



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 64-93

To adopt Amendment Number 228
and Amendment Number 228 A to
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, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number 228 and Amendment Number 228 A to the Official Plan of the City of Brampton Planning Area, is 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 228 and Amendment Number 228 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 14th day of April, 19 93.


PETER ROBERTSON - MAYOR

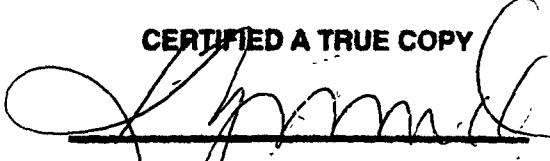

LEONARD J. MIKULICH - CLERK

APPROVED FORM DEPT. BRAMPTON
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DATE 4/30/93

OPADEX

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CERTIFIED A TRUE COPY


Deputy Clerk
City of Brampton
April 26 19 93

AMENDMENT NUMBER 228
to the Official Plan of the
City of Brampton Planning Area
and
AMENDMENT NUMBER 228 A
to the Consolidated Official Plan
for the City of Brampton Planning Area

21-0P 0031 228 -1

AMENDMENT NO. 228 AND 228A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

Amendments No. 228 and 228A to the Official Plan for the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act.

Date:

1993-06-30

Diana Jardine

Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 64-93

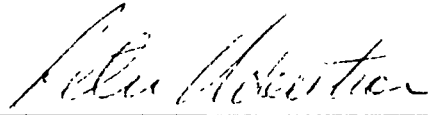
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PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH - CLERK

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DATE 1752/10

OPADEX

AMENDMENT NUMBER 228
AND AMENDMENT NUMBER 228 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose and Background:

The purpose of this amendment is to change the land use designation of the lands shown on Schedule A to this Amendment from "Special Study Area" to "Residential" to permit single family detached housing. The redesignation of the subject property will allow the completion of the registered subdivision to the west (Dexfield Investments Inc., Registered Plan #43M-1051).

The subject property is designated "Special Study Area" on Schedule A, General Land Use Designations, in the Official Plan. Special study areas are the subject of ongoing comprehensive land use studies. According to the Official Plan, the appropriate specific designations for these areas were not determined at the time that the Official Plan was being developed, but would be implemented by Official Plan Amendment when the necessary studies have been completed.

Section 2.10.2 of the Official Plan specifies policies for the Brampton Esker which the subject property is located in. These policies promote the after-use of the gravel pit for extensive recreational and open space activities. The proposal would not conflict with these policies. Specifically, the development of the subject property for single family housing would not impact the potential redevelopment of the Brampton Esker for public open space. The proposed lotting pattern for the subject property would allow the abutting lands to be developed in a comprehensive manner.

The Heart Lake East Secondary Plan which is Chapter C35 of Section C of Part C, and Plate 2 of the Consolidated Official Plan designates the subject property "Agricultural". The proposed residential development would conform to the policies contained in the existing secondary plan for residential development.

The subject property along with abutting lands to the north, south and east also are subject to a development application to amend the Official Plan and zoning by-law, and draft plan of proposed subdivision (Armbro Materials and Construction Limited, Our File: C2E11.5, Region of Peel File: 21T-89029B). The plan has an area of 64 hectares (158.1 acres). The processing of this application is currently in abeyance because the secondary plan for the Brampton Esker has not been finalized.

According to the Planning Policy and Research Division, the applicant has provided the required background studies for the development of the secondary plan. It is anticipated that a secondary plan will be presented to City Council in 1993.

2.0 Location

The lands subject to this amendment are described as Part of Lot 11, Concession 2, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands are situated at the north-west and south-east corners of the intersection of Richvale Drive and Toba Crescent. The lands have an area of 1,263 square metres (13,595 square feet).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 228 :

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

(1) by adding to the list of amendments pertaining to Secondary Plan Area 4, as set out in the first paragraph of section 7.2.7.4, Amendment Number 228 ;

(2) by changing, on Schedule A, the land use designation of the lands shown outlined on Schedule A to this amendment, from SPECIAL STUDY AREA to RESIDENTIAL;

