
 Subject: Requirement for Draft Plan Approval
 Location: 7614, 7624, 7650 & 7662 Creditview Road
 South of Steeles Ave. W. on the west side of Creditview Road

Circulation Date: February 2, 2023

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

A. PRIOR TO DRAFT PLAN APPROVAL

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

- N/A

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

- As the application is subject to Heritage Permit process, Urban Design has no conditions for this application.
- The built form, GFA and lot size shall conform to the standard residential hamlet specifications identified in the Churchville Heritage Conservation District Plan. It can be found here: <https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Pages/Churchville-HCD.aspx>

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Hanu Dilip

Hanu Dilip

Urban Designer | Planning, Building, & Growth Management
 City of Brampton
 E-Mail: hanu.sadanandandilip@brampton.ca



Community Services
Parks Maintenance & Forestry

COMMENTS & CONDITIONS MEMO

Date: October 6, 2023

File: T04W14.015 & 21T-16019B

To: C. Ng, Planning, Building and Growth management

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Proposed Draft Plan of Subdivision
(To permit the creation of 13 new lots, open space, and park within the Churchville Heritage Conservation District.)

Updated Conditions from the Park Planning & Development Section

Consultant: **GAGNON WALKER DOMES PLANNERS LTD.**

Owner: **KAUR, SOOR, DEROOY AND RICCIO**

Location: 7662, 7650 and 7624 Creditview Road
Circulation Date: October 5, 2023
Ward: 6

In response to recent internal discussions regarding the above noted Proposed Draft Plan of Subdivision application, the following represents a REVISED summation of conditions from the Park Planning and Development Section.

Please note that this memo replaces our Comments & Conditions Memo dated November 17, 2022.

A. PRIOR TO DRAFT PLAN APPROVAL

The following must be addressed prior to the release of the application for draft plan approval.

1. NIL

B. CONDITIONS OF DRAFT PLAN APPROVAL

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City.

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a) **Prior to Commencement of Construction:***Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Notification Signage – Public Lands:

3. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park and open space blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

b) **Prior to Registration:**

*The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. **Items are listed alphabetically.***

Fencing:

4. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Parkland Dedication:

5. Any submitted appraisals or amendments thereto shall be in accordance with City standards and shall be to the satisfaction of the City's Realty Services Section.
6. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The Owner is proposing to convey Park Blocks 14 and 15 totaling 0.257 ha (0.635 ac.) to the City, as the Parkland Dedication requirements based on section 51.1 of the Planning Act.

***Note:** In the case of an under dedication, the Owner shall be required to compensate the City prior to registration in accordance with the Planning Act (as amended) and the City's current policies, in the form of a Cash In Lieu of Parkland Payment.*

***Note:** In case of an over-dedication, the City agrees to provide compensation in accordance with the City's current policies*

Note: Final calculations will be undertaken as part of the Subdivision Agreement review process and represented in Schedule 'D' of the Agreement.

Note: The plan is located within the Credit Valley Secondary Plan Area and is subject to Council resolution CW070-2005 which requires CIL for residential development to be collected at a rate of \$350,000/ac.

Plan Requirements for all Public Lands:

7. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

Streetscape Plans:

8. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief (as amended and as applicable).

Summary Requirements:

9. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of parkland, open space, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Tree Compensation:

10. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Tableland Vegetation:

11. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

Warning Clauses – Parks, Open Space, etc.

12. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park and open space blocks (Park Blocks 14 and 15 and Open Space Block 18) that state:

“The subject block(s) (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.

Warning Clauses – Street Trees

13. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.

c) Post Registration:

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:

Conveyance of Public Lands:

14. All identified parks and open space blocks shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

15. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, open space, and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

Streetscape Implementation:

16. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Reimbursement for Creditable Work:

17. Following completion of park development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the park block is required to service existing residents.

As-Built Drawings:

18. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

d.) Prior to Assumption:*Hazard Removal:*

19. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in any location as determined by the City, shall be removed at the Owner's expense.

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

Parks and Open Space Naming:

20. The name for the identified park block shall be incorporated into the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:

- a) Park Blocks 14 & 15 shall be identified as "Edmonton Parkette".

Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

Tableland Vegetation:

21. An updated Tree Evaluation Report & drawing that reflects the new Park Blocks 14 and 15 design will be required as there were some additional trees removed to accommodate the playground, pathways, and overland flow design.

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Park Planner
Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
J.K. Bajwa, M. Colangelo

(Note: A digital copy has also been uploaded to Accela.)