



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 8-88

To adopt Amendment Number 135
and Amendment Number 135 A to
the Official Plan of the City
of Brampton Planning Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 135 and Amendment Number 135 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 135 and Amendment Number 135 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 11th day of January, 1988.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By-law 8-88


AMENDMENT NUMBER 135
to the Official Plan of the
City of Brampton Planning Area
and
AMENDMENT NUMBER 135 A
to the Consolidated Official Plan
of the City of Brampton Planning Area

21-0P 0031-135-1

Amendment No. 135
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 135 to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under section 17 of the Planning Act, 1983, as Amendment No. 135 to the Official Plan for the City of Brampton Planning Area.

Date *Feb. 15, 1988*.....


L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



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READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 11th day of January, 1988.

[Handwritten initials]

KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

JAN 19 1988

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LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 135
AND
AMENDMENT NUMBER 135 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment, from Residential to Commercial.

2. Location:

The lands subject to this amendment are shown on Schedule A to this amendment and are situated on the southeast corner of the intersection of Highway Ten and Conservation Drive, in part of Lot 15, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 135 :

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

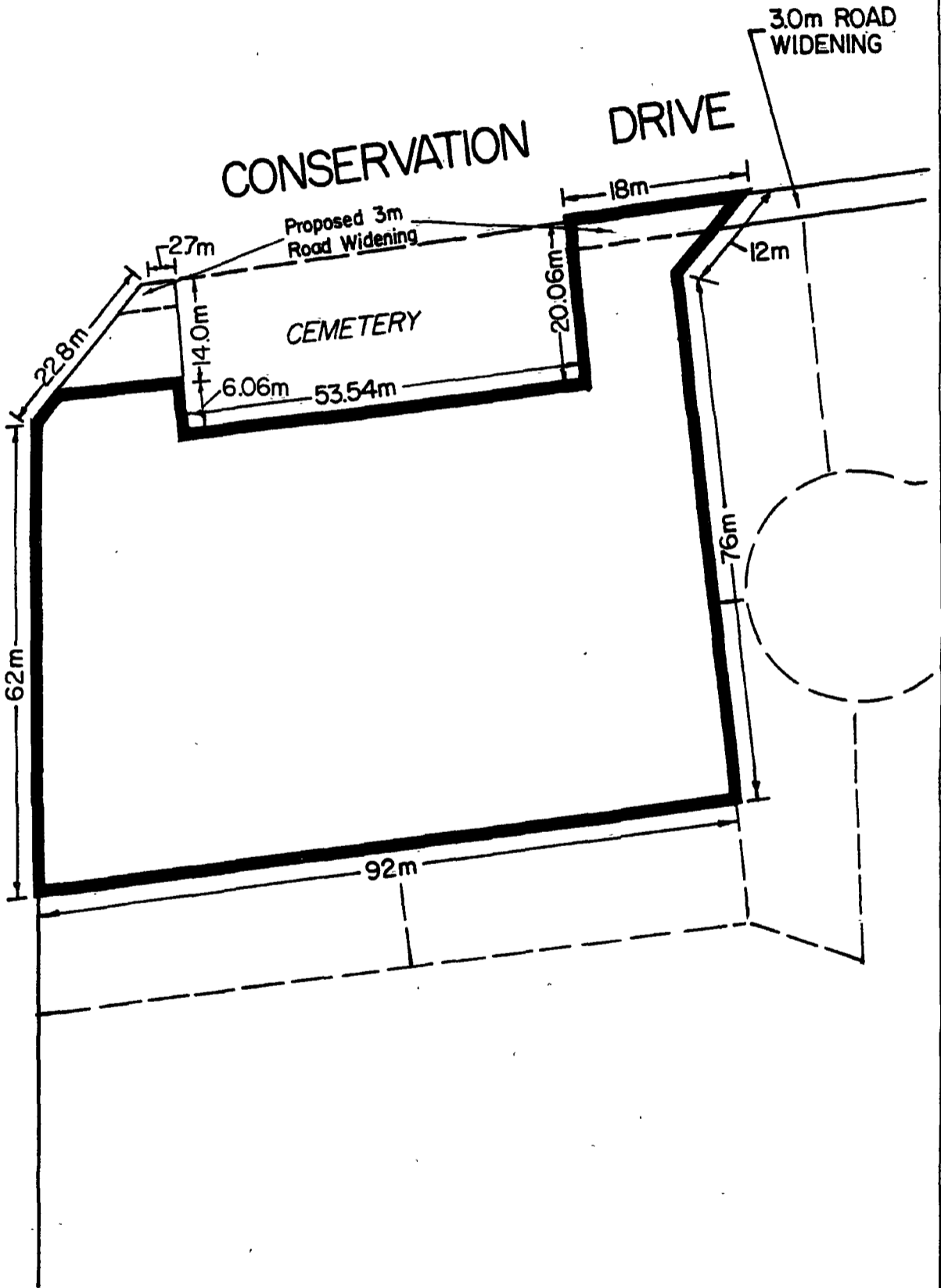
- (a) by adding, to the list of amendments pertaining to Secondary Plan Area Number 3 set out in the first paragraph of subsection 7.2.7.3, Amendment Number 135 ;
- (b) by changing, on Schedule A, the land use designation of the lands shown outlined on Schedule A to this amendment, from RESIDENTIAL to COMMERCIAL;
- (c) by designating, on Schedule F, the lands shown outlined on Schedule A to this amendment, as CONVENIENCE COMMERCIAL.

3.2 Amendment Number 135 A:

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

- (a) by changing, on Plate Number 2 thereof, the land use designation of the land shown outlined on Schedule A to this amendment, from RESIDENTIAL LOW DENSITY to COMMERCIAL.

HIGHWAY No. 10



OFFICIAL PLAN AMENDMENT No. 135
OFFICIAL PLAN AMENDMENT No. 135 A
Schedule A



1:780

CITY OF BRAMPTON
Planning and Development

Date: 88 01 06 Drawn by: K.L.
File no. CIE15.4 Map no. 25-37M

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 135

Attached are a copy of a report from the Director, Planning and Development Services Division, December 11, 1986, a copy of a report from the Director, Planning and Development Services Division, January 13, 1987 forwarding notes of a public meeting held on January 6, 1987, a copy of a report from the Commissioner of Planning and Development, December 10, 1987, and a copy of written submissions received.

Draft Plan of Proposed Subdivision 21T-85007B Phase 2

Consumers' Gas	1986 10 02
Peel Regional Police Force	1986 09 30
The Dufferin Peel Roman Catholic Separate School Board	1986 09 29
Peel Board of Education	1986 10 21
The Metropolitan Toronto and Region Conservation Authority	1986 10 21
Ministry of Municipal Affairs	1986 09 26
Ontario Hydro	1986 10 08
Region of Peel Transportation Policy Division	1986 09 26
Public Works Department	1986 10 06
Ministry of Transportation and Communications	1986 10 24
Ministry of the Environment	1986 10 31
Bell Canada	1986 11 18

Official Plan Amendment

The Peel Board of Education	1987 09 01
The Dufferin Peel Roman Catholic Separate School Board	1987 09 02
Ministry of Transportation and Communications	1987 09 10

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

December 11, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and Zoning By-law
Part of Lot 15, Concession 1, E.H.S.
(Township of Chinguacousy)
Ward 2
FIRST CITY DEVELOPMENT CORP. LTD. and
HEART LAKE DEVELOPMENTS CO. LTD.
Region of Peel File 21T-85007B (Phase 2)
Our File Number C1E15.4

1.0 Introduction

A revised draft plan of subdivision has been submitted to the Region of Peel and circulated in accordance with normal procedures for processing draft plans of subdivision.

An application to amend the Official Plan and Zoning By-law to implement the proposed plan of subdivision has been filed with the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located at the southeast corner of the intersection of Highway Ten and Conservation Drive to the north of Registered Plan 43M-726. The subject application constitutes Phase 2 of the proposed development and Phase 1 to the south has been registered. The lands which are subject to this application have a total area of 21.827 hectares (53.9 acres), a frontage of approximately 312 metres (1023.6 feet) on Highway Ten, and broken frontages of 418 metres and 2.7 metres (exclusive of visibility triangle) on Conservation Drive.

There are no buildings on the property at this time. The lands are relatively flat and drain in an easterly direction toward the Etobicoke Creek situated adjacent to the east property boundary. A large woodlot is located on the northeast corner of the property and a small cemetery is situated adjacent to the northwest corner of the property.

The Etobicoke Creek valley owned by the Metropolitan Toronto and Region Conservation Authority extends along the east boundary of the property and the lands to the east of the valley are occupied by single family residential dwellings and a public elementary school. The lands on the north side of Conservation Drive are occupied by an Imperial Oil gas bar and vacant lands cultivated for agricultural purposes. The property on the north side of Conservation Drive has been purchased by the applicant and is proposed to be developed for residential purposes. The lands on the west side of Highway Number 10 are vacant.