3.2 Amendment Number 228 A:

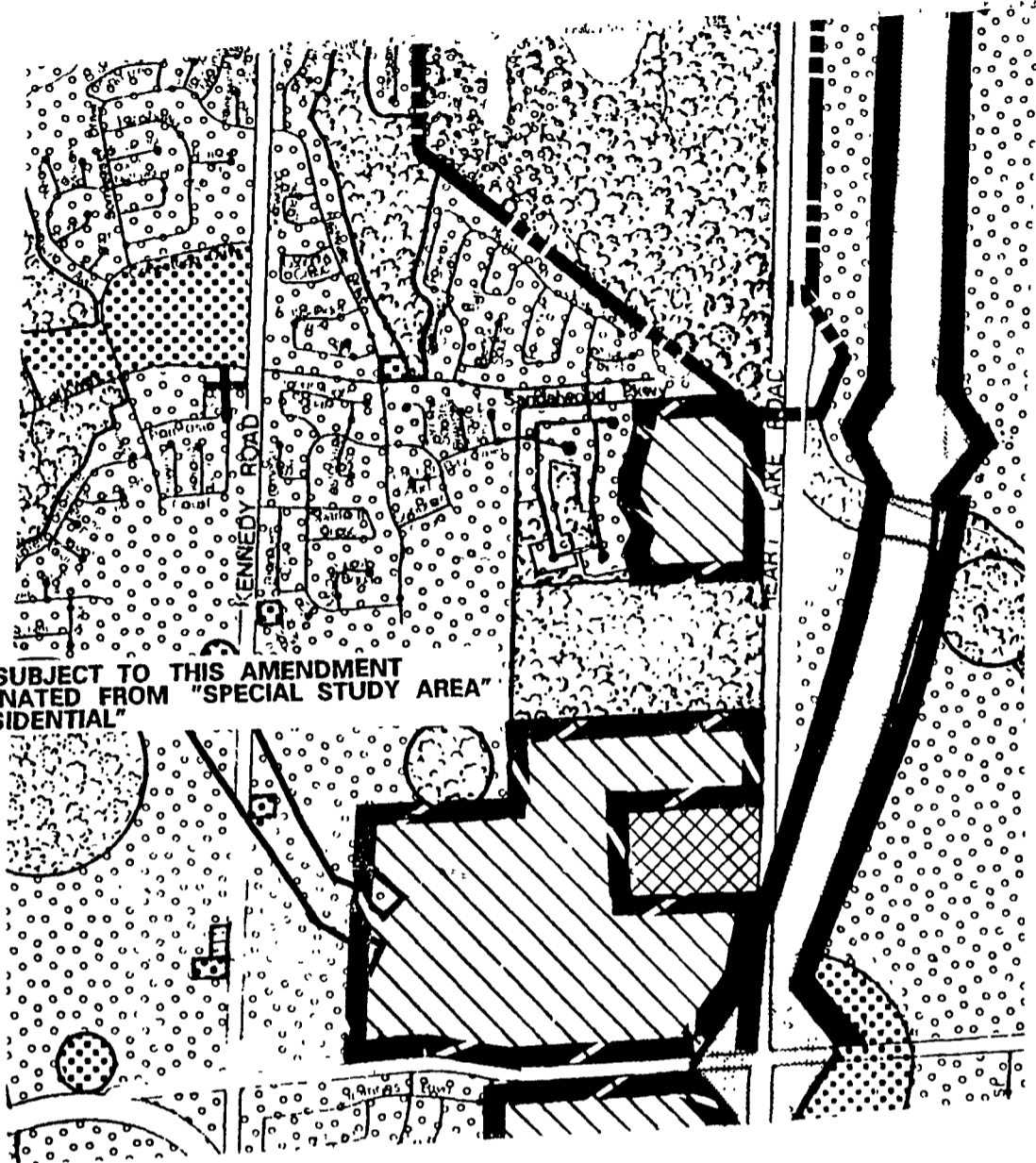
(2) The document known as the Consolidated Official Plan for the City of Brampton Planning Area, as it relates to the Heart Lake East Secondary Plan, is hereby further amended.

(a) by changing, on Plate 2 the land use designations of the lands outlined on Schedule B to this amendment, from AGRICULTURAL to RESIDENTIAL.

OPADEX

BRAMPTON OFFICIAL PLAN, SCHEDULE A

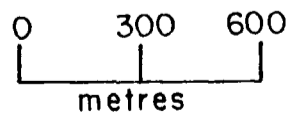
LANDS SUBJECT TO THIS AMENDMENT
REDESIGNATED FROM "SPECIAL STUDY AREA"
TO "RESIDENTIAL"



GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'

- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL
- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)

- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY. 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA
- SPECIALTY AGRICULTURAL



