

**ATTACHMENT 2**



THE CORPORATION OF THE CITY OF BRAMPTON

**BY-LAW**

*Number* \_\_\_\_\_ - 2024

To Adopt Amendment Number OP 2006-OLT OPA 1-2024  
To the Official Plan of the City of Brampton Planning Area  
\_\_\_\_\_

The Ontario Land Tribunal, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, hereby order the coming into force of By-law Number \_\_\_\_\_ - 2024 as follows:

- 1. Amendment Number OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

Approved by the Ontario Land Tribunal on February 26, 2024, ~~2023~~, pursuant to Order No. OLT-23-000261.

Approved as to form.  
2024/MM/DD

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
2024/MM/DD

\_\_\_\_\_  
Peter Fay, City Clerk

**By-law Number** \_\_\_\_\_ - 2024

AMENDMENT NUMBER OP 2006- OLT OPA 1-2024

To the Official Plan of the

City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend Schedule 45a from the Credit Valley Secondary Plan (SPA 45) to revise the land use designation from Executive Residential to Low Density 1.

**2.0 Location:**

The lands subject to this amendment are located on the west side of Creditview Road and south side of Queen Street W., and are municipally known as 8940 Creditview Road. The lands comprise of 1 parcel totaling 3.49 hectares in area, and have a frontage of approximately 34 metres on Creditview Road and are legally described as Part of Lot 5, Concession 4, W.H.S.

**3.0 Amendments and Polices Relative Thereto:**

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

1. By amending Schedule A1 - Upscale Executive Housing Special Policy Areas of the Official Plan to remove the lands subject to this amendment, as shown on Schedule B to this amendment.

3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 6, of Part Two of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By adding to the list of amendments pertaining to Secondary Plan Area 45: Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-\_\_\_\_\_.

2. The portions of the document known as the Credit Valley Secondary Plan, being Chapter 7, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

A. Amending Schedule A of Brampton Credit Valley Secondary Plan Area 45, of Chapter 7 of Part II: Secondary Plans, the land use designation of the lands outlined on Schedule A to this Amendment from "Executive Residential" to "Low Density 1".

B. To add the following policy as Section 5.2.4.6:

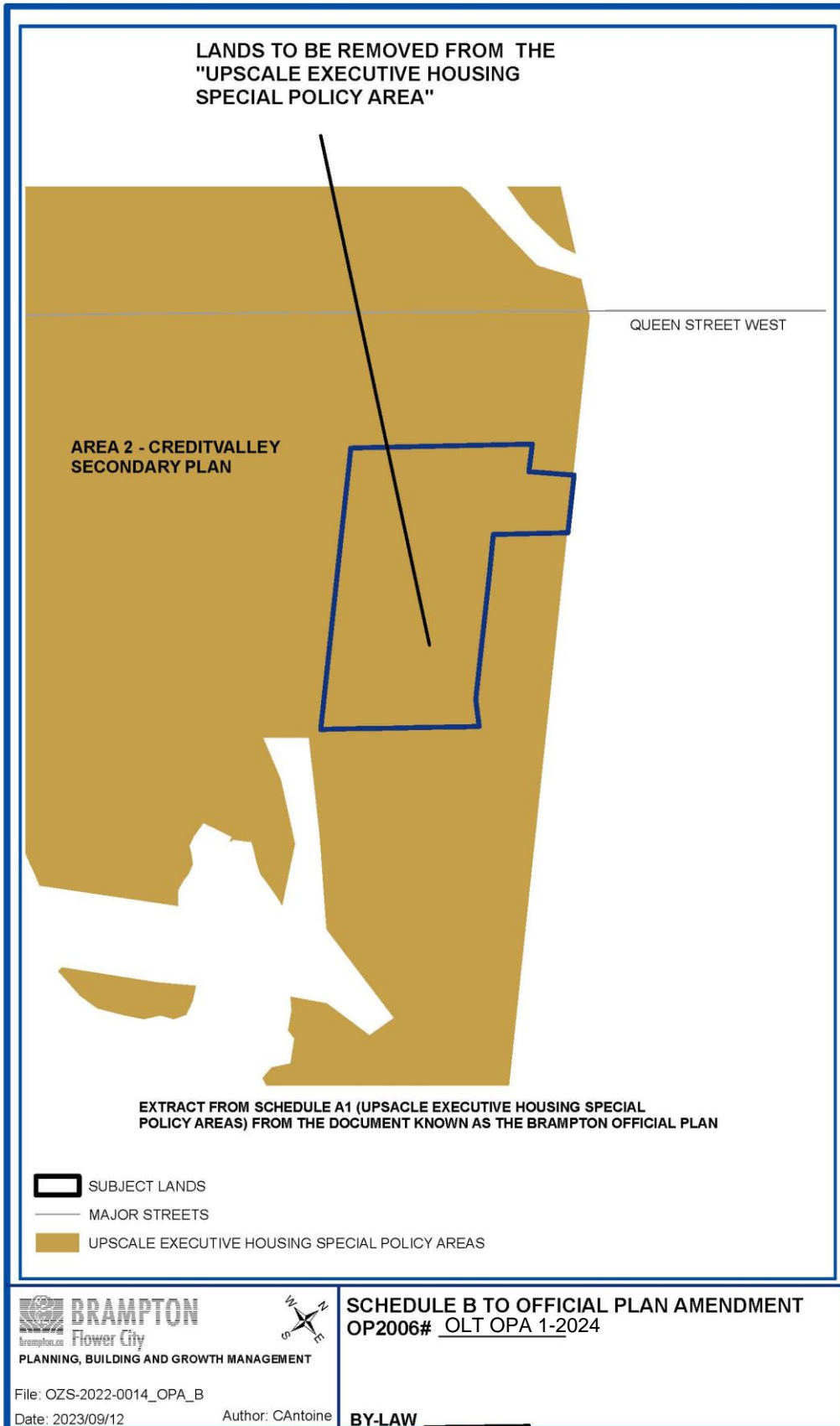
"Special Policy Area 8 – Residential Low Density 1

The "Special Policy Area 8 – Residential Low Density 1" designation of the lands located west of Creditview Rd and south of Queen St W, formerly with the municipal address of 8940 Creditview Road (Sterritt Farm), shall permit a maximum density of 24 units per net hectare (9.7 units per net acre) and a minimum lot width of 11.6 metres (38.1 feet)."

Approved as to Content:

\_\_\_\_\_  
Allan Parsons, MCIP, RPP  
Director, Development Services and Design





**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** February 26, 2024

**CASE NO(S):**

OLT-23-000261

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

Applicant and Appellant: Branthaven Creditview Inc.  
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment  
Description: To permit the construction of 60 single-detached residential dwelling units  
Reference Number: OZS-2022-0014  
Property Address: 8940 Creditview Road  
Municipality/UT: Brampton/Peel  
OLT Case No.: OLT-23-000261  
OLT Lead Case No.: OLT-23-000261  
OLT Case Name: Branthaven Creditview Inc. v. Brampton (City)

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

Applicant and Appellant: Branthaven Creditview Inc.  
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision  
Description: To permit the construction of 60 single-detached residential dwelling units  
Reference Number: OZS-2022-0014  
Property Address: 8940 Creditview Road  
Municipality/UT: Brampton/Peel  
OLT Case No.: OLT-23-000262  
OLT Lead Case No.: OLT-23-000261

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

Applicant and Appellant:	Branthaven Creditview Inc.
Subject:	Proposed Plan of Subdivision – Failure of Approval Authority to make a decision
Description:	To permit the construction of 60 single-detached residential dwelling units
Reference Number:	21T-22001B
Property Address:	8940 Creditview Road
Municipality/UT:	Brampton/Peel
OLT Case No.:	OLT-23-000263
OLT Lead Case No.:	OLT-23-000261

**Heard:** January 26, 2024 by Video Hearing

#### **APPEARANCES:**

##### **Parties**

##### **Counsel/Representative\***

Branthaven Creditview Inc. ("Applicant/Appellant")	Nancy Smith
City of Brampton ("City")	Brandon Carter
Kaneff Properties Limited	Mark Flowers
Credit Valley Residents Association ("CVRA")	Ramaljit Sandhu*

#### **MEMORANDUM OF ORAL DECISION DELIVERED BY D. CHIPMAN AND ORDER OF THE TRIBUNAL**

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#### **INTRODUCTION**

[1] This matter involves a Settlement Hearing related to appeals brought under s. 22(7), s. 34(11), and 51(34) of the *Planning Act*, R.S.O. c. P13, as amended ("Act"), by Branthaven Creditview Inc. ("Applicant/Appellant"), the owners of lands municipally known as 8940 Creditview Road ("subject lands"), in the City of Brampton ("City"), on

the failure of the City to make a decision on applications to amend the Official Plan, the Zoning By-law, and on an application for a draft Plan of Subdivision (“PoS”) within the timeframes prescribed by the Act.