3.0 Official Plan and Zoning Status

Schedule A to the Official Plan designates the subject property as Residential. The Official Plan includes the subject property within the Heart Lake West Secondary Plan Area, therefore Plate Number 2 of the Consolidated Official Plan also applies. Plate Number 2 designates the property as Low Density Residential (Maximum 12 Units per Net Acre).

By-law 861, as amended, zones the property as Agricultural (A). Accordingly, an amendment to the zoning by-law is required to facilitate the proposed draft plan of subdivision.

4.0 Proposal

The applicant is requesting that the zoning by-law be amended to permit the proposed draft plan of subdivision, which contains the following:

- 174 single family residential lots for detached dwelling units;
- a park block 5.092 hectares (12.6 acres) in size;

- a block 0.012 hectares (0.03 acres) in size to be dedicated to the City;
- a convenience commercial block 0.525 hectares (1.3 acres) in size, and
- a road widening 3 metres in width extending across the Conservation Drive frontages.

The following mixture of lot sizes is contained within the draft plan of subdivision:

<u>LOT WIDTH</u> (in metres)	<u>NUMBER OF LOTS</u>
15.3	76
16.8	44
18.3	9
19.8	3
21.3	28
22.2	6
<u>22.9</u>	<u>8</u>
TOTAL	174

Access to the subdivision is proposed via a collector road entering the subdivision from Conservation Drive and extending south to connect with Braidwood Lake Road. Access may also be obtained from Highway Number 10 at the Petworth Drive intersection in Registered Plan 43M-726. The remainder of the subdivision is serviced by crescents and cul-de-sacs.

The applicant has proposed the following zoning standards:

	<u>Lots 1-46</u>	<u>Lots 47-174</u>
Minimum Lot Area:		
Interior Lot	540m ²	450m ²
Corner Lot	630m ²	540m ²
Minimum Lot Frontage:		
Interior Lot	18m	15m
Corner Lot	21m	18m
Minimum Side Yard Setback:		
Interior Side (2 storey)	1.5m	1.5m
Interior Side (1 storey)	1.2m	1.2m
Exterior Side	3.0m	3.0m

Minimum Front Yard Setback	6.0m	6.0m
Minimum Rear Yard Setback	7.5m	7.5m
Minimum Lot Depth	30m	30m

The one exception to the above zoning standards is Lot 7, which has a depth that is more shallow than the minimum requirement in order that its rear lot line will have the same alignment as the other lots beside it. The applicant has requested that the minimum front yard setback of the house on Lot 7, excluding the garage, be 3 metres.

The following documents have been submitted in support of the application:

- a report entitled Tree Inventory and Assessment dated March 1984, revised July 1985 and prepared by Milus Bollenberghe Topps;
- a report entitled Retail Opportunity Analysis dated 1985 and prepared by W. Scott Morgan, and
- a preliminary noise attenuation report dated September 10, 1985 and prepared by Barman Coulter Swallow Associates.

5.0 Comments

5.1 Public Works and Building Department

The Development and Engineering Services Division has provided the following comments:

- "1. All grading and drainage shall conform with the recommendations detailed in the overall stormwater management report for these lands.

2. The road widening on Highway Number 10 shall be as required by the Ministry of Transportation and Communications.
3. The road widening on Conservation Drive shall be as required for a 26 metre right-of-way.
4. The right-of-way width for the main north-south road shall be 23 metres."

5.2 Community Services Department

The Parks and Recreation Division has requested the following lot changes:

Lots 28 and 29 - straighten side yard lines to provide a wider access to block 175, if possible.

The Community Services Department requests that the following condition of draft approval be imposed on this application:

"The Owner shall prepare a landscape plan at the owners cost for the abutting valley land to the satisfaction of the City and shall contribute a sum of \$90,000.00 to the City for improvement to the valley land in addition to all storm water management requirements, erosion and embankment works in accordance with City Engineering and Conservation Authority requirements."

With respect to the abutting municipal cemetery, it was recommended that the small portion of the commercial block on the west side of the cemetery, be added to the cemetery for landscaping purposes. Parks staff also advised that the parkland conveyance of Block 175 is acceptable as it preserves a large majority of the bush.

The Transit Division noted that bus pads will be required as part of the sidewalk system on Highway Number 10, to be confirmed at the time of

development. A walkway is required between Lots 126 and 127 to accommodate pedestrian access to transit.

There were no comments regarding Fire.

5.3 The Metropolitan Toronto and Region Conservation Authority has reviewed the plan and advised that they have no objections to draft approval subject to the following conditions:

- (1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:
 - (a) overall grading plans for the subject lands.
- (2) That the owner agree in the subdivision agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority;
 - (a) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report(s), as required in Condition (1)a.
 - (b) prior to the initiation of any grading or construction on the site, to erect a temporary snow fence or other suitable barrier along the rear property line of Lots 29 to 33. This barrier shall remain in place until all grading and construction on the site are completed.
 - (c) to submit individual lot, site and grading plans to the Metropolitan Toronto and Region Conservation Authority for their review and approval for Lots 29 to 33. These plans

shall be submitted prior to the issuance of building permits by the Municipality.

- (d) to not place fill, grade, construct any buildings or structures or interfere with the channel of the watercourse within the valleylands without prior written approvals being received from the Metropolitan Toronto and Region Conservation Authority.
 - (e) to erect a chain link fence along the boundaries of Lots 29 to 33 where they abut the valleylands.
- (3) The Municipality's restricted area by-law shall contain provisions which will have the effect of:
- (a) prohibiting all buildings and structures of any kind; the placement of fill; or the alteration of a watercourse other than as required for flood or erosion control within the valley.
 - (b) requiring a minimum setback of 10 metres.

5.4 The Dufferin-Peel Roman Catholic Separate School Board provided the following comments:

"Secondary school pupils from Heart Lake are accommodated at Notre Dame school which will be located temporarily on McLaughlin Road South, until the permanent school is constructed at Bovaird and Kennedy. It is estimated that this plan will generate 11 grades 9-12/OAC pupils.

At present elementary pupils from this part of Heart Lake are accommodated at Sacred Heart school on Kerwood Place. Sacred Heart school is severely overcrowded with no remaining space on the site for the extra portables that would be required by additional pupils. It is estimated that this plan will generate 45 JK-grade 8 pupils. It is possible that these pupils will be bussed to a holding/host school

outside the Heart Lake area until a permanent elementary school is constructed on the site in place 21T-85029B.

The Board requires that the following conditions be fulfilled prior to the registration of this plan:

- 1) That the following clause be inserted in all agreements of purchase and sale for residential lots in the plan until the permanent school for the community is constructed.

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of the area and further, that students may later be transferred to the neighbourhood school."

- 2) That signs be erected at all major entrances into the subdivision advising prospective purchasers that until a school is constructed in this community, alternate accommodation will be provided.

5.5 The Peel Board of Education advised that they have no objection to the further processing of the plan and noted the following:

"The anticipated yield from this plan is as follows: 44 K-5
26 6-8
35 9-13

The students generated are presently within the following attendance areas.

Somerset P.S.	K-5
R.H. Lagerquist P.S.	6-8
Mayfield S.S.	9-13

These schools have the following enrolments and capacities:

	<u>Enrol.</u>	<u>OME-10%</u>
Somerset	604	461
R. H. Lagerquist	471	455
Mayfield	1637	1444"

5.6 The Ministry of the Environment has provided the following comments:

"We have reviewed the application and have identified a noise concern due to the development's proximity to Highway Number 10. We therefore recommend draft approval be conditional upon:

- 1. Prior to final approval, the owner shall engage the services of a consultant to complete a noise study recommending noise control features satisfactory to the Ministry of the Environment and the City of Brampton.
- 2. Prior to final approval, the Ministry of the Environment shall be notified by a copy of the fully executed subdivision agreement between the developer and the municipality that the noise control features recommended by the acoustical report and approved by the Ministry of the Environment and the City of Brampton shall be implemented as approved, by requirements of the subdivision agreement.
- 3. In the event that a slight noise level excess will remain, despite the implementation of the noise control features, the following warning clause shall be included in a registered portion of the subdivision agreement and in subsequent Offers of Purchase and Sale for the affected lots:

"Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern occasionally interfering with some activities of the dwelling occupants."

6.0 Discussion

As previously mentioned, the secondary plan designates the subject property as Low Density Residential (Maximum 12 Units per Net Acre).

The density of the proposed draft plan of subdivision is approximately 5.7 units per net acre, therefore an amendment to the Official Plan is not required to facilitate the residential component of the proposal.

However, an amendment to the Official Plan is required for the commercial component of the plan.

In support of the applicant's request for an amendment to the Official Plan to permit the proposed commercial block, a retail opportunity analysis was submitted. The study was conducted on the basis of a larger commercial site 1.2 hectares (3.0 acres) in size, whereas the area of the commercial block has been reduced to 0.525 hectares (1.3 acres) by the applicant. The site was originally proposed to be a Neighbourhood Commercial plaza anchored by a small scale supermarket as well as the following uses:

- retail stores
- personal service shops
- standard restaurant
- take-out restaurant
- offices, including real estate offices and offices for a health care practitioner

The proposal has been revised to exclude the supermarket from the uses proposed. The applicant recognizes that it may not be possible to accommodate all of the proposed uses in the plaza to be constructed on the smaller site.