MAY 1987

OFFICIAL PLAN AMENDMENT No. 228

SCHEDULE A

BY-LAW 64-93



CITY OF BRAMPTON
Planning and Development

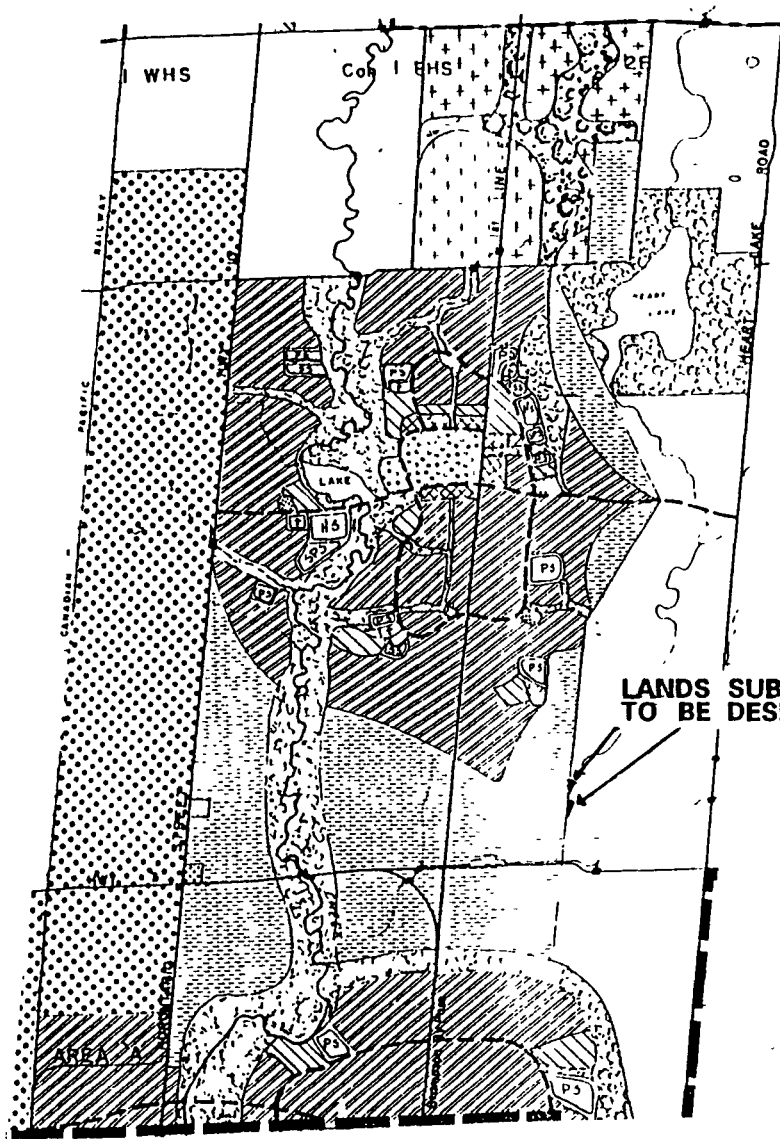
Date: 1992 09 23

Drawn by: CJK

File no. C2E11 10

Map no 26-40E

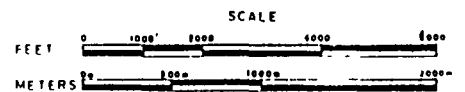
CONSOLIDATED OFFICIAL PLAN, PLATE #2



LANDS SUBJECT TO THIS AMENDMENT TO BE DESIGNATED "RESIDENTIAL"

LEGEND

- TOWN CENTRE
- LOCAL COMMERCIAL
- RESIDENTIAL
- RESTRICTED RESIDENTIAL
- RURAL ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL (MAX 12 UNITS PER NET ACRE)
- MEDIUM DENSITY RESIDENTIAL (MAX 15-21 UNITS PER NET ACRE)
- MEDIUM DENSITY RESIDENTIAL (MAX 21-25 UNITS PER NET ACRE)
- LOW DENSITY (ESTATE AREA)
- URBAN PUBLIC OPEN SPACE
- REGIONAL OPEN SPACE
- GREENBELT
- INSTITUTIONAL
- INDUSTRIAL
- HWY. COMMERCIAL
- COMMERCIAL
- AGRICULTURE
- CHURCH
- PUBLIC SCHOOL
- SENIOR PUBLIC SCHOOL
- SEPARATE SCHOOL
- HIGH SCHOOL
- CEMETARY
- PROPOSED ROADS
- EXISTING LAND USE
- SPECIAL COMMERCIAL



OFFICIAL PLAN AMENDMENT No. 228



CITY OF BRAMPTON
Planning and Development

Date: 1993 02 16

Drawn by: CJK

Schedule B

BY-LAW 64-93

File no. C2E11.10

Map no. 26-40F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 228 AND
AMENDMENT NUMBER 228 A

Attached is a copy of a planning report dated January 13, 1993, and a planning report dated February 10, 1993 forwarding the notes of the Public Meeting held on February 3, 1993, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached.

Peel Board of Education January 6, 1993

The Dufferin-Peel Roman Catholic
Separate School Board January 18, 1993

- E3. DEXFIELD INVESTMENTS INC. - North-West and South-East
Corners of the Intersection of Richvale Drive and Toba
Crescent - Part of Lot 11, Concession 2, E.H.S. - Ward
2. File: "C2E11.10

Reports dated January 13, 1993 re: Application to Amend the
Official Plan and Zoning By-law.

RECOMMENDATION NUMBER P007-93

THAT the reports dated January 13, 1993 to the Planning
Committee meeting of January 18, 1993 re: DEXFIELD
INVESTMENTS INC. - North-West and South-East Corners of the
Intersection of Richvale Drive and Toba Crescent - Part of
Lot 11, Concession 2, E.H.S. - Ward 2 - Application to Amend
the Official Plan and Zoning By-law, C2E11.10, be received,
and that:

- A. A Public Meeting with respect to the application to
amend the Official Plan and Zoning By-law be held in
accordance with City Council procedures.
- B. Subject to the results of the Public Meeting staff be
directed to prepare the appropriate documents for the
consideration of Council, subject to the following
conditions:
 1. The site specific zoning by-law shall zone the
subject lands Residential One D-Section 358 (R1D-
Section 358).
 2. Development of the subject lands shall be subject
to a development agreement and the development
agreement shall contain the following:
 - a. The applicant shall agree to satisfy all
financial, legal and engineering matters
including landscaping and other requirements
of the City of Brampton and the Region of Peel
respecting the development of these lands
including the payment of applicable City and
Regional development charges in accordance
with their respective Development Charges By-
laws that have not already been addressed in
the subdivision agreement for Registered Plan
43M-1051.
 - b. The applicant shall pay cash-in-lieu of
parkland in accordance with City policy.
- C. That an additional 11 units of the available 130 unit
residual capacity in the Heart Lake/Snelgrove Sub-Area
be assigned to the subject application.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

DATE: January 13, 1993

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: **EXECUTIVE SUMMARY** to the attached staff report
Application to Amend the Official Plan and
Zoning By-law
DEXFIELD INVESTMENTS INC.
North-West and South-East Corners of the Intersection of Richvale
Drive and Toba Crescent
Part of Lot 11, Concession 2, E.H.S.
Ward Number 2
Region of Peel File: 21T-79072B
Our File: C2E11.10

The attached staff report examines a proposal to amend the Official Plan and zoning by-law to permit residential development in the form of 11 single family lots when developed with abutting lands to the west.