[2] Prior to the hearing, the Statutory Parties reached a settlement and are now seeking an Order from the Tribunal allowing the Appeals in part and approving, in principle, the revised OPA, ZBA, and draft PoS applications.

[3] A settlement of the issues raised by Kaneff had been reached prior to this hearing, and the Minutes of Settlement had been executed.

[4] The subject property is approximately 3.54 hectares and surrounded by single detached dwellings to the east, south, and west. The Lionhead Golf Club and Conference Centre is west and southwest of the subject property. To the north, the lands are currently vacant and designated for residential mixed-use development.

[5] For the reasons set out below, the Tribunal allows the appeals and approves, in principle, the Official Plan Amendment (Attachment 1), Zoning By-law Amendment (Attachment 2), and Plan of Subdivision (Attachment 3), subject to the Conditions set forth in Attachment 4. The final Order will be withheld until the City of Brampton is satisfied that the applications’ preconditions have been satisfied as per s. 58, at which time the City of Brampton will release final approval as per s. 51(56.1) of the Planning Act.

## **REVISED PROPOSAL**

[6] As revised, the proposal consists of 57 lots for detached residential dwellings, the northerly extension of Classic Drive, a new public Street ‘A’, and a portion of the easterly extension of Classic Drive from its current terminus immediately west of the Branthaven Lands and the Queen Street Lands to the proposed northerly extension of Classic Drive on the Branthaven Lands (“Classic Drive Easterly Extension”), with a 0.3

metre reserve on the PoS. The revised draft PoS requires a conveyance from Kaneff to the City of land from the southerly portion of the Queen Street Lands to be combined with lands from the northerly portion of the Branthaven Lands to accommodate the Classic Drive Easterly Extension.

## **LEGISLATIVE FRAMEWORK**

[7] When considering appeals filed pursuant to s. 22(7), s. 34(11), and 51(34) of the Act, the Tribunal must have regard to the matters of Provincial interest as set out in s. 2 of the Act. Section 3(5) of the Act requires decisions of the Tribunal affecting planning matters to be consistent with the Provincial Policy Statement, 2020 (“PPS”) and, in this case, conform to A Place to Grow; Growth Plan for the Greater Golden Horseshoe, 2020, as amended (“Growth Plan”) as well as conforms to, or does not conflict with, any applicable Secondary Plans and City Guidelines.

[8] In consideration of the statutory requirements set out above, the Tribunal must be satisfied that the planning instruments resulting from the Settlement represent good planning.

## **SUBMISSIONS AND EVIDENCE**

[9] Evidence in support of the Settlement proposal was provided by the Applicant’s Planner, Sebastian Alzamora, a Registered Professional Planner in the Province of Ontario who was duly qualified by the Tribunal in the area of land use planning.

[10] Both Mark Jamieson and Matthew Cory were qualified by the Tribunal to provide evidence in support of the Settlement proposal on behalf of Kaneff Properties Limited. Mr. Jamieson was qualified in the fields of transportation planning and traffic engineering, and Mr. Cory provided land use planning evidence.



**EXHIBITS**

[11] The Tribunal received and recorded all Exhibits to the Hearing, which were identified and assigned an Exhibit number during the Hearing.

**PROVINCIAL POLICY STATEMENT 2020 (“PPS”)**

[12] Mr. Alzamora stated that the subject lands are located within a Settlement Area under the PPS and are currently underutilized. The proposed development will promote an efficient form of development through the intensification of land located within the Region's “Urban System.” He opined that 57 units represent an appropriate amount of intensification that is designed to use existing infrastructure and municipal services, achieving a cost-effective development pattern. He added that the subject lands are within walking distance of public transportation and multi-use pathways to support active transportation options.

**GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**

[13] The Tribunal heard that the subject lands are located within the Delineated Built-up Area of the Growth Plan. The proposed development will provide convenient access to public service facilities, commercial, and institutional services to facilitate a complete community by intensifying a parcel designated for residential purposes.

**APPLICABLE OFFICIAL PLANS**

[14] The Region of Peel Official Plan (“ROP”), the City Official Plan (“OP”), and Credit Valley Secondary Plan are aligned with the PPS and the Growth Plan policies for development, including promoting the development of complete communities, protecting the natural environment and resources, conserving cultural heritage, and respecting the scale, physical character, and context of established neighbourhoods.

[15] It was explained that an existing pond is located on the Kaneff Golf Course lands, which, together with related infrastructure, will function as a stormwater management pond that will accommodate storm drainage from the surrounding lands.

[16] The subject lands are located within the Credit Valley Secondary Plan area and are designated 'Executive Residential'. The Tribunal heard that the purpose of the OPA is to change the designation with respect to the Secondary Plan to Low Density 1, with the requirement that some of the upscale executive housing policies associated with 'Executive Residential' zoning will be permitted.

[17] Section 4.2.3, which establishes the goal of "Providing a residential community with a significant executive housing component that is compatible with and will benefit from the visual and environmental features of the natural landscape of the area". The Tribunal heard that the proposal contemplates an upscale residential design that is consistent with the character of the surrounding neighbourhood with minimal impacts on the existing natural landscape of the area.

[18] Mr. Alzamora stated that the proposed development will have access to the City's master pathways system, existing transit routes, which will include pedestrian sidewalks and local roads to give priority to public transit and pedestrians.

[19] Mr. Jamieson stated that the provision of a stub road connection within the Branthaven development will facilitate a road connection to a future residential redevelopment on the Kaneff lands. He opined that with the protection of a road connection plus an emergency access connection to the residentially designated Kaneff lands from the west side of the Branthaven lands, the proposed development would achieve the goal of creating an integrated approach that will appropriately accommodate future residential development west of the Branthaven lands.

[20] Mr. Cory explained that the revised proposal demonstrates that road access and emergency access to the Kaneff lands can be accommodated while maintaining the same number of units and unit mix on the Branthaven Lands. In his opinion, the revised proposal provides a reasonable and appropriate development plan that reflects a coordinated, integrated, and comprehensive planning approach in relation to future residential development on the adjacent Kaneff lands to the west of the Branthaven Lands.

### **PLANNING ACT, SECTION 51(24)**

[21] The Tribunal heard that the draft Plan of Subdivision implements the proposed development by subdividing the lands to establish the proposed residential lots as well as the road network with sufficient regard for the matters included in Section 51(24) of the Planning Act.

### **COMMUNITY CONCERNS**

[22] The CRVA raised questions regarding a retaining wall, truck routing during construction, and the removal of trees. The Applicant stated that these concerns would be addressed at the site plan stage and that the CVRA comments would be taken into consideration at that time.

### **ANALYSIS AND FINDINGS**

[23] The Tribunal accepts the evidence and uncontroverted professional opinions of Mr. Alzamora and the further endorsements of the revised plan by both Messrs. Jamieson and Cory.

[24] The Tribunal is satisfied that Provincial interest as set out in s. 2 of the Act has been considered in the Settlement Proposal.

[25] The Tribunal finds that the proposal is designed to prioritize active transportation, transit-supportive development, and intensification in appropriate locations, and is satisfied that the Settlement Proposal achieves these objectives.

[26] The Settlement proposal maintains the intent of the OP and the Credit Valley Secondary Plan (Area 45), as it is compatible and integrates with adjacent plans of subdivision, including the easterly and northerly extensions of Classic Drive. The internal public rights-of-way have been designed to ensure adequate and safe vehicular circulation and to accommodate the required infrastructure.

[27] The Tribunal finds that the draft PoS, subject to Conditions, has had appropriate regard to the criteria set out in s. 51(24) in the conditions to be reasonable and appropriate for the proposed development pursuant to s. 51 (25) of the Act.

[28] The Tribunal recognizes the commitment of the Applicant to address the concerns raised by CVRA through the site plan stage to ensure due consideration.

[29] In consideration of the above, the Tribunal finds that the Settlement Proposal represents good planning and is in the public interest.

## **ORDER**

[30] **THE TRIBUNAL ORDERS that** the appeal is allowed, in part, and that the Official Plan for the City of Brampton is amended as set out in **Attachment 1** to this Order.

[31] **THE TRIBUNAL ORDERS that** the appeal against By-law 270-2004 of the City of Brampton is allowed in part, and By-law 270-2004 is amended as set out in **Attachment 2** to this Order.