The study submitted by the applicant to support the application concludes that the proposed development can meet discernible market needs in the short term without reducing the viability of other designated or proposed commercial developments in both the local demand area and transient demand area. The market demand was assessed utilizing a market share approach in combination with a residual approach and the transient demand area, which encompasses the smaller

local demand area, includes the entire Heart Lake community north of Bovaird as well as the Snelgrove community. Planning staff, including Planning Policy and Research staff, have reviewed the study and conclude that the methodology is sound and the results reliable.

In view of the above, staff have no reason to believe that there will be insufficient market demand to support the smaller commercial development now proposed. The only basis for concern with respect to this application pertains to the location of the commercial block in relation to the municipal cemetery. However, staff are of the opinion that this matter can be resolved by a sensitive landscape treatment around the perimeter of the cemetery in combination with the provision of chain link fencing along the boundaries of the cemetery.

On the northwest corner of the commercial block adjacent to the cemetery, the applicant has revised the plan to show a block to be dedicated to the City for park/landscape purposes in accordance with the request of the Community Services Department. On the south and west sides of the cemetery, it is recommended that a minimum landscaped area of 3 metres in width be required. There is sufficient space on the east side of the cemetery because the width in this location is 13.5 metres, whereas only 7.5 metres would be required for the driveway entrance. A similar amount of landscaped area should be the minimum requirement along Highway Number 10.

In addition to buffering the adjacent cemetery, it is recommended that the applicant be required to provide buffering along the lot lines adjacent to proposed residential dwellings. The buffering should consist of a masonry brick wall 1.8 metres (6 feet) in height as well as a landscaped buffer 3 metres in width to accommodate trees and grass. With respect to the building setback, it is recommended that a setback of 9 metres be provided between the proposed plaza and the south and east boundaries of the commercial block.

not be altered around these trees, therefore it is recommended that the elevation of the 3 metre buffer around the cemetery (on the commercial block) remain unaltered. The engineering drawings should reflect this and a clause should be included in the Subdivision Agreement to ensure compliance when a site plan is processed for the commercial block.

The proposed street pattern in the subject draft plan of subdivision is an extension of the street pattern established in the plan to the south. Braidwood Lake Road extends north to Conservation Drive in a direct route with the intended purpose to facilitate the smooth flow of transit vehicles within the residential locality. This principle is no longer to be employed as requested by Community Services Department - Transit Division. The remainder of the subdivision is serviced by crescents and cul-de-sacs.

Minor adjustments have been incorporated into the plan upon requests from City staff. As previously mentioned, the plan shows a block to the west of the cemetery as required by the Community Services Department.

C3-12

ine:

9.

A prominent feature within the proposed draft plan of subdivision is the large park block proposed on the northeast corner of the site. The park block encompasses a majority of wooded area, which has been rated primarily as high priority for preservation by the vegetation analysis submitted by the applicant and is rated as Class II by the Official Plan (Schedule 'C'). Unfortunately, it is not possible to retain the entire wooded area. The 5.092 hectare (12.582 acres) park block is as large as the City is able to purchase, and is acceptable to the Community Services Department. The unusual configuration of the park in the southeast corner was achieved in order to retain the existing trail in the wooded area.

To ensure that the maximum number of high quality trees are retained, it is recommended that tree preservation techniques be employed in the rear yards of lots which back onto the park block. It is recommended that this be achieved by not disturbing a 4 metre strip of land at the rear of the lots adjacent to the wooded park. To protect this area from disturbance, snow fencing should be erected prior to construction of the dwellings and remain in place until completion of construction. The area enclosed by the snow fence will also serve as a protection zone for the trees situated within the park block. In addition, it is recommended that prior to registration of the plan, the applicant be required to submit a supplemental tree preservation report for Lots 7 to 10, 12, 13, and 15 to 28 all inclusive, indicating the trees to be retained and the methodology by which the trees are to be preserved.

A grouping of high quality specimen trees is also situated at the rear of Lots 121 to 123 and 114 to 116 all inclusive. The tree preservation

It is recommended that the applicant be required to submit a detailed acoustical impact analysis confirming the above requirements and recommending specific noise attenuation measures for inclusion in the subdivision agreement. The development agreement should contain the appropriate warning clauses with respect to excessive noise levels and clauses requiring implementation of the recommendations in the study.

The siting and exterior appearance of all dwellings in the subdivision will be subject to approval of the Architectural Control Committee. The Committee will also address energy conservation features which may be provided in the dwellings.

7.0 Recommendations

It is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held with respect to the proposed amendments to the Official Plan and Zoning By-law in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, Planning Committee recommend to City Council that the proposed draft plan of subdivision application be recommended for draft approval subject to the following conditions:
 1. Draft approval conditions apply to the draft plan dated June 17, 1985 and revised November 17, 1986, by John G. Williams Associates Limited, the drawing numbered W714 (Phase 2) and redlined as follows:
 - a) to show a 3 metre wide walkway, Block 180, between Lots 126 and 127.
 2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements

of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies.

- 3. The applicant shall agree by agreement to grant easements as may be required for the installation of utilities and municipal services to the appropriate authorities.
- 4. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed subdivision.
- 5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
- 6. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel.
- 7. The applicant shall agree by agreement to convey Block 175 to the City for parkland purposes in accordance with the Planning Act and City policy.
- 8. The applicant shall agree by agreement to gratuitously convey Block 179 to the City for cemetery landscaping purposes.
- 9. The applicant shall agree by agreement to dedicate Blocks 177 and 178 for road widening purposes and the widenings shall be sufficient to obtain a 26 metre right-of-way on Conservation Drive.
- 10. The applicant shall agree by agreement to pay cash-in-lieu of sidewalks on Highway Ten where abutting the plan.
- 11. The applicant shall agree by agreement to dedicate 0.3 metre reserves across the frontage of Highway Ten to the Ministry of Transportation and Communications.

12. The applicant shall convey to the City 0.3 metre reserves at the end of any open road allowances.
13. The applicant shall agree by agreement to erect fencing in locations required by the City's fencing policies.
14. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the expense of the applicant.
15. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the plan may be required to facilitate satisfactory intersection alignments and achieve satisfactory sight distances at intersections.
16. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to deal with the external appearance of dwellings and energy conservation measures to be incorporated in the dwellings.
17. The applicant shall agree by agreement that prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority, the following:
 - (a) overall grading plans for the subject lands.
18. The applicant shall agree by agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority:

- (a) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report required in Condition 17.
 - (b) prior to the initiation of any grading or construction on the site, to erect a temporary snow fence or other suitable barrier along the rear lot lines of Lots 29 to 33. This barrier shall remain in place until all grading and construction on the site are completed.
 - (c) to submit individual lot, site and grading plans to the Metropolitan Toronto and Region Conservation Authority for their review and approval for lots 29 to 33 inclusive. These plans shall be submitted prior to the issuance of building permits by the Municipality.
 - (d) to not place fill, grade, construct any buildings or structures or interfere with the channel of the watercourse within the valley without prior written approvals being received from the Metropolitan Toronto and Region Conservation Authority.
 - (e) to erect a chain link fence along the boundaries of Lots 29 to 33 where they abut the valleylands.
19. The Municipality's restricted area by-law shall contain provisions which will have the effect of:
- (a) prohibiting all buildings and structures of any kind; the placement of fill; or the alteration of a watercourse other than as required for flood or erosion control within the valley.
 - (b) requiring a minimum rear yard set back of 10 metres for Lots 29 to 33.

20. The applicant shall agree by agreement that prior to final approval, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the Ministry of the Environment and the City of Brampton.
21. The applicant shall agree by agreement that the noise control measures recommended by the acoustical report, as in condition number 20 above, shall be implemented to the satisfaction of the City, the Region of Peel and the Ministry of the Environment, and in the event that a slight noise level excess will remain despite the implementation of the noise control measures, the following clauses shall be included in a registered portion of the subdivider's agreement:
- (a) "Purchasers shall be advised that despite the inclusion of noise control features within the development area, noise levels may continue to be of concern occasionally interfering with some activities of the dwelling occupants";
 - (b) A map shall be displayed in the sales office and shown to all prospective purchasers, indicating those lots or blocks in a colour coded form that have existing and potential noise environmental problems, and
 - (c) The map as required in (b) above shall be approved by the City's Commissioner of Planning and Development prior to the registration of the plan and further, staff shall be permitted to monitor the sales office to ensure compliance.
22. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for the preservation of

as many of the existing trees as possible in the rear of lots backing onto Block 175 as well as Lots 114 to 116 and 121 to 123 all inclusive. In this regard, the applicant shall be required to submit a supplemental tree preservation report identifying all trees to be retained and specifying tree protection measures. To ensure that existing grades are not altered where trees are being retained, the applicant shall be required to erect snow fencing during construction of dwellings to enclose a 4 metre wide protection area along the rear lot lines of lots backing onto the park block.