The property subject to this application is located at the north-west and south-east corners of the intersection of Richvale Drive and Toba Crescent. The property has an area of 1263 square metres (13,595.2 square feet). The property has a frontage of 4.085 metres (13.4 feet) on Richvale Drive and a depth of approximately 30.5 metres (100 feet). The property is flat and has no significant drainage or vegetative features. The property is currently vacant.

The applicant proposes that the site be used for single family detached dwelling purposes on lots with minimum frontage of 10 metres (32.8 feet) and minimum depths of 30 metres (98.4 feet).

The applicant requests a "Residential" Official Plan designation and a "Residential Single Family D - Section 358 (R1D-Section 358)" zoning. This requested zoning is consistent with the existing zoning of the abutting lands to the west (Blocks 81 to 89, 43M-1051) and will permit the development as proposed.

This proposal has been thoroughly analysed, and the results of that analysis are summarized in Table One - Summary Impact Table, below.

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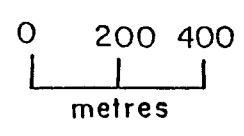
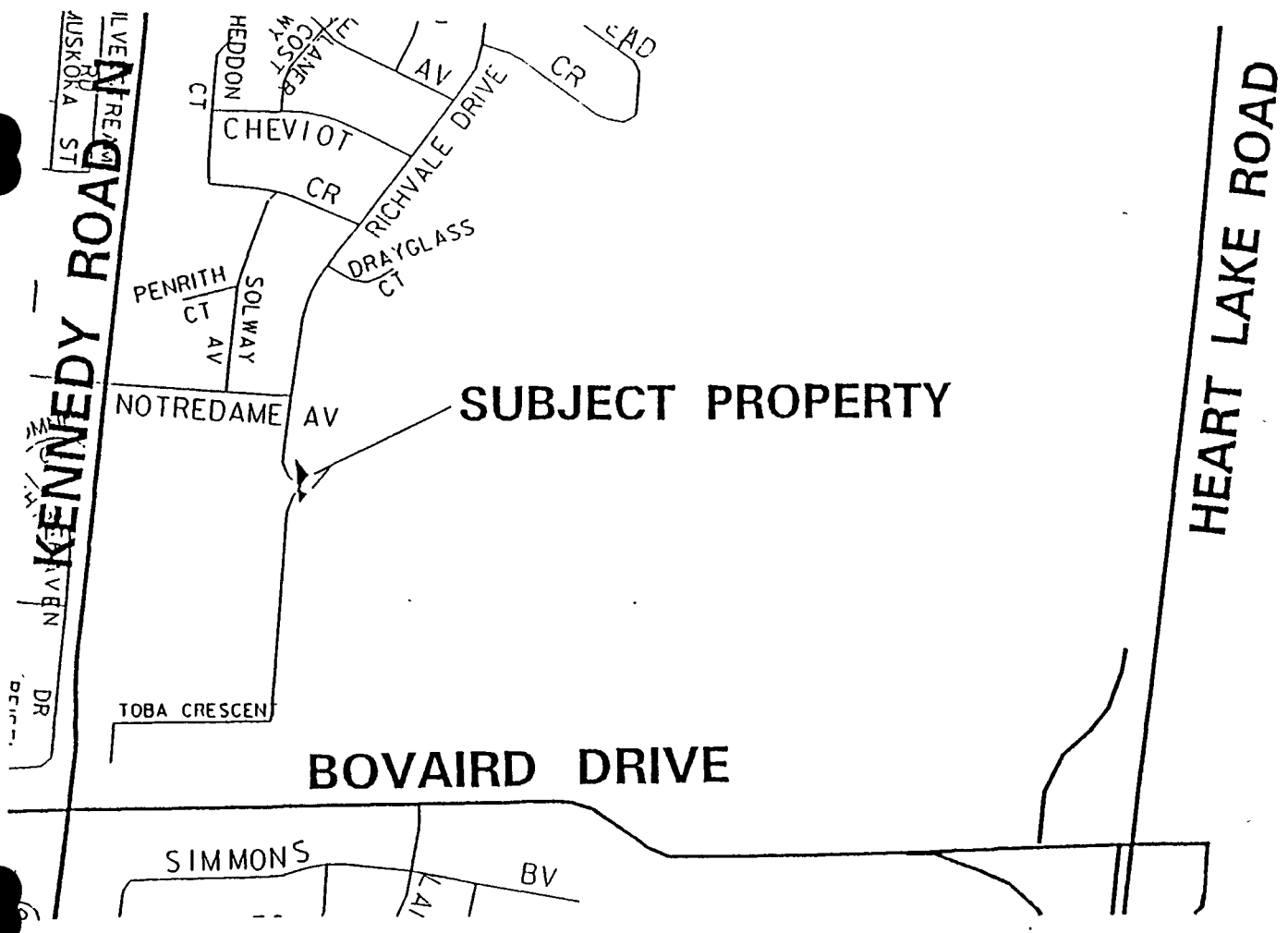
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C2E11.10

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
DEXFIELD INVESTMENTS INC.