[32] **THE TRIBUNAL ORDERS that** the appeal is allowed, and the draft plan shown on the plan prepared by Glen Schnarr and Associates dated December 5, 2023, comprising 8940 Creditview Road, Part of Lot 5, Concession 4, W.H.S., City of Brampton, Regional Municipality of Peel as **Attachment 3**, is approved subject to the fulfillment of the conditions set out in **Attachment 4** to this Order.

[33] **AND THE TRIBUNAL ORDERS that**, pursuant to subsection 51(56.1) of the Planning Act, the City of Brampton shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 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.

*“D. Chipman”*

D. CHIPMAN  
MEMBER

**Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://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* \_\_\_\_\_ - 2024

To amend Comprehensive Zoning By-law 270-2004:

The Ontario Land Tribunal, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, hereby order the coming into force of By-law Number \_\_\_\_\_ - 2024 as follows:

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

From:	To:
Agricultural (A)	Residential Single Detached F-11.6-3692 (R1F-11.6-3692); Residential Single Detached F-11.6-3693 (R1F-11.6-3693); Residential Single Detached F-15.0 (R1F-15.0-3725).

- 1) By adding thereto the following section:

“3692 The lands designated R1F-11.6 – Section 3692 on Schedule A to this By-law:

3692.1 Shall only be used for the following purposes:

- a) Purposes permitted in an R1F-x Zone;
- b) Open Space;
- c) Walkway;
- d) Emergency Access.

3692.2 Shall be subject to the following requirements and restrictions:

- 1. Minimum Lot Width: Corner Lot: 14.6 metres
- 2. Minimum Front Yard:
  - a) 4.5 metres, but 6.0 metres to the front of the garage
  - b) The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - c) A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into

**By-law Number \_\_\_\_\_ - 2024**

the front yard to within 0.0 metres of a daylight rounding triangle;

- d) A bay window, bow window, box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
- e) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.

## 3. Minimum Exterior Side Yard Width:

- a) 3 metres;
- b) The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- c) A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- d) A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding triangle;
- e) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight triangle; and
- f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard.

## 4. Minimum Interior Side Yard Width:

- a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and
- b) 1.2 metres for a corner lot abutting an interior lot.

## 5. Garage Control:

minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.

## 6. Driveways Dimensions:

- a) Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared)".

## 2) By adding thereto the following section:

"3725 The lands designated R1F-15.0 – Section 3725 on Schedule A to this By-law:

3725.1 Shall only be used for the following purposes:

- a) purposes permitted in an R1F-x Zone;
- b) Temporary sales office and accessory uses until December 31, 2028;
- c) Model Homes, subject to the following:

**By-law Number \_\_\_\_\_ - 2024**

- i. Notwithstanding any other provisions to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said units, shall be permitted; and
- ii. A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

3725.2 Shall be subject to the following requirements and restrictions:

- 1. Minimum Lot Width: 15.0 metres
- 2. Minimum Front Yard:
  - a) 4.5 metres, but 6.0 metres to the front of the garage;b) The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
  - c) A porch and/or balcony with or without foundation or cold cellar including steps, eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding triangle; and
  - d) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight triangle.
- 3. Minimum Interior Side Yard width:
  - a) 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.
- 4. Garage Control:
  - a) minimum interior garage dimension shall measure 6.0 metres interior length by 3.1 metres minimum interior width.
- 5. Driveways Dimensions:
  - a) Driveway minimum width requirements: 3.5m (single), 6.0m (double), 7.3m (shared)".

3) By adding thereto the following section:

"3693 The lands designated R1F-11.6 – Section 3693 on Schedule A to this By-law:

3693.1 Shall only be used for the purposes permitted in an R1F-x Zone;

3693.2 Shall be subject to the following requirements and restrictions:

- 1. Garage Control:
  - a) The maximum interior garage width shall not exceed 85% of the dwelling unit width and shall not project past the main building façade.
  - b) The interior space of a garage shall have a rectangular area not less than 2.7 metres by 5.4 metres with no more than one step encroachment."

ENACTED and PASSED this [enter date] day of [enter month], 2024.



**By-law Number** \_\_\_\_\_ - 2024

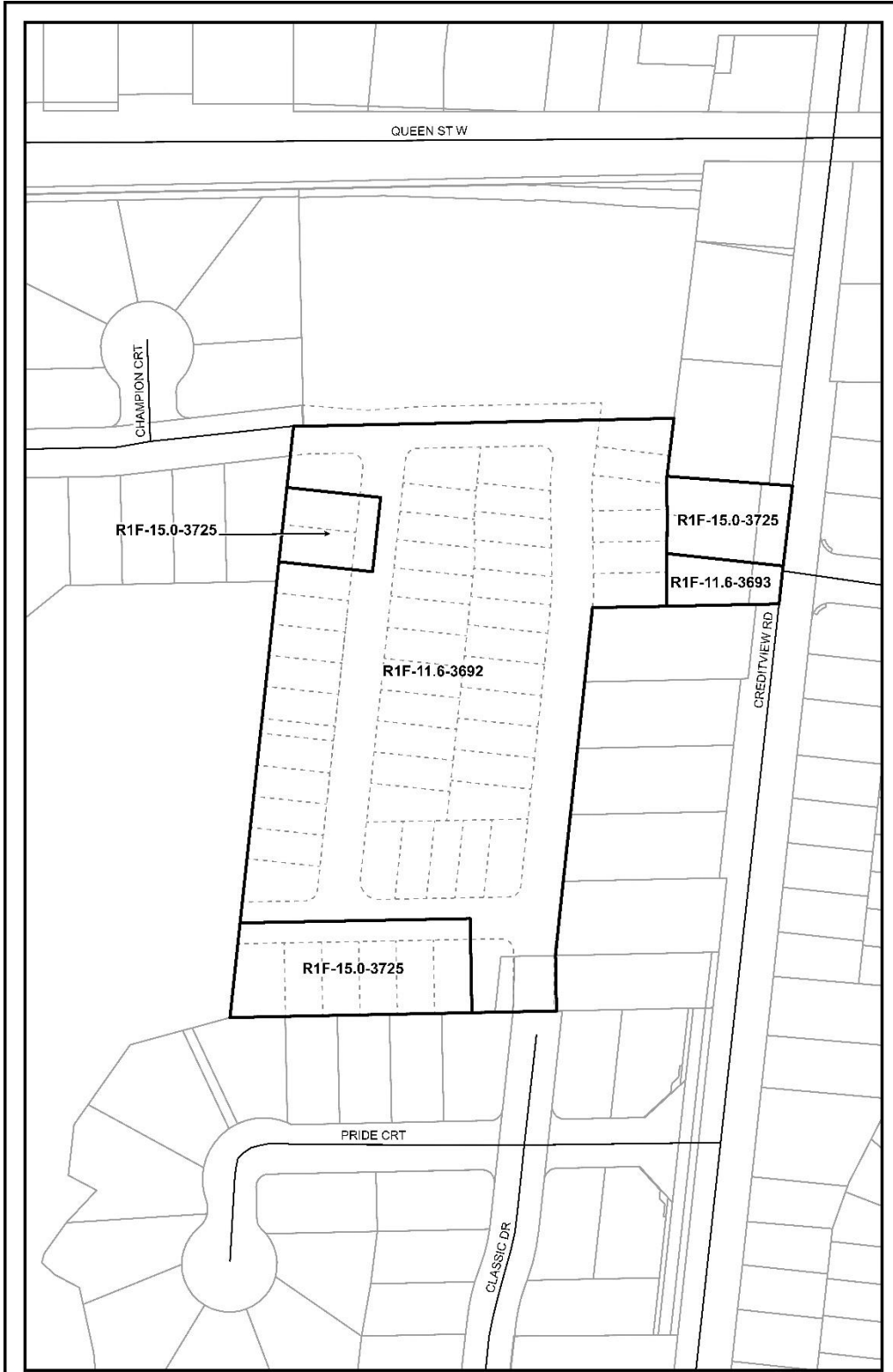
Approved as to  
form.  
20\_\_ /month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
20\_\_ /month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2022-0014)



 **BRAMPTON**  
Flower City  
brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT  
File: OZS-2022-0014\_ZBL  
Date: 2024/01/16

LOT 4, CONCESSION 4 W.H.S.