- 23. The applicant shall agree by agreement to erect a masonry wall 1.8 metres in height and provide a 3 metre landscaped buffer area along and within the south and east boundaries of Block 176. In addition, a 3 metre landscaped area and a decorative metal fence shall be required around the cemetery.

- 24. The owner shall not remove any trees or topsoil from the land within the plan or start any grading of the lands within the plan prior to registration of the plan, without the prior written authorization of the City of Brampton's Commissioner of Public Works and Building.

- 25. The applicant shall agree by agreement that the following warning clause shall be included in all agreements of purchase and sale for lots in the subdivision:

"Whereas, despite the best efforts of the Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated pupils in neighbourhood schools, you are hereby notified that pupils may be accommodated in temporary facilities and/or bussed to

schools outside of the area, and further, that pupils may later be transferred to the neighbourhood school."

26. The applicant shall agree by agreement to erect a sign containing the warning clause contained in Condition 25 at the entrance to the subdivision.
27. The number of residential lots in the plan shall not exceed 174.
28. The applicant shall agree to make satisfactory arrangements with Bell Canada for the protection of and access to the easement on Highway Ten.
29. The applicant shall agree by agreement that a warning clause shall be included in the agreements of purchase and sale for Lots 111, 112, and 124 to 138, both inclusive, advising purchasers of the existence of the Bell Canada easement and Bell Canada's rights of access.
30. The applicant shall agree, prior to offering units for sale, to place a plan on the wall of the sales office(s), in a place readily available to the public, which indicates the following:
 - A) where sidewalks, walkways, fencing and noise attenuation barriers and parks and open space are located;
 - B) the type of fencing and noise attenuation features;
 - C) active or passive park areas. Active park areas should indicate wording as follows:

'playground equipment or active sports field'.

D) The following information must also be shown in bold type:

'For further information on proposed and existing land use, please call The City of Brampton, Planning and Development Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., Telephone: 793-4110'.


A reduction of the display map must be available to prospective purchasers in the sales office.

31. The map required by Condition 30 shall be approved by the Commissioner of Planning and Development prior to registration of the plan and City staff shall be permitted to monitor the sales office to ensure compliance.
32. The applicant shall agree by agreement to pay City levies applicable to Block 176 in accordance with the Capital Contribution Policy prior to registration of the plan.
33. The applicant shall make satisfactory arrangements with the City to obtain the existing 0.3 metre reserve at the north end of Braidwood Lake Road, Sapphire Crescent and Shadywood Road, Plan 43M-726, from the City and shall include the reserves as part of Braidwood Lake Road, Sapphire Crescent and Shadywood Road in the final plan to be registered.
34. The applicant shall, prior to offering lots or dwelling units for sale to the public, erect signs on all lots and blocks zoned or proposed to be zoned for other than single family detached or semi-detached dwelling indicating the approved or proposed land uses. The number, wording, size and location of the signs shall be approved and erected prior to registration of the plan.

- 35. The Owner shall prepare a landscape plan at their expense for the abutting valley land to the satisfaction of the City and shall contribute a sum of \$90,000.00 to the City for improvement to the valley land in addition to all storm water management requirements, erosion and embankment works in accordance with City Engineering and Conservation Authority requirements.


- 36. The applicant shall agree to convey Block 180 to the City of Brampton for walkway purposes.

Respectfully submitted,

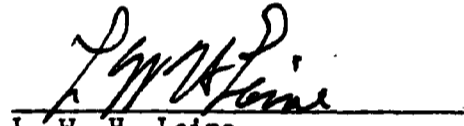


 Janice M. Robinson, M.C.I.P.
 Development Planner

AGREED:



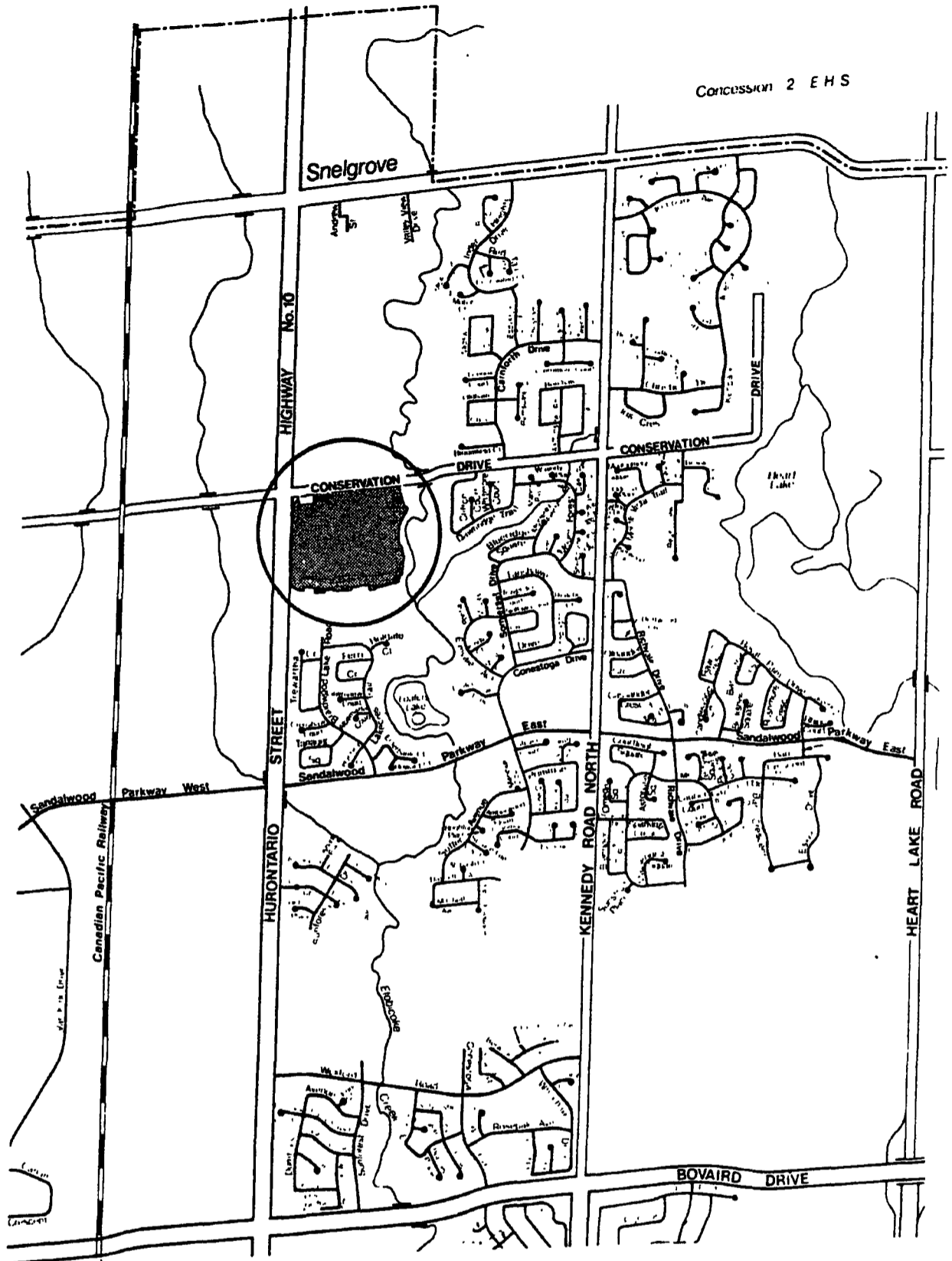
 F. R. Balzell
 Commissioner of Planning
 and Development