CITY OF BRAMPTON



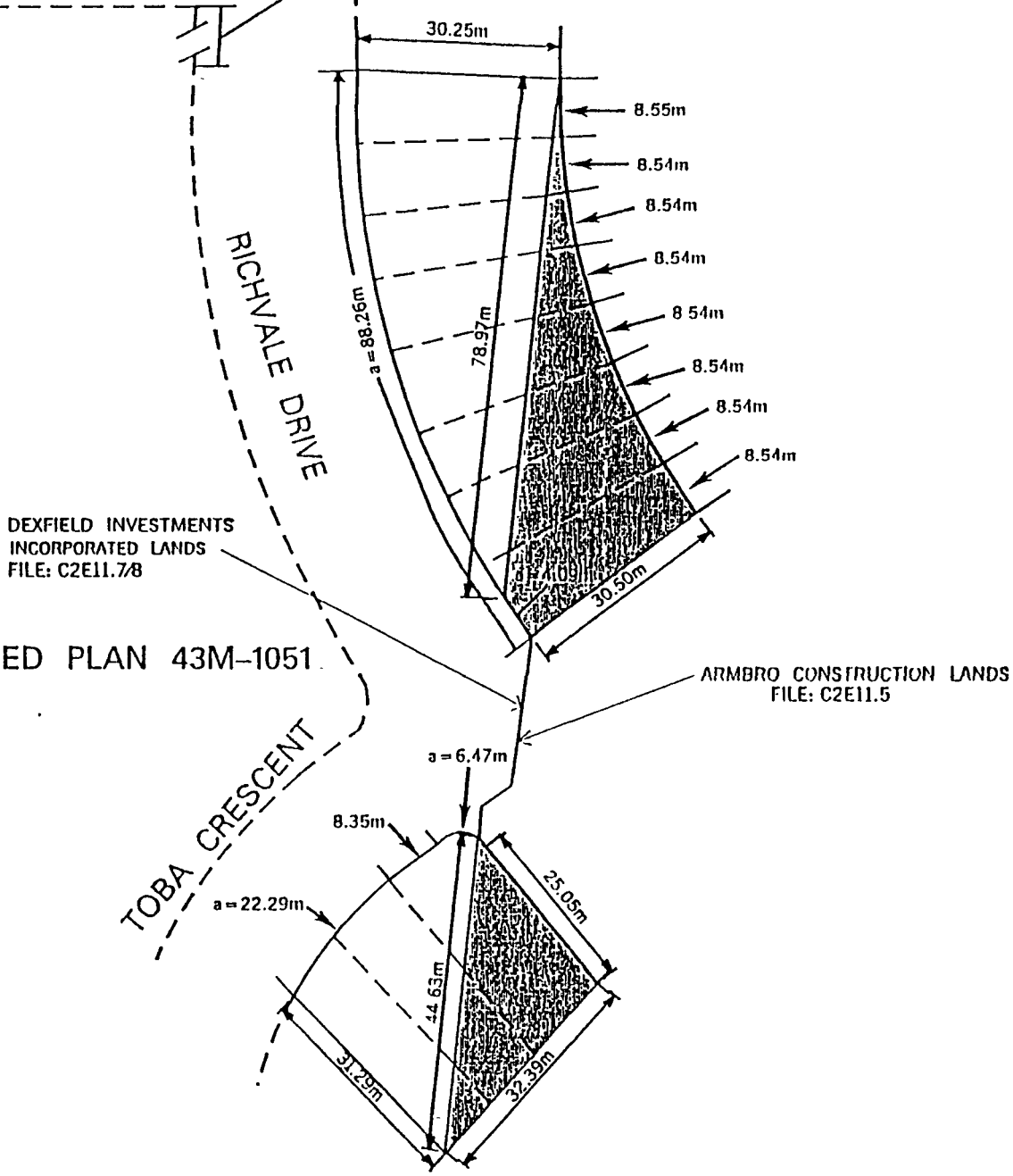
MAP 1 — LOCATION MAP

Date: 1992 10 01 Drawn By: CJK
File no. C2E11.10 Map no. 26-40A

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
DEXFIELD INVESTMENTS INC.

NOTRE DAME AVENUE

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DEXFIELD INVESTMENTS
INCORPORATED LANDS
FILE: C2E11.7/8

REGISTERED PLAN 43M-1051

ARMBRO CONSTRUCTION LANDS
FILE: C2E11.5



SUBJECT PROPERTY



CITY OF BRAMPTON

Date: 1992 09 22 Drawn By: CJK
File no. C2E11.10 Map no. 26-40E



MAP 3-PROPOSED LAND SEVERANCES AND
LOTTING PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
DEXFIELD INVESTMENTS INC.