BY-LAW \_\_\_\_\_

SCHEDULE A



Drawn by: LCarter

**EXPLANATORY NOTE****THE PURPOSE OF BY-LAW \_\_\_\_\_ - 2024**

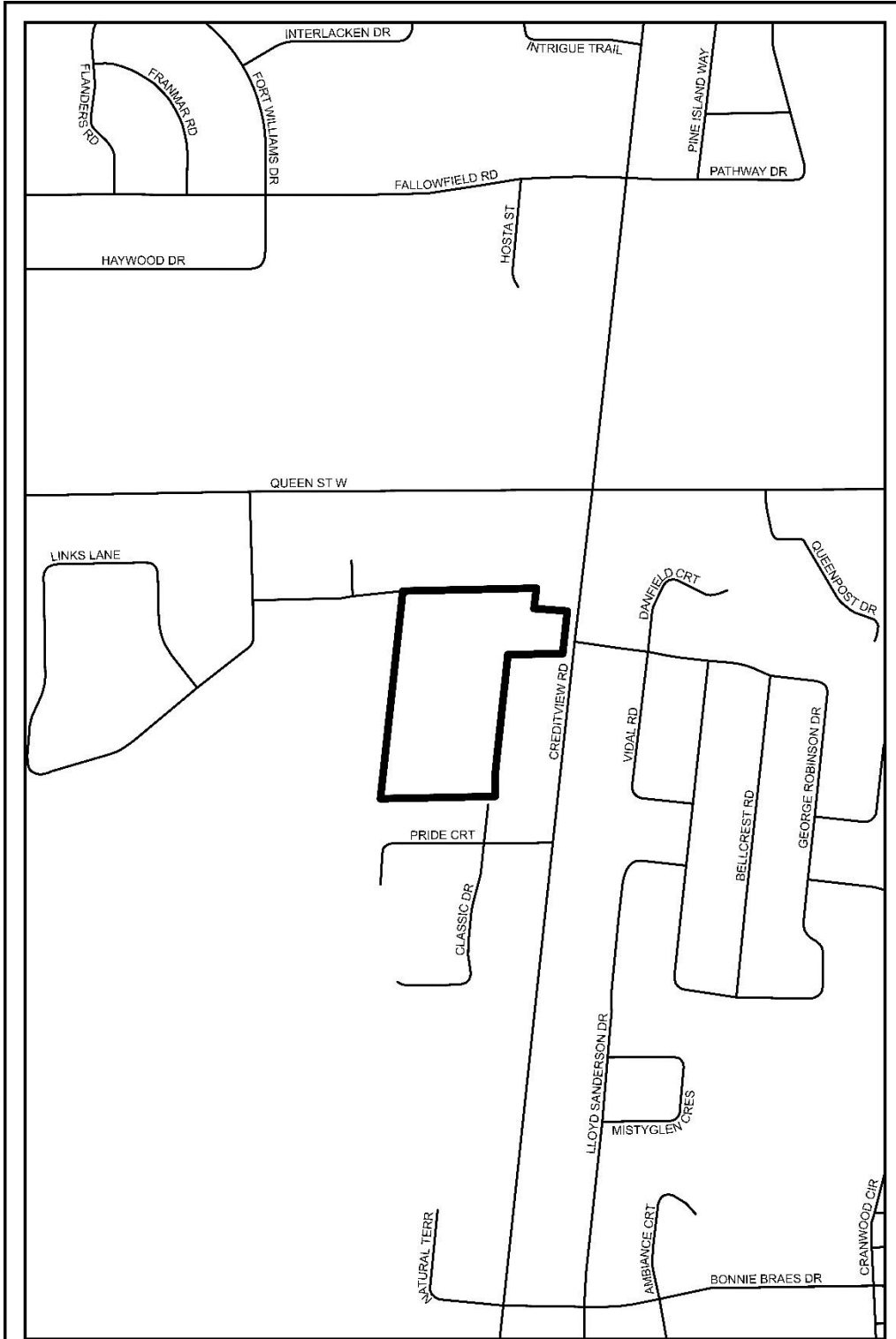
The purpose of By-law \_\_\_\_\_ - 2024 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Glen Schnarr & Associates Inc. (c/o Branthaven Creditview Inc.), (File No. OZS-2022-0014).


**EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_ - 2024 is to request for an amendment to the Zoning By-law and for a proposed Draft Plan of Subdivision to permit a residential development of single detached dwellings.

**LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ - 2024 are located on the south side of Creditview Road and west side of Queen Street W. and is legally described as Con 4, WHS Part Lot 5, RP 43R14727, Part 1 and RP 43R40144 Parts 3 and 4, 8940 Creditview Road, Brampton. Any further inquiries or questions should be directed to Nitika Jagtiani, City of Brampton, Planning, Building and Growth Management Services Department at [Nitika.Jagtiani@brampton.ca](mailto:Nitika.Jagtiani@brampton.ca)



 Subject Lands

**BRAMPTON**  
 Flower City  
 Planning, Building and Growth Management  
 File: OZS-2022-0014\_ZKM  
 Date: 2023/11/28



**KEY MAP**

**BY-LAW** \_\_\_\_\_

# ATTACHMENT 2



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To Adopt Amendment Number OP 2006-  
To the Official Plan of the City of Brampton Planning Area  
\_\_\_\_\_

The Ontario Land Tribunal, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, hereby order the coming into force of By-law Number \_\_\_\_\_ - 2024 as follows:

1. Amendment Number OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

Approved by the Ontario Land Tribunal on \_\_\_\_\_, 2023, pursuant to Order No. \_\_\_\_\_.

<p>Approved as to form.</p> <p>2024/MM/DD</p>
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\_\_\_\_\_  
Patrick Brown, Mayor

<p>Approved as to content.</p> <p>2024/MM/DD</p>
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Peter Fay, City Clerk

**By-law Number** \_\_\_\_\_ - 2024

AMENDMENT NUMBER OP 2006-\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend Schedule 45a from the Credit Valley Secondary Plan (SPA 45) to revise the land use designation from Executive Residential to Low Density 1.

**2.0 Location:**

The lands subject to this amendment are located on the west side of Creditview Road and south side of Queen Street W., and are municipally known as 8940 Creditview Road. The lands comprise of 1 parcel totaling 3.49 hectares in area, and have a frontage of approximately 34 metres on Creditview Road and are legally described as Part of Lot 5, Concession 4, W.H.S.

**3.0 Amendments and Polices Relative Thereto:**

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

1. By amending Schedule A1 - Upscale Executive Housing Special Policy Areas of the Official Plan to remove the lands subject to this amendment, as shown on Schedule B to this amendment.

3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 6, of Part Two of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By adding to the list of amendments pertaining to Secondary Plan Area 45: Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-\_\_\_\_\_.
2. The portions of the document known as the Credit Valley Secondary Plan, being Chapter 7, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

A. Amending Schedule A of Brampton Credit Valley Secondary Plan Area 45, of Chapter 7 of Part II: Secondary Plans, the land use designation of the lands outlined on Schedule A to this Amendment from "Executive Residential" to "Low Density 1".

B. To add the following policy as Section 5.2.4.6:

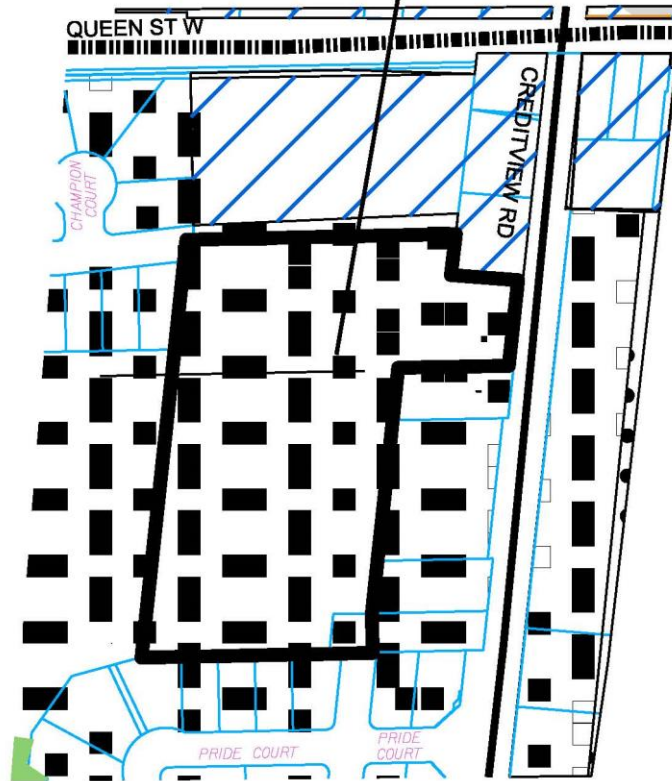
"Special Policy Area 8 – Residential Low Density 1

The "Special Policy Area 8 – Residential Low Density 1" designation of the lands located west of Creditview Rd and south of Queen St W, formerly with the municipal address of 8940 Creditview Road (Sterritt Farm), shall permit a maximum density of 24 units per net hectare (9.7 units per net acre) and a minimum lot width of 11.6 metres (38.1 feet)."