 L. W. H. Laine
 Director of Planning and
 Development Services Div.

JMR/hg/17

Concession 2 E H S



HEART LAKE DEVELOPMENTS
and FIRST CITY LIMITED

Location Map

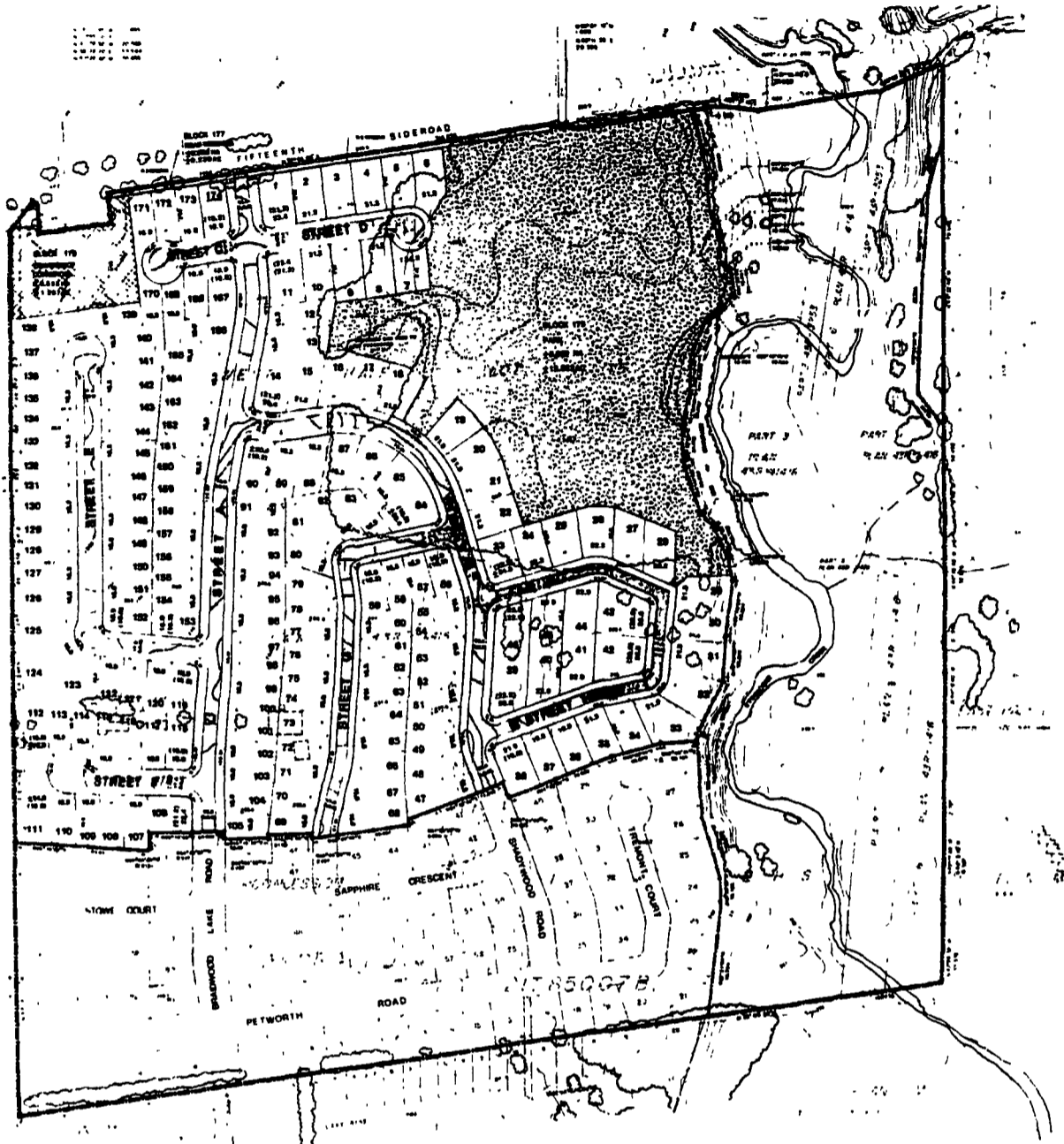


1:25000

CITY OF BRAMPTON
Planning and Development

Date: 86 11 04 Drawn by: RB
File no. C1E15.4 Map no. 25-37D

C3-24



HEART LAKE DEVELOPMENTS
 and **FIRST CITY LIMITED**

Revised Draft Plan of Subdivision



1:5000

CITY OF BRAMPTON
 Planning and Development

Date: 86 11 24
File no. CIE5.4

Drawn by: RB
Map no. 25 - 37F

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 13, 1987

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and Zoning By-law
Part of Lot 15, Concession 1, E.H.S.
(Formerly Township of Chinguacousy)
Ward Number 2
FIRST CITY DEVELOPMENT CORP. LTD. and
HEART LAKE DEVELOPMENTS CO. LTD.
Region of Peel File Number: 21T-85007B (Phase 2)
Our File Number: C1E15.4

The notes of the public meeting held on Tuesday, January 6, 1987, with respect to the above noted application are attached for the information of Planning Committee.

Approximately 14 members of the public attended the meeting, but no written submissions have been received. Of those members of the public who spoke, no objections to the overall plan were expressed. The questions and concerns raised were related primarily to the wooded area and the proposed commercial block. All of the questions and concerns were addressed at the meeting.

With respect to the wooded area, residents appeared to be satisfied that the majority of the woodlot would be retained and that there would be sufficient access to the woodlot from the valley, Conservation Drive and the proposed draft plan of subdivision.

The concerns regarding the proposed commercial plaza were related to the need for a plaza in this location and the appearance of the plaza. As noted in the planning report dated December 11, 1986, the applicant has submitted a market feasibility study providing sufficient justification for the proposed commercial uses. Staff therefore had no objection to the commercial block.

The appearance of the proposed commercial plaza was a concern of some residents and they were advised that the plaza would be subject to site plan control. However, staff note that the Planning Act provides municipalities with only limited control over the exterior appearance of buildings subject to site plan control. It would be appropriate for this plaza to blend in with the abutting residential uses, therefore it is recommended that an additional condition of rezoning and draft plan approval be imposed which requires that the design of the commercial plaza incorporate a pitched roof with gable inserts. This should ensure that the appearance of the plaza will not conflict with the adjacent residential community.

In the planning report dated December 11, 1986, the Ministry of Transportation and Communications requirement that a 0.3 metre reserve be conveyed along the Highway Ten frontage was inadvertently omitted. Accordingly, it is recommended that the application be subject to an additional condition reflecting this requirement.

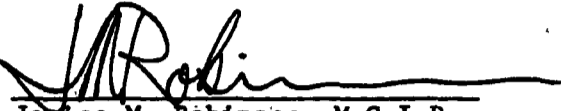
It is recommended that Planning Committee recommend to City Council that:

- A) the notes of the Public Meeting be received,
- B) the application be approved subject to the conditions approved by City Council on December 15, 1986, with the following additional conditions:
 - 37. The draft plan of subdivision shall be redlined to show a 0.3 metre reserve across the Highway Ten frontage and the 0.3 metre reserve shall be conveyed to the Ministry of Transportation and Communications.

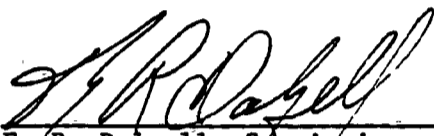
38. The applicant shall agree by agreement that the design of the commercial plaza shall incorporate a pitched roof with gable inserts.

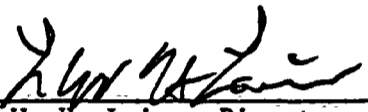
C) staff be directed to present appropriate documents for Council's consideration.

Respectfully submitted,


Janice M. Robinson, M.C.I.P.
Development Planner

AGREED:


F. R. Dalzell, Commissioner of
Planning and Development


L. W. H. Laine, Director,
Planning and Development
Services Division

JMR/hg/17

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Tuesday, January 6, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:36 p.m., with respect to an application by FIRST CITY DEVELOPMENT CORPORATION AND HEART LAKE DEVELOPMENT COMPANY LIMITED (File: C1E15.4 - Ward 2) to amend both the Official Plan and the Zoning By-law to permit the subdivision of the subject property into 174 single family residential lots for detached dwelling units, a park block, and a convenience commercial block.

Members Present: Alderman P. Palleschi - Chairman
Councillor P. Robertson
Alderman S. DiMarco
Councillor E. Mitchell
Alderman H. Chadwick
Alderman A. Gibson
Alderman L. Bissell
Alderman J. Hutton

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
J. Robinson, Development Planner
D. Ross, Development Planner
C. Brawley, Policy Planner
E. Coulson, Secretary

Approximately 14 interested members of the public were present.

The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative, however, he suggested that to be fair to the residents located to the east and south of the subject site, but not within the 120 metre notification area, another public meeting should be held prior to the Planning Committee meeting on January 19th. Also, notices should be

- cont'd. -

sent to residences in the noted area.

Councillor Robertson noted that he had arranged for hand delivery of notice of the public meeting to the noted area on Saturday, January 3rd.

Mrs. Robinson outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mr. D'Angelo, 14 Dawnridge Trail and Mr. Gasten, 10 Dawnridge Trail enquired about proposed plans for the existing woodlot on the north/east corner of the subject site.

Mrs. Robinson outlined the portion of the woodlot to be retained for proposed park purposes.

Mr. Gasten asked to have the word 'park' defined as it relates to the subject application.

Mrs. Robinson explained that the area would be kept in its natural state of a woodlot, maintained for park purposes.

Mr. Dalzell explained the Official Plan definition of 'woodlot', primarily preserving trees and undergrowth in its natural state.

Carol Sloan, 22 Dawnridge Trail, asked about the existing size of the woodlot and Mrs. Robinson responded 14½ to 15 acres.

Mr. Harrington, 26 Dawnridge Trail questioned the density of the proposed subdivision and asked what the purpose of the proposed plaza was, and questioned the need considering the number of existing plazas which are not fully developed.

Mrs. Robinson responded that the proposed 174 homes is considered low density for the site. Also, she explained that a feasibility study was undertaken for the proposed commercial site, reviewed by the Planning Policy Division and there is market demand, the reduced size making it very feasible.

Mr. Dalzell explained that the convenience plaza was planned to service the immediate area.

Mr. Gasten questioned the single access from Conservation Drive and the lack of access from Highway #10.

- cont'd. -

Mrs. Robinson explained that Highway #10 is controlled by the Ministry of Transportation and Communications and that they have restricted access.