TABLE ONE
SUMMARY IMPACT TABLE

ISSUE	SUMMARY
Official Plan/ Secondary Plan	amendment from Agricultural to Residential required;
Zoning By-law	requires amendment from "Agricultural (A)" to "Residential One D - Section 358 (RID-Section 358)" which is the zoning of the abutting lands to the west;
Land Use	requested residential land uses can be supported;
Strategic Plan	no significant impact, however the proposal would contribute to the "Attractive Housing Alternatives" goal stream;
Residential Phasing	phasing capacity is available;
Lot Access	proposed lots would front on existing local streets;
Financial	would provide \$200,000. in residential assessment; does not benefit the City's 65/35 assessment goal; negative net financial impact of approximately \$4,200 yearly; and,
OVERALL SUMMARY	the proposal is supportable from a land use perspective; completes Dexfield subdivision and is recommended for approval subject to appropriate conditions.

Staff supports the proposal from a land use planning perspective for the following reasons:

- the proposal conforms to Official Plan and Secondary Plan policies for residential development; and
- the proposal would complete the Dexfield subdivision.

Based on the foregoing, staff recommend that subject to the results of a public meeting, the application to amend the Official Plan and zoning by-law be approved, subject to conditions of approval.

dex3.exsum

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

DATE: January 13, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and Zoning By-law
DEXFIELD INVESTMENTS INC.
North-West and South-East Corners of the Intersection of Richvale Drive and Toba Crescent
Part of Lot 11, Concession 2, E.H.S.
Ward Number 2
Region of Peel File: 21T-79072B
Our File: C2E11.10

1.0 BACKGROUND AND PROPOSAL

On September 8, 1992 Land Division Committee approved applications B20/92B and B21/92 which severed the subject two blocks of land from the Armbr Construction lands to the east. A condition of approval of the applications was the amendment of the Official Plan and Zoning By-law to permit residential development. On November 10, 1992, Land Division Committee approved applications B29/92B to B39/92B which created 11 single family lots. The severances have not been given final clearance. The applicant proposes that parts 2, 3, 6, 8, 9, 12, 13, 16, 17, 20 and 21 of the subject property would be attached to Blocks 81 to 89 on registered plan 43M-1051 to create 11 lots with a minimum frontage of 10 metres (32.8 feet) and minimum depths of 30 metres (98.4 feet) (please refer to Map 3 and Map 4). The lots would front on Richvale Drive and Toba Crescent which are constructed local roads.

The applicant requests a "Residential" Official Plan designation and "Residential One D - Section 358 (R1D - Section 358)" zoning. This requested zoning is consistent with the existing zoning of the abutting lands to the west (Blocks 81 to 89, 43M-1051) and will permit the development as proposed.

2.0 PROPERTY DESCRIPTION

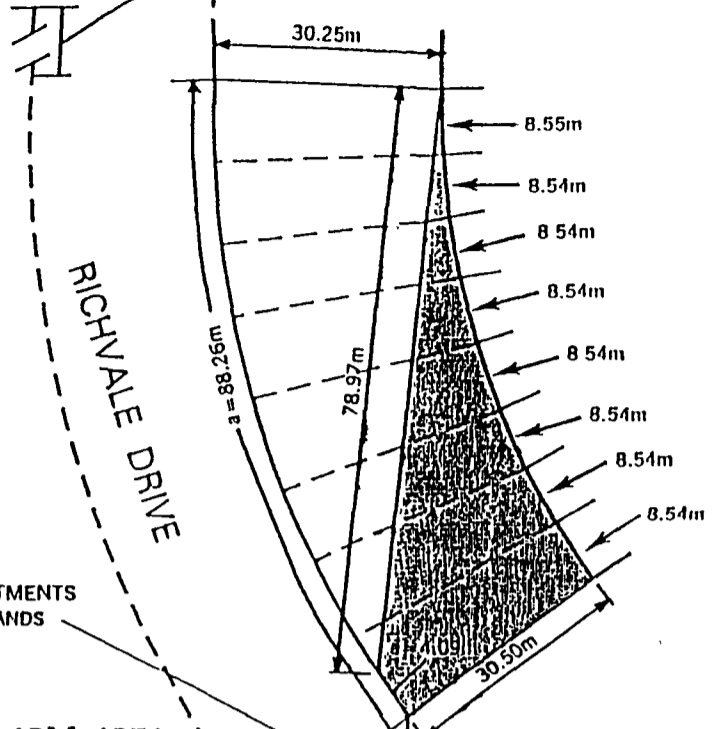
The subject property:

- is located at the north-west and south-east corners of the intersection of Richvale Drive and Toba Crescent (please refer to Map 1);
- has a frontage of 4.085 metres (13.4 feet) on Richvale Drive;
- has an area of 1263 square metres (13,595.2 square feet);

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
DEXFIELD INVESTMENTS INC.