Approved as to Content:

\_\_\_\_\_  
Allan Parsons, MCIP, RPP  
Director, Development Services and Design

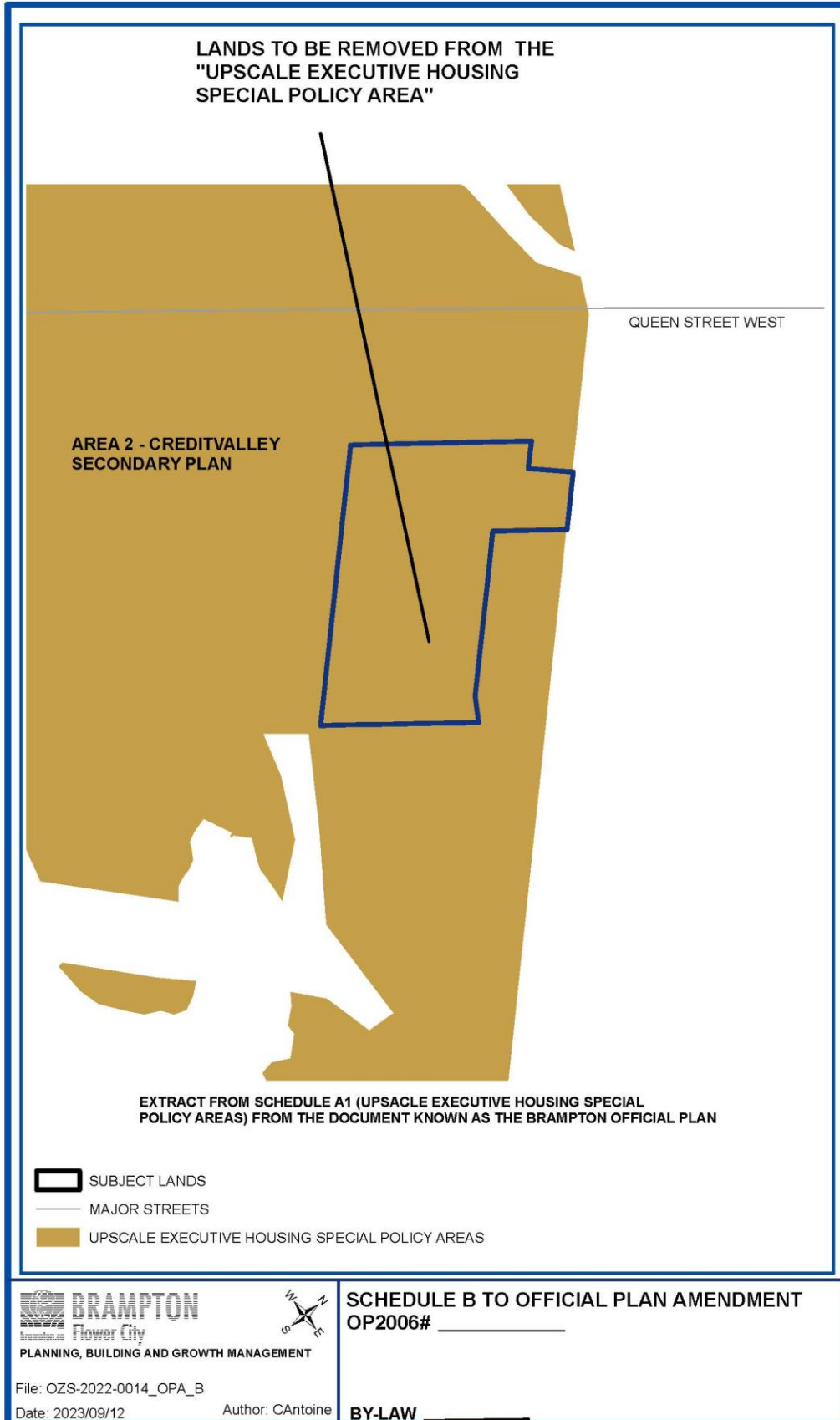
LANDS TO BE REDESIGNATED FROM  
"EXECUTIVE RESIDENTIAL" TO  
"LOW DENSITY RESIDENTIAL 1 -  
SPECIAL POLICY AREA 8"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

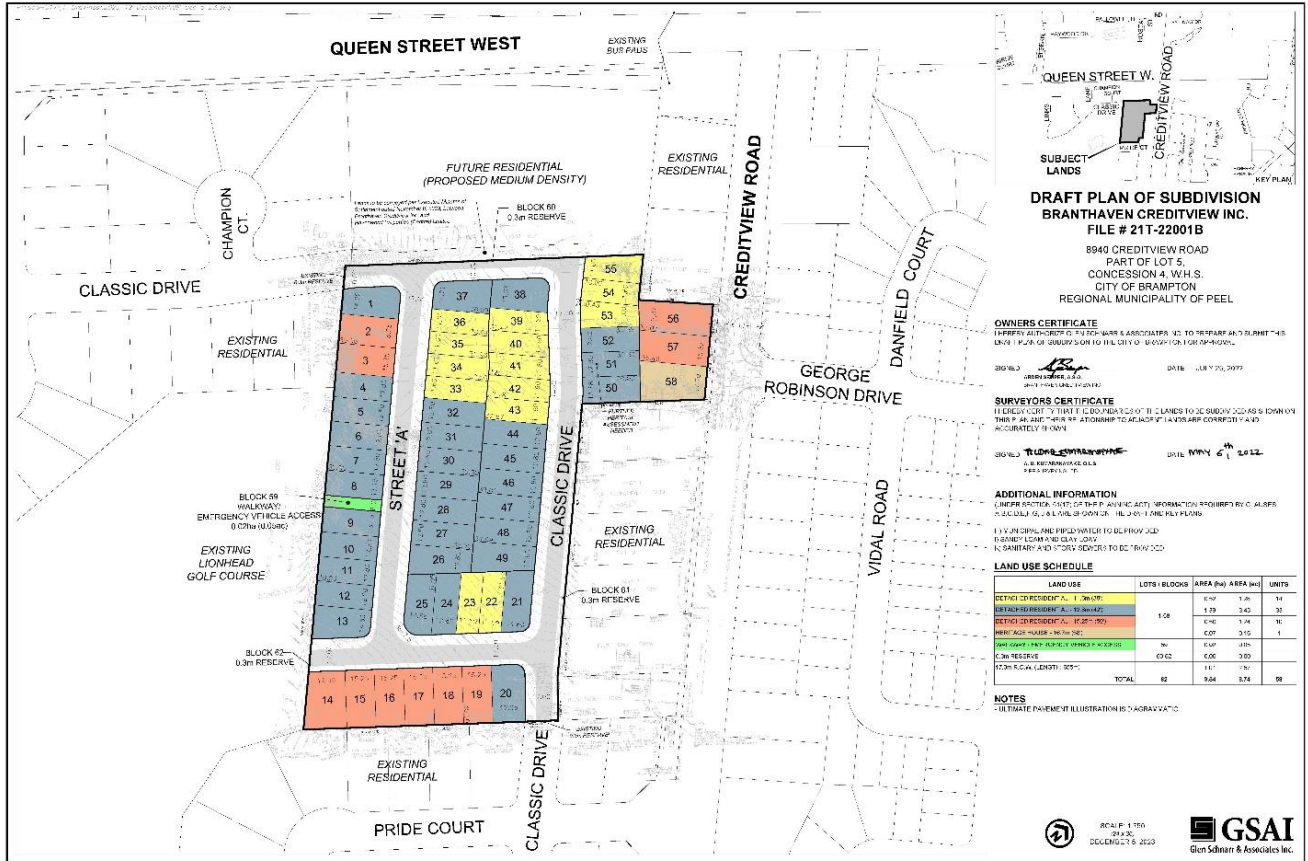
<b>RESIDENTIAL</b>		<b>INFRASTRUCTURE</b>	
	Low Density 1		Minor Arterial Roads
	Executive Residential		Two Lane Scenic Road
	Springbrook Settlement Area		OPEN SPACE
			Primary Valleyland







ATTACHMENT 3



**DRAFT PLAN OF SUBDIVISION**  
**BRANTHAVEN CREDITVIEW INC.**  
 FILE # 21T-22001B  
 8940 CREDITVIEW ROAD  
 PART OF LOT 5  
 CONCESSION 4, W.H.S.  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEELE

**OWNERS CERTIFICATE**  
 I HEREBY AUTHORIZE GUY FORD-BARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

DATE: JUL 25, 2023

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE LOTS AND DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ACCURATELY SHOWN.