Mr. Dalzell remarked that the proposal is not for Highway Commercial use, which would require access from Highway #10.

Mr. Collins, 25 Dawnridge Trail, asked about the size of the cemetery area at the north/west corner of the subject site, abutting the commercial area and asked about the location of the commercial access.

Mrs. Robinson outlined the cemetery area and the proposed access to the commercial proposal.

Mr. Harrington stated that the proposed commercial site was totally unnecessary.

In response to a suggestion by Councillor Robertson, Mr. Dalzell explained, for the benefit of those enquiring, the procedure for processing applications and opportunities for public input, comment and objection.

Mr. Zucker, Highway #10, enquired about proposed development north of Conservation Drive up to Mayfield Road, and Mr. Dalzell commented on two subdivision proposals.

Mr. Laing, 34 Dawnridge Trail asked about details of architecture for the proposed housing and commercial plaza.

Mr. Dalzell explained that details will be dealt with at the site plan stage and approved by the Architectural Control Committee.

Mr. Gasten asked about housing backing onto and fronting onto Conservation Drive, and about woodlot access points.

Mrs. Robinson noted that the houses will back onto Conservation Drive. She explained that the woodlot park area will be planned by the Parks and Recreation Division, and that there will be several accesses. She outlined the walkway, involving both sides of the creek up to the 17th Sideroad.

The subject of a prior resident's meeting held by the Parks and Recreation Department, involving park use, baseball diamonds, etc. was discussed. Some residents complained of not receiving notification of the meeting.

- cont'd. -

Mrs. Robinson responded that the plans for a baseball diamond by the Parks and Recreation Division were for the north side of Conservation Drive only.

A resident asked if Dawnridge Trail residents would be notified of future meetings regarding the park plans. It was noted that information on the park areas would be available at the next meeting.

There were no further questions or comments and the meeting adjourned at 8:15 p.m.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1987 12 10

To: The Mayor and Members of City Council

From: Planning and Development Department

Re: Draft Plan of Proposed Subdivision
Part of Lot 15, Concession 1, E.H.S.
(Township of Chinguacousy)
Ward 2
FIRST CITY DEVELOPMENT CORP. LTD. and
HEART LAKE DEVELOPMENTS CO. LTD.
Region of Peel File: 21T-85007B (Phase 3)
Our File: C1E15.4

1.0 BACKGROUND

A resolution was adopted by City Council at its meeting of 1987 01 26, deleting a proposed 0.52 hectare (1.3 acre) commercial site from Phase 2 of the proposed subdivision plan. The Regional Municipality of Peel draft plan approval, dated March 12, 1987, designated the commercial site as 'reserved for future development'. The reservation was necessary pending the resolution of the future use of the commercial site. The subdivision plan released for registration did not include the commercial as well as the adjacent residential lots. In a similar manner, the zoning by-law, By-law 861, as amended and as specifically amended by By-law 83-87, excluded the commercial site and the adjacent lots.

Staff was not able to support the removal of the commercial block and as a result of earlier discussions with Council, it has been determined that the subdivision plan should be permitted to proceed.

The applicant has requested, through their solicitors, to have the proposed amendment to the Official Plan for the redesignation of the commercial site, referred to the

- cont'd. -

Ontario Municipal Board by the Minister of Municipal Affairs. On the premise that an appropriate Official Plan amendment will be presented for the consideration of City Council, the applicant should agree to withdraw the referral request, upon Council adopting the amendment.

IT IS RECOMMENDED THAT:

- 1) staff be directed to prepare the Official Plan amendment for the commercial site for the consideration of City Council;
- 2) subsequent to adoption of the Official Plan amendment and prior to the enactment of the zoning by-law, the applicant agree to withdraw the request for referral before the Ministry of Municipal Affairs, and
- 3) staff be directed to prepare an appropriate zoning by-law amendment and development agreement for Phase 3 of the subdivision plan, (Region of Peel File No. 21T-85007B, Our File C1E15.4)

Handwritten initials:
M. J. G.
C. H.
C. H.

Signature of F. R. Dalzell
F. R. Dalzell,
Commissioner of Planning
and Development

FRD/ec

Consumers' Gas
950 Burnhamthorpe Road West
Mississauga, Ontario
L5C 3B4

Mississauga and Brampton:
Tel. (416) 276-3400
Orangeville:
Tel. (519) 941-1560



Consumers' Gas

1986.10.02

Mr. Peter E. Allen
Commissioner of Planning
The Regional Municipality of Peel,
10 Peel Centre Drive,
Brampton, Ontario
L6T 4B9

Planning Dept.
RECEIVED

OCT 6

	Action	Date	By
Commissioner			
Dir. Dev. Control			
Dir. Transportation			
Mgr. Eng. Co.			
Sr. Planner			

Dear Mr. Allen:

Re: Your File No.: 21T-85007B Phase 2
Pt. Lot 15, Con. 1 EHS (Ching)
Owner: First City Dev. & Heart Lake Dev.
Surveyor: Donald P. McLean

Our Ref. No.: EM-504-86

We hereby acknowledge receipt of your plan as noted above.

Upon examination of the drawing(s) submitted, we would have no comments regarding same.

Yours truly,

Sz
S. SZILARD, P. Eng.
Operations Manager
Western Region
276-3595

cc: City of Brampton, Planning Department
Consumers' Gas, Residential Sales Department
File

DOUGLAS K. BURROWS, B.A.
Chief of Police



Telephone: Area Code 416
453-3311



**PEEL REGIONAL
POLICE FORCE**

P.O. BOX 7750
7750 HURONTARIO ST.
BRAMPTON, ONTARIO
CANADA
L6V 3W6

Address all correspondence to
The Chief of Police
Referring to:

Our File No.

Your File No.

Attention of

**Planning Dept.
RECEIVED**

September 30, 1986

Com. Sec.			
Det. Insp.			
Det. Insp.			
Det. Insp.			
Sr. Planner			

Mr. D.R. Billett
Director of Development Control
The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Dear Sir:

Re: File No. 21T-85007B Phase 2 / Pt. Lot 15, Con. 1 EHS (Ching)

The draft plan for the above noted subdivision has been considered by the Planning and Research Bureau.

It appears this development will have no adverse affect on any of our future plans.

Yours truly,

M. Haslett
Staff Sergeant
Planning and Research Bureau

SD:tmh

C.C. Ministry of Municipal Affairs and Housing
City of Brampton, Planning Department

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of the area and further, that students may later be transferred to the neighbourhood school."

- 2) That signs be erected at all major entrances into the subdivision advising prospective purchasers that until a school is constructed in this community, alternate accommodation will be provided.

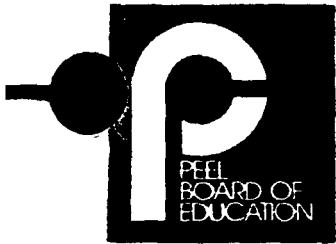
Yours very truly,

Sherryl Daoust

Sherryl Daoust,
Planner.

SAD:ki

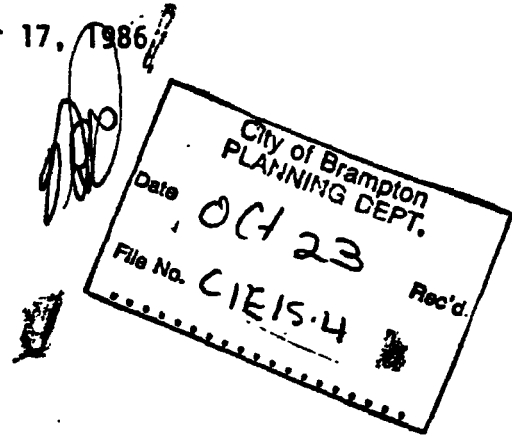
cc: F. Dalzell, The City of Brampton
J. Greeniaus, Peel Board of Education
Z. Weing, Ministry of Municipal Affairs & Housing
Applicant



- TRUSTEES
 Margaret McKee
 (Chairman)
 Peter Gazzola
 (Vice-Chairman)
 Cynthia Archibald
 Judee Beer
 George Carlson
 Karen Carstensen
 Julio DiCresce
 Beryl Ford
 Steven Gorjup
 Gail Green
 Ralph Greene
 L. Cliff Gyles
 Gary Heighington
 William Kent
 Pierre Klein
 Robert Lagerquist
 Peter Leone
 Scott Macpherson
 Eugene Madden
 Thomas McAuliffe
 Carolyn Parrish
 Ruth Thompson
 Sean Yeates

Director of Education
 and Secretary
 J.A. Fraser, B.A., M.Ed.
 Associate Director
 of Education
 R.N. Chalmers, B.A., M.Ed.
 Associate Director of
 Education/Business
 and Treasurer
 M.D. Roy, C.A.

October 17, 1986



Mr. Peter Allen
 Commissioner of Planning,
 Region of Peel,
 10 Peel Centre Drive,
 Brampton, Ontario
 L6T 4B9

Dear Mr. Allen:

Re: 21T-85007B Phase 2
First City Developments and Heart Lake Developments

The Peel Board of Education has no objection to the further processing of draft plan of subdivision 21T-85007B.