NOTRE DAME AVENUE

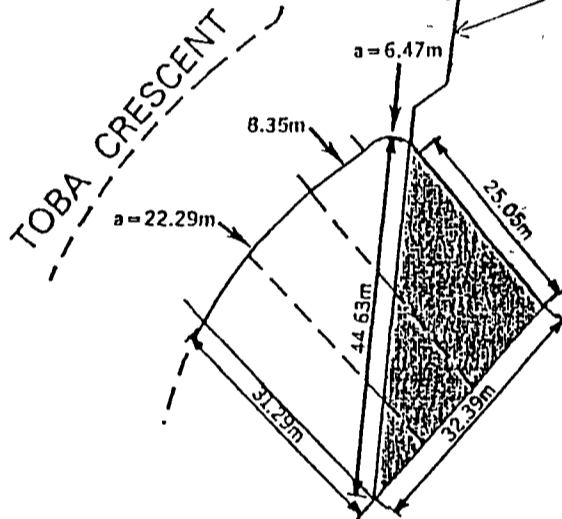
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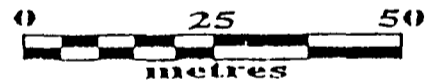
DEXFIELD INVESTMENTS
INCORPORATED LANDS
FILE: C2E11.7/8

REGISTERED PLAN 43M-1051

ARMBRO CONSTRUCTION LANDS
FILE: C2E11.5



SUBJECT PROPERTY



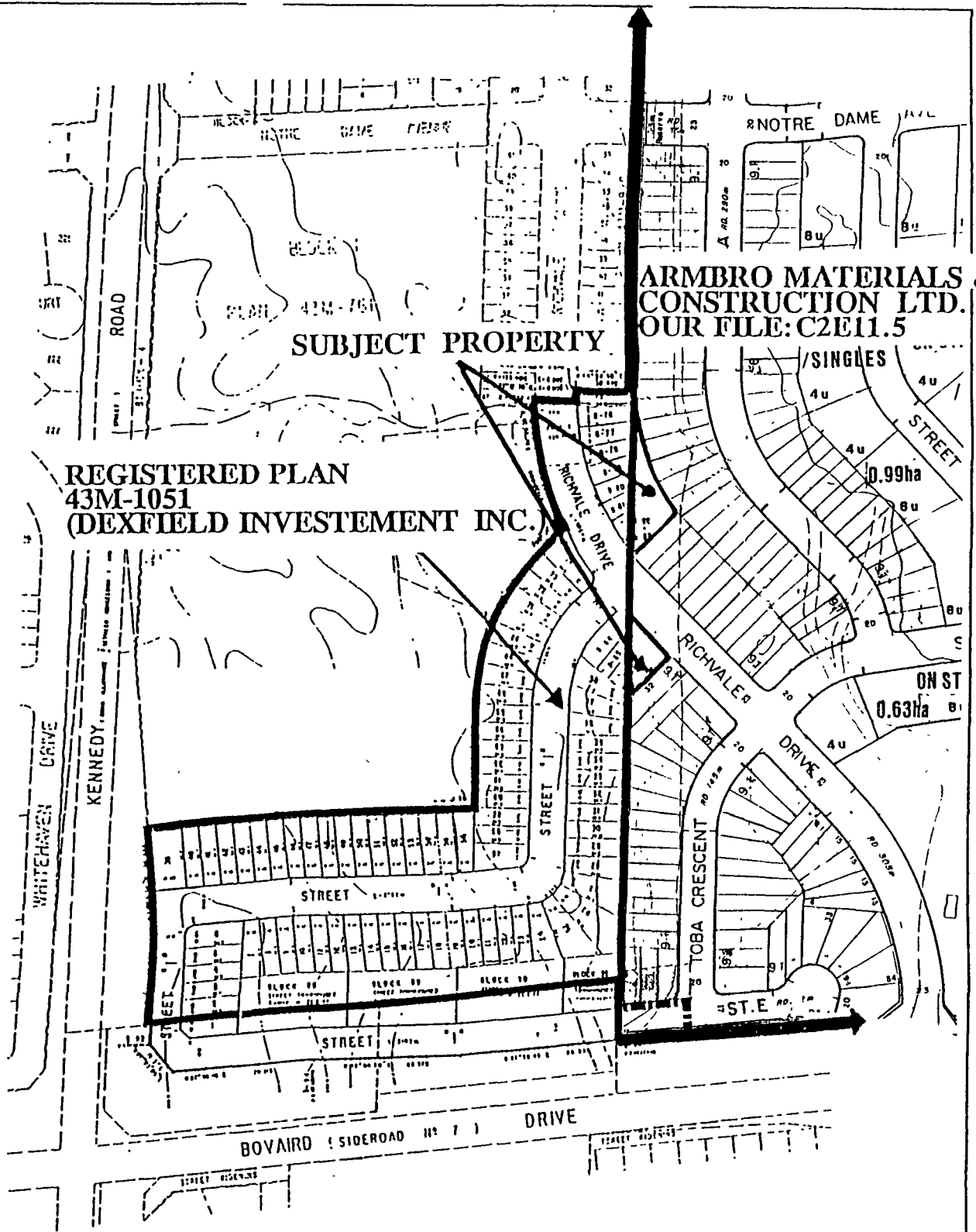
CITY OF BRAMPTON

Date: 1992 09 22 Drawn By: CIK
File no. C2E11.10 Map no. 26-40E



MAP 3-PROPOSED LAND SEVERANCES AND
LOTTING PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
DEXFIELD INVESTMENTS INC.