DATE: MAY 6, 2023

**ADDITIONAL INFORMATION**  
 I HEREBY CERTIFY THAT THE INFORMATION REQUIRED BY THE SUBDIVISION ACT AND THE REGULATIONS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I HAVE OBTAINED THE NECESSARY CONSENTS FROM ALL ADJACENT OWNERS TO THE SUBDIVISION.

ALL NECESSARY AND OTHER SERVICES TO BE PROVIDED.

**LAND USE SCHEDULE**

LAND USE	LOTS / BLOCKS	AREA (sq) AREA (sq)	UNITS
RESIDENTIAL (MEDIUM DENSITY)	1-58	6.28 3.43	32
RESIDENTIAL (LOW DENSITY)	1-13	6.48 1.74	16
RESIDENTIAL (HIGH DENSITY)	1-13	6.07 3.15	1
0.3m RESERVE	1-13	6.48 3.15	
0.3m RESERVE	1-13	6.00 3.00	
0.3m RESERVE (LOT 5)	1-13	1.11 1.11	
<b>TOTAL</b>	<b>82</b>	<b>36.4</b> <b>3.74</b>	<b>49</b>

**NOTES**  
 \*ULTIMATE FINISHED ILLUSTRATION IS DIAGRAMMATIC



**ATTACHMENT 4**

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Date: (Date of Draft Approval)

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**SCHEDULE "A"  
CONDITIONS OF DRAFT APPROVAL**

**DRAFT APPROVAL  
DATE:**

**APPLICANT:** Glen Schnarr & Associates Inc.

**SUBJECT:** Draft Plan of Subdivision  
Glen Schnarr & Associates Inc. - Branthaven Creditview Inc.  
21T-22001B  
City of Brampton  
City File: OZS-2022-0014  
Planner: Nitika Jagtiani  
Ward: 4

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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 Glen Schnarr & Associates Inc. dated December 5th, 2023.

**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.



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- 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.
- 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.



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### **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.
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.



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### **Servicing**

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

### **Cost-share Agreement**

14. Prior to registration the owner shall sign the Landowners Cost Share Agreement(s) (Credit Valley Master Cost Sharing Agreements) and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### **School Boards**

15. 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**

16. 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."

17. 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.

18. That the owner shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:

"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."



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"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**

19. The owner shall undertake the following to the satisfaction of the Peel District School Board:
- a) 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.
  - b) 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.
  - c) the following clauses in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of restriction of the development agreement:

"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 Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)".

**Enbridge Gas Distribution**

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



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20. Contact Enbridge Gas Distribution's Customer Connections Department by emailing [SalesArea20@enbridge.com](mailto: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.
21. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.
22. 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.

#### **Bell Canada**

23. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
24. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

#### **Rogers Telecommunications**

Prior to registration of the subdivision, the owner shall:

25. Permit all CRTC-licensed telecommunications companies intending to (a) serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
26. Agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communication Services Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
27. Agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation; and



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28. 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.

#### **Canada Post**

29. The owner/ developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mail Boxes (CMBs) and to indicate these locations on appropriate servicing plans.
30. The owner/developer will confirm to Canada Post that the final secured permanent CMB locations will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
31. The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings.
32. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
33. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
34. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the City of Brampton.
35. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post.

#### **Alectra Utilites**

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





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36. Grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the road and subdivision.
37. Enter into a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
38. Be responsible for the costs associated with the hydro plan expansion to supply the development.
39. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s) or driveway(s).
40. The owner/ developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by visiting [Find a Form | Alectra Utilities](#) (under Construction Services).

#### **Hydro/Telecommunications**

41. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department 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.

#### **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.

#### **Development Charges**

42. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and



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- 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.

43. Provision shall be made in the Subdivision Agreement with respect to:

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

#### Water Meter Fees

44. In respect of the water meter fees:

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

#### Easements

45. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to the service the proposed Plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.



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46. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way. A clause shall be included in the Subdivision Agreement in respect of same.

47. Servicing of the subdivision will require:

- a) Existing water service and sanitary sewer connection on Creditview Road, if these are not being used to service **Lot 56 – 58**, must be properly disconnected and the road restored to the original condition or better. Exact location of the services to be verified and shown on the engineering drawings.

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

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

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

49. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

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

#### General Conditions

50. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services with the latest Region standards and requirements.

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

52. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for



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combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

53. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
54. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
55. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
56. Provision will be required in the subdivision agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - a. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.



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

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

57. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer

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

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

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

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



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**Administrative — Clearance of Conditions**

60. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, 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  
L4W 1G7

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

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

*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*



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175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

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

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

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.



**Planning & Development Services**  
Development Services

**COMMENTS AND CONDITIONS MEMO**

Date: January 24<sup>th</sup>, 2024  
 File: OZS-2022-0014 - 21T- 22001B  
 From: Nitika Jagtiani  
 Subject: Requirements for Plan of Subdivision  
*Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision*  
**Glen Schnarr & Associates – Branthaven Creditview Inc.**  
*(To permit a residential subdivision of 58 single detached dwellings)*  
 8940 Creditview Road  
 West of Creditview Road and South of Queen Street W.  
 Ward: 4

Circulation Date:	March 2 <sup>nd</sup> , 2022
Plan:	Part of Lot 5, Concession 4 W.H.S.
Plan Dated:	December 5 <sup>th</sup> , 2023
Comment Revision #:	Minutes of Settlement (dated November 8, 2023)

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In response to the circulation of the above-noted application, the following represents a summation of comments and conditions from the ***Minutes of Settlement*** between the Owner and Kaneff Properties Limited & Havenwood Properties (Central) Limited dated November 8, 2023.

**A. PRIOR TO REGISTRATION**

***The following shall be addressed prior-to registration of the draft plan of subdivision.***

1. Prior to the registration of the Plan, the Owner shall:
  - a. make satisfactory arrangements to convey to the City the lands exterior to the plan required for the Classic Drive easterly extension, owned by Kaneff in accordance with the agreed minutes of settlement dated November 8, 2023 between Branthaven Creditview Inc. and "Kaneff".
  - b. make arrangements at their sole expense to have an Ontario Land Surveyor prepare a draft reference plan ("Draft Reference Plan") describing the part of the Kaneff lands that will form part of the Classic Drive easterly extension;
  - c. submit a copy of the Draft Reference Plan to the Engineering Division for approval and send a copy to Legal Services and Kaneff; and



- d. upon approval of the Draft Reference Plan by the Engineering Division deposited copies are to be provided to the Engineering Division and the Legal Services Division and Kaneff.

The Owner acknowledges and agrees that the City will prepare a road establishing by-law to establish the lands described in the Draft Reference Plan to be part of the public highway system, and the Owner shall be responsible for all fees and costs associated with the preparation and registration of the road establishing by-law.

2. Prior to the registration of this plan, the Owner shall make satisfactory arrangements to convey to the City the lands exterior to the plan required for the Classic Drive easterly extension as shown on Schedule D to the agreed Minutes of Settlement depending on whether the right of way width of the Classic Drive easterly extension is to be 17 metres or 20 metres (or somewhere in between).
3. Prior to the registration of this plan, the Owner shall make satisfactory arrangements with the City for the conveyance of a municipal easement having a width of 5.0 metres or more for the purpose of servicing and temporary construction access through the Golf Course lands from the road connection in the southwest portion of the Branthaven lands to the existing stormwater management infrastructure on the Golf Course lands, in accordance with Schedule "C" of the agreed minutes of settlement dated November 8, 2023 between Branthaven Creditview Inc. and "Kaneff".
4. Prior to the registration of this plan the Owner shall submit a revised Functional Servicing Report (FSR) in support of the revised draft plan of subdivision dated December 5, 2023, to the satisfaction of the City.
5. Block 59, the proposed walkway/emergency vehicle access, shall be transferred to the City by dedication on the plan or otherwise free & clear of any encumbrances.