The anticipated yield from this plan is as follows: 44 K-5
 26 6-8
 35 9-13.

The students generated are presently within the following attendance areas.

- Somerset P.S. K-5
- R.H. Lagerquist P.S. 6-8
- Mayfield S.S. 9-13

These schools have the following enrolments and capacities:

	Enrol.	OME-10%
Somerset	604	461
R. H. Lagerquist	471	455
Mayfield	1637	1444

The foregoing comments apply for a two year period, at which time, updated comments will be supplied upon request.

Yours truly,

Stephen Hare
 Stephen Hare,
 Planning Officer,
 Planning and Resources.

SCH:mg
 cc: Municipality
 DPRCSSB
 Applicant

Janice *10.23*

rown Education Centre
 5650 Hurontario Street
 Missauga, Ontario L5R 1C6
 (416) 890-1099

ual Opportunity Employer

the metropolitan toronto and region conservation authority
5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600

1986.10.21

Mr. Peter E. Allen
Commissioner of Planning
Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ont.
L6T 4B9

Dear Sir:

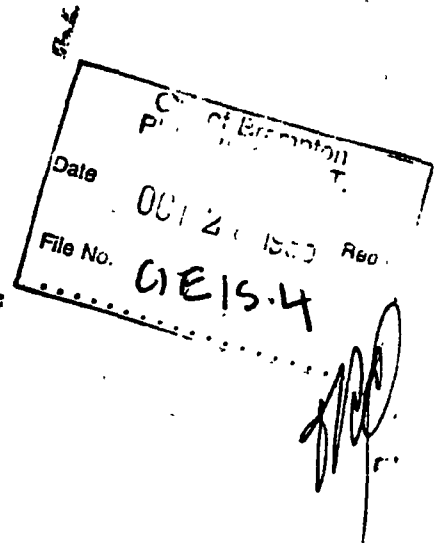
Re: 21T-85007B, Phase 2 Draft Plan of Subdivision
Pt. Lot 15, Con. 1, EHS
City of Brampton
(FIRST CITY DEV. & HEART LAKE DEV.)

We acknowledge receipt of your letter dated September 19, 1986 concerning the above-noted proposed plan of subdivision and three copies of the draft plan, Job no. W714, prepared by John G. Williams Associates Ltd., and dated September 8, 1986.

Our staff has reviewed the plan and would have no objections to draft approval subject to the following conditions:

- (1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:
 - (a) overall grading plans for the subject lands.
- (2) That the owner agree in the subdivision agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority:
 - (a) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report(s), as required in Condition (1)a.

...../2



Janice 10-21-86
JHR

Mr. Peter E. Allen

Page 2

1986.10.21

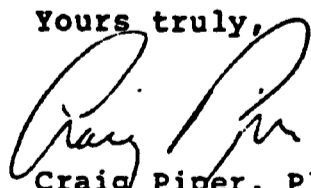
Re: 21T-85007B, Phase 2 Draft Plan of Subdivision
Pt. Lot 15, Con. 1, EHS
City of Brampton
(FIRST CITY DEV. & HEART LAKE DEV.)

- (b) prior to the initiation of any grading or construction on the site, to erect a temporary snow fence or other suitable barrier along the rear property line of Lots 29 to 33. This barrier shall remain in place until all grading and construction on the site are completed.
 - (c) to submit individual lot, site and grading plans to the Metropolitan Toronto and Region Conservation Authority for their review and approval for Lots 29 to 33. These plans shall be submitted prior to the issuance of building permits by the Municipality.
 - (d) to not place fill, grade, construct any buildings or structures or interfere with the channel of the watercourse within the valleylands without prior written approvals being received from the Metropolitan Toronto and Region Conservation Authority.
 - (e) to erect a chain link fence along the boundaries of Block 175 and Lots 29 to 33 where they abut the valleylands.
- (3) The Municipality's restricted area by-law shall contain provisions which will have the effect of:
- (a) prohibiting all buildings and structures of any kind; the placement of fill; or the alteration of a watercourse other than as required for flood or erosion control within the valley.
 - (b) requiring a minimum set back of 10 m for all buildings from the top of bank unless written approval has been received from the Metropolitan Toronto and Region Conservation Authority.

*poor wording
being
by law.*

In order to expedite the clearance of Condition 2, we would request that a copy of the signed subdivision agreement be forwarded to this Authority.

Yours truly,



Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division

CP:L

cc: ~~City of Brampton Planning & Engineering Dept.~~
MNR, Maple District
MOMAH



Ministry of
Municipal
Affairs

Ontario

777 Bay Street
Toronto, Ontario
M5G 2E5

September 26, 1986

Planning Dept.
RECEIVED

SEP 30

Mr. Peter Allen
Commissioner of Planning
Region of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

	Date	Info	Spec
Commissioner			
Dir. Reg. Control			
Pl. & Design			
Fig. & Est. Mgt.			
Environ.			
Public Aff.			
Adm. Serv.			

Re: Draft Plan of Subdivision
City of Brampton
File No. 21T-85007B 711.5

Dear Mr. Allen:

Thank you for providing us with the opportunity to review the above-named revised draft plan of subdivision.

We have no additional comments to make as a result of the revisions to this plan. We still consider this a non-monitored file.

Yours truly,

Janet E. Amos
Planner
Plans Administration Branch



700 University Avenue, Toronto, Ontario M5G 1X6

October 8, 1986

OUR FILE: 630.41 (T)

Regional Municipality of Peel
Planning Department
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Planning Dept.
RECEIVED

Attention: Peter E. Allen
Commissioner of Planning

Dear Sirs:

Proposed Plans of Subdivision
City of Brampton - 21T-85007
City of Mississauga - 21T-86079
City of Mississauga - 21CDM-86514

The plans have been circulated to the interested Divisions of the Corporation for comment.

We have no objections to the proposed subdivisions as presently laid out.

Yours very truly,

D. Markovic
Special Assignments Coordinator
Real Estate & Security Division
Mailing Location H7B14
Telephone: (416) 592-3205

cc Ministry of Municipal Affairs



MEMORANDUM

Planning Dept.
RECEIVED

		Info.	
		Date.	
		Subject	

To D.R.Billett
Director of
Development Control

From D.H.C.Thwaites
Director of
Transportation Policy

September 26, 1986

Plan of Subdivision
21T-85007B (Phase 2)
City of Brampton

We have reviewed the above noted plan of subdivision and have the following comments:

- Noise attenuation measures may be necessary for residential lots abutting onto Highway 10.
- The convenience commercial (block 176) proposed on this plan of subdivision is not in agreement with the City of Brampton Official Plan, ~~which shows a religious designation for this location.~~ If the convenience commercial is preferred, then an amendment to the official plan will be necessary. In addition, only right-in right-out accesses should be permitted from/to this convenience commercial to/from Highway 10 and should be controlled by a median constructed on Highway 10 for 100 metres south of 15th Sideroad. The major access should be from 15th Sideroad.

D.H.C. Thwaites

D.H.C.Thwaites
Director of *Transportation*
~~Development Control~~ *Policy*

ML/cm

To: D.R. Billett

Date: October 6, 1986

From: M.D. Zamojc

Subject: File: T-85007(A) B-31(S)

Municipality:	Brampton
Owner:	First City Development
Location:	Highway No.10 at Conservation Drive

The following are the comments from Public Works relating to the above described subdivision.

1. Sanitary Sewer Facilities

Sanitary sewer facilities are available on Shadywood Road and Braidwood Lake Road to the south in conjunction with Phase I of T-85007.

2. Water Facilities

Water facilities are available on Highway No.10, 15th Sideroad, Braidwood Lake Road, Saphire Crescent and Shadywood Road.

3. Region Roads

Regional roads are not affected.

4. Waste Management

There are no waste disposal sites on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1992.

5. Lot Levies/Frontage Charges

Full lot levies apply. Watermain frontage charges apply on Highway No.10 and 15th Sideroad.

6. Specific Draft Plan Conditions

Not applicable.

M. Zamojc
M.D. Zamojc

86-10-07
Date

MDZ/tc

F.C. Condlin
F.C. Condlin

86-10-07
Date

D. Kiteley
D. Kiteley

861000
Date



Ministry of
Transportation and
Communications

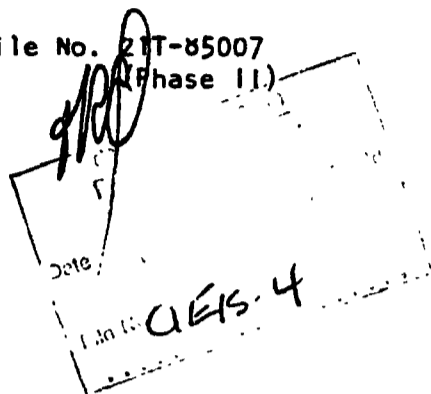
Telephone No. 248-3658

Corridor Control Section
Room 226, Central Building
1201 Wilson Avenue
Downsview, Ontario
M3M 1J8

October 24, 1986

File No. 21T-85007
(Phase II)

The Regional Municipality of Peel
Planning Department
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9



Attention: P. E. Allen

Dear Sir:

Re: Plan of Subdivision, City of Brampton
Part Lot 15, Concession 1 E.H.S.
Highway No. 10, District No. 6, Toronto

We recommend conveyance of a 0.3 m reserve across the entire highway frontage of Lots 111-112, 124-138 and Block 176 as indicated in shaded purple on the attached plan.