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



---

Nitika Jagtiani MES, LEED AP ND  
Development Planner  
Planning, Building & Economic Development  
905-874-3847  
[Nitika.Jagtiani@Brampton.ca](mailto:Nitika.Jagtiani@Brampton.ca)



**Planning & Development Services**  
Development Services

**COMMENTS AND CONDITIONS MEMO**

Date: January 15<sup>th</sup>, 2024  
 File: OZS-2022-0014 - 21T- 22001B  
 From: Nitika Jagtiani  
 Subject: Requirements for Plan of Subdivision  
*Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision*  
**Glen Schnarr & Associates – Branthaven Creditview Inc.**  
*(To permit a residential subdivision of 58 single detached dwellings)*  
 8940 Creditview Road  
 West of Creditview Road and South of Queen Street W.  
 Ward: 4

Circulation Date:	March 2 <sup>nd</sup> , 2022
Plan:	Part of Lot 5, Concession 4 W.H.S.
Plan Dated:	December 5 <sup>th</sup> , 2023
Comment Revision #:	5th

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In response to the circulation of the above-noted application, the following represents a summation of comments and conditions from the **Development Services Division** of the **Planning, Building and Growth Management Department** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

**A. PRIOR TO DRAFT PLAN APPROVAL**

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

***Sales Office Homebuyers Information Map***

1. Prior to draft plan approval, the owner 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. The map shall contain 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:

PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii. "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](mailto:planning.development@brampton.ca)."
- iii. "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- iv. "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](mailto:planning.development@brampton.ca)."
- v. "The final location of walkways may change without notice. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."

- vi. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."
- vii. "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](mailto:planning.development@brampton.ca)."
- viii. "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](mailto:planning.development@brampton.ca)."
- ix. "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](mailto:transit@brampton.ca)."
- x. "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."
- xi. "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](mailto:planning.development@brampton.ca)."
- xii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- xiii. "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."
- xiv. "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."

- xv. "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."
- xvi. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."
- xvii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
- xviii. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

***Growth Management/Staging and Sequencing***

- 1. N/A

***Digital Submissions of Plans***

- 2. 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 and Development Services Department's digital submission requirements.
  - Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

**B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

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

***Homebuyers Information Map***

- 1. The owner shall ensure that each builder selling homes within the subdivision:
  - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b) attach a copy of the Homebuyers Information Map to each offer of purchase and sale agreement.

***Land Notices: Statements and Clauses***

- 2. The owner shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:

- a) 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.
- b) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
- c) A statement indicating that some of the units may have a noise attenuation fence and/or berm located inside the lot line within the side and/or rear yard.
- d) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
- e) The following statements:
  - i. "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](mailto:planning.development@brampton.ca)."
  - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
  - iii. "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."
  - iv. "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."
  - v. "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."
- f) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:

- i. “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.”
  - ii. “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.”
- g) 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:
- i. “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.”
  - ii. “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.”
- ii) The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

### ***Telecommunications***

3. 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.

4. 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.

***Growth Management/Staging and Sequencing***

5. N/A

***Sustainability Score and Summary***

6. The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 29 points, which satisfies the City's Bronze Threshold for sustainability assessment. The applicant will need to demonstrate through the continued review of the application that the minimum standards for sustainable assessment are maintained. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the proposed development.

**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:*

Nil

**D. 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.*

- N/A



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



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Development Planner  
Planning, Building & Economic Development  
905-874-3847  
[Nitika.Jagtiani@Brampton.ca](mailto:Nitika.Jagtiani@Brampton.ca)



**Public Works & Engineering**  
Development Engineering

**COMMENTS AND CONDITIONS MEMO**

Date: July 19, 2023  
Revised: January 15, 2024  
**Revised: January 24, 2024**  
**File: (OZS-2022-0014 File and 21T- 22001B)**  
To: Nitika Jagtiani  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T- 22001B**  
Location: 8940 Creditview Road  
Circulation Date: July, 2023  
Plan: Draft plan of subdivision  
Plan Dated: December 5, 2023

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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**

N/A

## **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 Credit Valley 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.

- 2.2. The owner acknowledges and agrees that if the temporary turning circles internal to the Plan, are still required at the time of assumption of the subdivision, then the owner will provide a cash contribution as determined by the City's Commissioner of Public Works & Engineering towards the future removal of the temporary turning circles and complete construction of the ultimate road once extended. The value of the cash contribution shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the assumption of the subdivision.

**2.3. Prior to the registration of the Plan, the Owner shall:**

- i. make necessary arrangements to complete the construction of the Classic Drive easterly extension, including on lands exterior to the plan that are owned by Kaneff, in accordance with engineering plans acceptable to the City at the Owner's sole cost and expense;
- ii. make arrangements at their sole expense to have an Ontario Land Surveyor prepare a draft reference plan ("Draft Reference Plan") describing the part of the Kaneff lands that will form part of the Classic Drive easterly extension;
- iii. submit a copy of the Draft Reference Plan to the Engineering Division for approval and send a copy to Legal Services and Kaneff; and
- iv. upon approval of the Draft Reference Plan by the Engineering Division deposited copies are to be provided to the Engineering Division and the Legal Services Division and Kaneff.

The Owner acknowledges and agrees that the City will prepare a road establishing by-law to establish the lands described in the Draft Reference Plan to be part of the public highway system, and the Owner shall be responsible for all fees and costs associated with the preparation and registration of the road establishing by-law.

**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. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

**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.

5.2. 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.

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,

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 ENGINEERING REQUIREMENTS**

*The following general engineering requirements 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 Ontario Land 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](mailto:olti.mertiri@brampton.ca)

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)



**Public Works & Engineering**  
Development Engineering

**COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: Jan 15, 2024  
 File: **OZS-2022-0014 and 21T-22001B**  
 To: Development Planner  
 From: Scott McIntyre (Transportation Development Engineering)  
 Subject: Requirements for Plan of Subdivision 21T-22001B  
 Description - 57 Single Detached dwellings.  
**Applicant Name - GSAI – Glen Schnarr & Assoc.**  
**Developer Name - Branthaven**  
 Location – 8940 Creditview Road

Circulation Date: March 02, 2022  
 Plan: Draft Plan of Sub - GSAI  
 Plan Dated: Nov 02, 2023  
 Comment Revision #: **#7**

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**A. PRIOR TO DRAFT PLAN APPROVAL**

1. The draft plan must depict the portion of the Classic Drive right-of-way (exterior to the site limits) that are to be transferred from the Queen Street Kaneff lands that are required to complete the northerly east-west portion of Classic Drive to adhere with the required 20.0 metre rural right-of-way cross-section (standard drawing #207), and identified as lands required exterior to the limits of the subdivision.
  - a. If these lands are not identified, the draft plan is to identify the required temporary cul-de-sacs at the northerly limits of Street 'A' and Classic Drive.  
**Cleared – Nov 17, 2023 SM**
2. The draft Plan of Subdivision requires modification at the southerly limit of the plan where the proposed Classic Drive connects to the existing Classic Drive. The construction of the future municipal road is to be in accordance with city requirements. The existing city-owned 20.0 meter right-of-way is to be maintained on the proposed municipal road. To this end, additional land is to be acquired in order to provide the consistent 20.0 metre right-of-way. **(Driveway Connection memo, Dec 20, 2022)**  
**Approved Jan 20, 2023 SM**
3. 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). **Cleared Jan 20, 2023 SM (Dec 16, 2022 Driveway & Sidewalk Plan)**
4. Through all intersections the curb alignment must be maintained. **Cleared Jan 20, 2023 SM (Dec 09, 2022 R2 General Plan)**

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

**B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. Prior to the registration of the Plan, the Owner shall:
  - a. make necessary arrangements to complete the construction of the Classic Drive easterly extension, including on lands exterior to the plan that are owned by Kaneff, in accordance with engineering plans acceptable to the City in consultation with Kaneff, at the Owner's sole cost and expense.
  - b. make arrangements at their sole expense to have an Ontario Land Surveyor prepare a draft reference plan ("Draft Reference Plan") describing the part of the Kaneff lands that will form part of the Classic Drive easterly extension.
  - c. submit a copy of the Draft Reference Plan to the Engineering Division for approval and send a copy to Legal Services and Kaneff; and
  - d. upon approval of the Draft Reference Plan by the Engineering Division deposited copies are to be provided to the Engineering Division and the Legal Services Division and Kaneff.

The Owner acknowledges and agrees that the City will prepare a road establishing by-law to establish the lands described in the Draft Reference Plan to be part of the public highway system, and the Owner shall be responsible for all fees and costs associated with the preparation and registration of the road establishing by-law.

2. Prior to the registration of this plan, the owner shall make satisfactory arrangements to convey to the City the lands exterior to the plan required for the Classic Drive easterly extension as shown on Schedule D to the MOS depending on whether the right of way width of the Classic Drive easterly extension is to be 17 metres or 20 metres (or somewhere in between).
3. Block 59, the proposed walkway/emergency vehicle access, shall to be transferred to the City by dedication on the plan or otherwise free & clear of any encumbrances.
4. If the east-west (northerly portion) of the Classic Drive is not constructed as part of the subdivision the owner shall provide temporary cul-de-sacs on Classic Drive and Street A to the satisfaction of the City. In this regard some lots may need to be frozen to accommodate the temporary cul-de-sacs.
  - a. 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.
5. 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.
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. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).

- a. Similarly, driveway requirements for double (6.0 metres) and shared (7.3 metres) will also be enforced.
8. Single Garage width requirement is 3.5m minimum.
9. Where applicable, prior to registration of the subdivision, curb radii are to adhere to City standard drawing #245.
10. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
11. 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.
12. 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.
13. 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.
14. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required.
15. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
16. Utility clearance of 1.5 metres from residential driveways is required.
17. Prior to registration, the applicant shall lift the existing 0.3m reserves (Block '122' and Block '125' on registered plan 43M-1379) and dedicate all, or portions thereof, as municipal right-of-way.
18. The city requires accommodation for Canada Post facilities on minor roads only, and not near busy intersections, in order to provide a safe environment for residents/users.
19. Block 59, the proposed secondary/emergency access, is to be transferred to the city free & clear of any encumbrances.

### **C. GENERAL COMMENTS**

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. **Drawing still not provided – Sept 08, 2023 SM**
2. Single vehicle driveways are not to measure less than 3.5m width and single vehicle garages not measure less than 3.3m width. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. Lesser dimensions are not sufficient to adhere with the city's minimum two parking spaces per unit minimum requirement. **Drawing still not provided – Sept 08, 2023 SM**
3. The applicant will demonstrate, with the aid of drawings, how and where the Region of Peel waste & recycling bins will be stored. **Drawing still not provided – Sept 08, 2023 SM**

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4. The following studies shall obtain approval status, where applicable:
    - a. Traffic Impact Study (TIS). **Revisions required (Copyright to be deleted. The City of Brampton is OK with consultants putting the “©” noting that the traffic studies are copyrighted, so long as that is the extent of the copyright notice.) – Sept 08, 2023 SM**
  5. Temporary cul-de-sacs may be required. The applicant will acknowledge and provide cul-de-sacs on a temporary basis if deemed necessary by the City. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
  6. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements.
  7. Parking supply is to be as per the City zoning requirements.

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



**Community Services**  
Parks Maintenance & Forestry

**COMMENTS & CONDITIONS MEMO**

**Date:** December 5, 2023

**File:** OZS-2022-0014 & 21T-22001B

**To:** N. Jagtiani, Development Services

**From:** C. Heike, Parks Planning Group

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**  
Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision  
(To permit the redevelopment of the subject lands for 58 single-detached residential dwellings.)

UPDATED Conditions from the Planning & Delivery Section

**Consultant:** **GLEN SCHNARR & ASSOCIATES INC.**

**Owner:** **BRANTHAVEN CREDITVIEW INC.**

**Location:** 8940 Creditview Road  
Circulation Date: December 5, 2023  
Ward: 5

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In response to the Development Planner's email request for revised Comments and Conditions Memos considering the applicant's legal team comments for the OLT appeal, the following represents an UPDATED summation of conditions from the **Planning and Delivery Section** in the **Parks Maintenance & Forestry Division** and general comments from the **Park Planning Group** for the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision application dated December 5, 2023. The **Open Space Development Group** may also provide their own general comments through the Accela workflow.

This updated memo replaces our memo dated November 2, 2023.

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**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. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

*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.*

**a) Prior to 1<sup>st</sup> Engineering Submission:**

*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.

**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:*

3. 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 (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

*Maintenance Fees:*

4. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

*Parkland Dedication:*

5. 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 current Plan yields a projected parkland dedication requirement of 0.177 ha. (0.436 ac.), based on Section 51.1 of the Planning Act. This results in a projected parkland under-dedication of 0.177 ha. (0.436 ac.). Prior to registration, the Owner shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies, for the projected under-dedication balance, in the form of a Cash In Lieu of Parkland Payment.

*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.*

*Streetscape Plans:*

6. 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:*

7. 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 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:*

8. 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:*

9. 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 – Street Trees*

10. 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:*

*Streetscape Implementation:*

11. 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/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

d.) **Prior to Assumption:**

*Hazard Removal:*

12. 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).*

*Sustainability – Parks Planning Requirements*

13. The Sustainability Score and Summary has met the requirements of Park Planning section, and meets the latest requirements set out by the City for the development of such documents

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

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

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

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



**Planning & Development Services**  
Development Services

**COMMENTS AND CONDITIONS MEMO**

Date: January 19, 2023  
**File: OZS-2022-0014**  
 To: Nitika Jagtiani, Development Planner  
 From: Shelby Swinfield, Heritage Planner  
 Subject: Requirements for Plan of Subdivision 21T-22001B  
**Glenn Schnarr & Associates**  
**Branthaven Development**  
 8940 Creditview Road

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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.

**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.***

- The following conditions shall be completed prior to Registration and, unless otherwise noted, prior to the issuance of any demolition or building permit(s) to facilitate the relocation of the heritage dwelling:
- A Heritage Conservation Plan prepared in accordance with the guidelines set out within the City's Terms of Reference for Heritage Impact Assessments shall be submitted and approved to the satisfaction of the Director of City Planning and Design;
- A Heritage Building Protection Plan prepared in accordance with the guidelines set out within the City's Terms of Reference for Heritage Building

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Protection Plans shall be submitted and approved to the satisfaction of the Director of City Planning and Design;

- The applicant shall provide financial securities for all of the work outlined in the Heritage Conservation Plan in a form and amount satisfactory to the Director of City Planning and Design;
- Securities equal to the amount indicated cost estimate for the relocation and restoration of the Trimble House provided in the final Heritage Conservation plus 30%;
- Prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan;
- Any alterations/work proposed for the dwelling known as the "Trimble House" not contemplated within the scope of the final Heritage Conservation Plan will require an addendum to the Heritage Conservation Plan;
- That, upon completion of the relocation and restoration works in accordance with the final Heritage Conservation Plan, the dwelling known as the Trimble House will be Designated under the *Ontario Heritage Act* and the Owner will not object to the designation.
- 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.
- 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.
- The Owner further agrees to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for

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whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with items (a), (b), or (c) listed immediately above.

### **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.***

- If the Trimble House becomes unoccupied, the applicant shall notify Heritage Staff and ensure the dwelling is secured in accordance with the City's Vacant Building By-law and Standards for Vacant Heritage Buildings.

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

*Shelby Swinfield*

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Shelby Swinfield  
Heritage Planner  
City Planning and Design  
Planning, Building & Growth Management  
Shelby.swinfield@brampton.ca



**Planning, Building, & Growth  
Management**  
Development Services & Design

**COMMENTS AND CONDITIONS MEMO**

Date: August 08, 2023  
 File: **OZS-2022-0014**  
 To: Nitika Jagtiani  
 From: Hanu Dilip  
 Subject: Requirement for Draft Plan of Subdivision Approval  
 Location: 8940 Creditview Road  
 South of Queen Street West and West side of Creditview Road

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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**

- NIL

**B. CONDITIONS OF DRAFT PLAN APPROVAL**

In accordance with the "Architectural Control Guidelines for Ground Related Residential Development", Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. Select an approved Control Architect from the short list of firms established by the City;
2. The approval of Community Design Guidelines (CDG's) or an Addendum to the CDG's, ideally to be prepared by the selected Control Architect, to the satisfaction of the City;
3. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
4. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
5. To pay all associated fees to the City as per By-law 110-2010;

6. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
7. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

### **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:

- NIL

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

*Hanu Dilip*

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#### **Hanu Dilip**

Urban Designer | Development Services & Design  
City of Brampton  
E-Mail: [hanu.sadanandandilip@brampton.ca](mailto:hanu.sadanandandilip@brampton.ca)

**Planning, Building and Growth Management**

Building Division  
8850 McLaughlin Road, Unit 1  
Brampton, ON L6Y 5T1

**COMMENTS AND CONDITIONS MEMO**

Date: September 8, 2023  
File: **OZS-2022-0014 and 21T-22001B**  
To: Nitika Jagtiani  
From: Anthony Magnone  
Subject: Requirements for  
**Branthaven Creditview Inc.**  
8940 Creditview Road

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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](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](mailto: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](mailto:anthony.magnone@brampton.ca)