*NO
attached*

The owner should be advised that access to Block 176 will be restricted to 15th Sideroad. Building/land use permits are required for Lots 111-112, 124-138 and Block 176 and may be obtained when required from our District Signs and Permits Inspector.

Our building setback distance for residential is 7.5 m and commercial development is 13.7 m from the highway property line.

We advise that drainage and intersection requirements have been satisfactorily completed under Phase 1 of this application.

Yours truly,

K. Ainsworth
K. Ainsworth

For: A. Zembal
Section Head

*Janice
Gardner
JMR*

AZ/KA/jh

cc: District No. 6
Central Region
City of Brampton ✓
M.M.A.



Ministry
of the
Environment

Ministère
de
l'Environnement

COPY

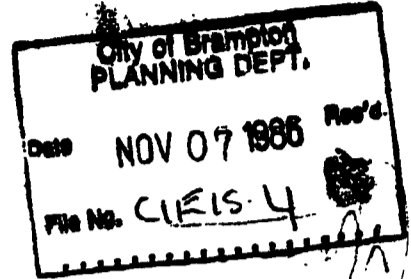
Central
Region

Région du
Centre

1986 10 31

7 Overlea Boulevard
4th Floor
Toronto, Ontario
M4H 1A8
(416) 424-3000

7 boulevard Overlea
4^e étage
Toronto (Ontario)
M4H 1A8
(416) 424-3000



Mr. P.E. Allen
Regional Municipality of Peel
Regional Administration Building
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Dear Sir:

Re: Proposed Plan of Subdivision
City of Brampton
File: 21T-85007 (Phase 2)

The plan proposes the creation of creation of 174 lots on the basis of full municipal services. The subject site is located south of No. 15 Sideroad and east of Highway 10. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

We have reviewed the application and have identified a noise concern due to the development's proximity to Highway 10. We therefore recommend draft approval be conditional upon:

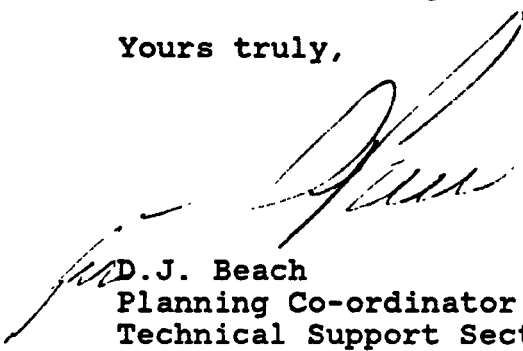
1. Prior to final approval, the owner shall engage the services of a consultant to complete a noise study recommending noise control features satisfactory to the Ministry of the Environment and the City of Brampton.
2. Prior to final approval, the Ministry of the Environment shall be notified by a copy of the fully executed subdivision agreement between the developer and the municipality that the noise control features recommended by the acoustical report and approved by the Ministry of the Environment and the City of Brampton shall be implemented as approved, by requirements of the subdivision agreement.

Jenice 10.11.07

3. In the event that a slight noise level excess will remain, despite the implementation of the noise control features, the following warning clause shall be included in a registered portion of the subdivision agreement and in subsequent Offers of Purchase and Sale for the affected lots:

"Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern occasionally interfering with some activities of the dwelling occupants."

Yours truly,



D.J. Beach
Planning Co-ordinator
Technical Support Section

cc. F. R. Dalzell

tn/HJ/ALL/031f

Bell Canada
2 Fieldway Road, 3rd Floor
Toronto, Ontario M5G 1W6

1986 11 18

MOO
Bell

The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

City of Brampton PLANNING DEPT.	
Date	NOV 21 1986 Rec'd
File No.	CIEIS 4

Attention: Peter E. Allen
Commissioner of Planning

Dear Sir:

Re: Your File No. 21T-85007B Phase 2
Pt. Lot 15, Con 1, EHS (Ching)
City of Brampton

We wish to thank you for your co-operation concerning the above mentioned file number and to advise you that arrangements will be required to Bell Canada's satisfaction with regard to access to the 6m easement east of the eastern road allowance on Highway 10.

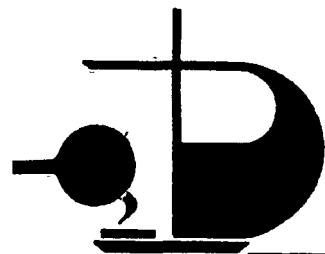
Yours truly,

M. E. Allen

ej- S.M. Allen (Mrs)
Manager O.P. Facilities
Utilities Coordination
(416) 236-5119

cc: City of Brampton
Planning Department

James G. 11.21
JAR
Michael Laxton



THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD
 LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

40 Matheson Blvd. West, Mississauga, Ontario L5R 1C5 • Tel: (416) 890-1221

September 2, 1987

City of Brampton PLANNING DEPT.	
Date	SEP - 9 1987 Rec'd.
File No.	CIE 15.4

[Handwritten signature]

Ms. Janet Amos, Area Planner
 Director of Municipal Affairs
 Plans Administration Branch
 777 Bay Street
 Toronto, Ontario
 M5G 0E5

Dear Ms. Amos:

Re: Proposed Official Plan Amendment
 21-OP-0031-A05
 First City & Heart Lake
City of Brampton

Please be advised that the Dufferin-Peel Roman Catholic Separate School Board has no objections to the above-mentioned Official Plan Amendment.

Yours truly,

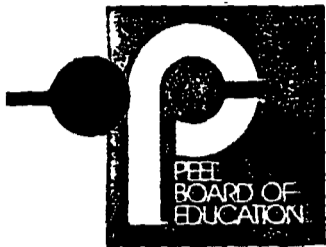
Beth Chandler

Beth Chandler
 Planner

cc -

- c. P. E. Allen, Region of Peel
- F. Dalziel, City of Brampton
- J. Greenhaus, Peel Board of Education

*To file
 570910*



TRUSTEES
 Margaret McKee
 (Chairman)
 Gary Heighington
 (Vice-Chairman)
 Judee Beer
 George Carlson
 Karen Carstensen
 Beryl Ford
 Gail Green
 Dr. Ralph Greene
 L. Cliff Gyles
 William Kent
 Pierre Klein
 Robert Lagerquist
 Scott Macpherson
 Thomas McAuliffe
 Carolyn Parrish
 Ruth Thompson

Director of Education
 and Secretary
 J.A. Fraser, B.A., M.Ed
 Associate Director
 of Education
 RN Chalmers B.A., M.Ed
 Associate Director of
 Education/Business
 and Treasurer
 M.D. Roy, C.A.

September 1, 1987

Ms. Janet Amos
 Ministry of Municipal Affairs
 777 Bay Street
 14th Floor
 Toronto, Ontario
 M5G 2E5

Dear Ms. Amos:

Re: 21 OP 0031 A05
 City of Brampton
 Villages of Heart Lake

The Peel Board of Education has no objection to the above noted proposed Official Plan Amendment.

Yours truly,

Stephen Hare
 Planning Officer
 Planning and Resources Department

SH/sr1399

c. P. Allen
 F. Dalzell ✓
 D. Mullin

T. J. H. 870910

City of Brampton PLANNING DEPT.	
Date	SEP - 9 1987 Rec'd.
File No.	C1E154

H.J.A. Brown Education Centre
 5650 Hurontario Street
 Mississauga, Ontario L5R 1C6
 (416) 890-1099

An Equal Opportunity Employer



Ontario

City of Brampton
PLANNING DEPT.

Date SEP 16 1987 Rec'd

File No. ? CIEIS.4

Ministry of
Transportation and
Communications

Transportation Corridor
Management Office
Room 226, Central Building
1201 Wilson Avenue
Downsview, Ontario
M3M 1J8

Telephone: 235-3830

September 10, 1987

Ministry of Municipal Affairs
Plans Administration Branch
777 Bay Street, 14th Floor
Toronto, Ontario
M5G 2E5

Attention: Ms. Janet Amos

Dear Ms. Amos,

Re: Official Plan Amendment, City of Brampton
"Convenience Commercial"
South East corner of Highway No. 10 and
Conservation Drive
Your file: 21-OP-0031-A05

While this Ministry has no objections to the amendment,
we advise Hwy No. 10 has been designated as Controlled
Access Highway and direct access to this property will not
be permitted. Access will be restricted to Conservation
Drive.

Building/land use and Sign Permits are required and a
site/drainage Plan must accompany the request for permits.

Permits may be obtained from our Toronto District
office, 5000 Yonge Street, Toronto.

Yours truly,

K. Ainsworth

For: A. Zembal
Manager

AZ/KA/sj

cc: District No.6
Central Region
City of Brampton

To file 87.10.21