ARMBRO MATERIALS & CONSTRUCTION LTD.
 OUR FILE: C2E11.5

REGISTERED PLAN 43M-1051 (DEXFIELD INVESTEMENT INC.)

SUBJECT PROPERTY

MAP 4
ABUTTING PLANS TO
SUBJECT PROPERTY



1:3000

CITY OF BRAMPTON
 Planning and Development

Date: 1991 07 17 Drawn by: CJK
 File no. C2E11.8 Map no. 26-36C

- is currently vacant;
- slopes gently from the north-west to the south-east; and
- has no significant drainage features.

The surrounding land uses of the subject property are (please refer to Map 2):

NORTH & EAST: vacant land which was formerly used for a gravel pit and subject to a development application for residential development (Armbro Materials & Construction Ltd., Our File: C2E11.5); and

SOUTH & WEST: vacant residential blocks, beyond which are Richvale Drive, Toba Crescent and single family land uses which are registered under plan 43M-1051.

3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

The subject property is:

- designated "Special Study Area", on Schedule A, General Land Use Designations, in the Official Plan;
- designated "Agricultural", in the Heart Lake East Secondary Plan; and
- zoned Agricultural (A), in By-law 151-88, as amended.

Since the subject property is both designated in the Official Plan and zoned for agricultural purposes, amendments to both documents are required.

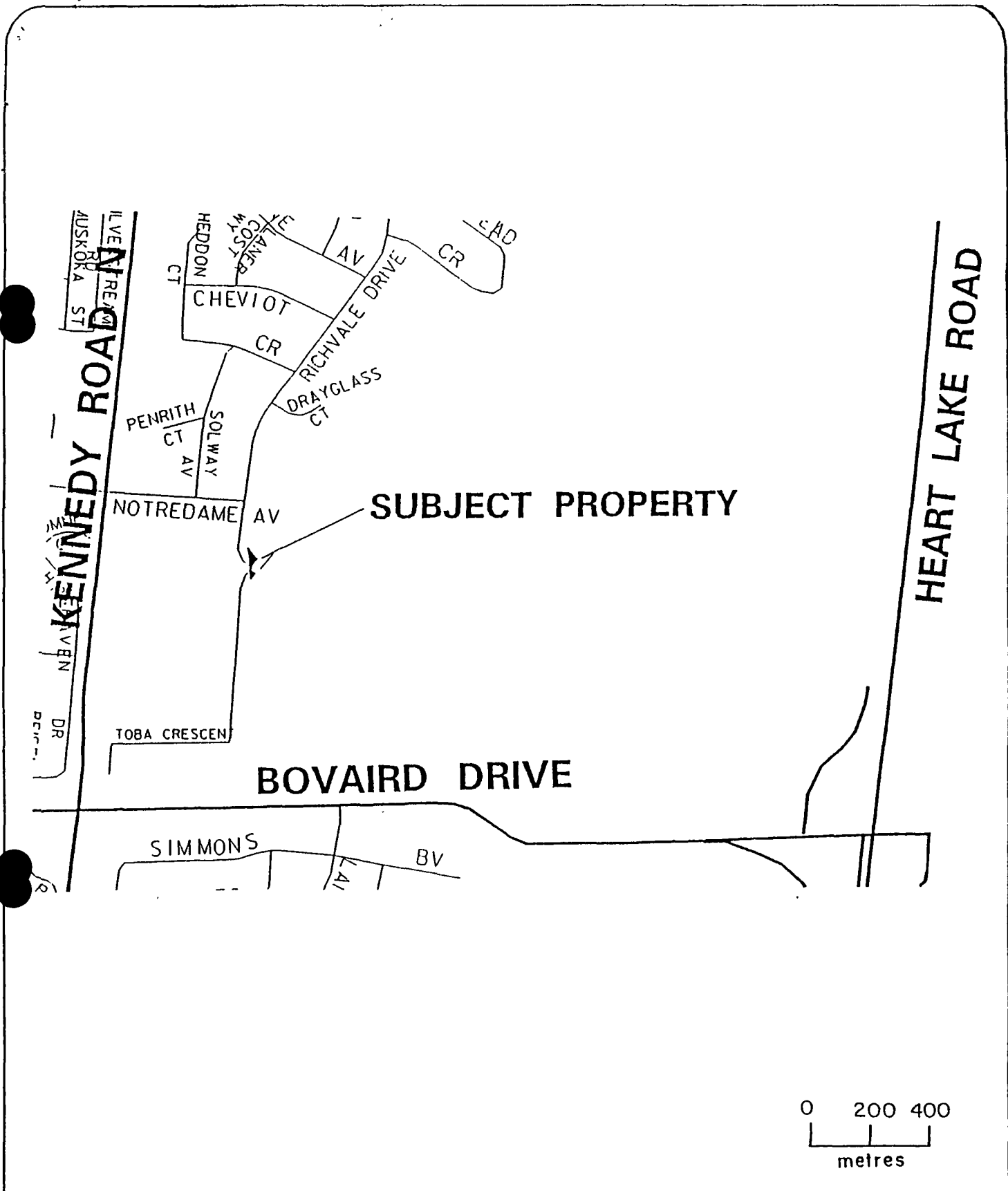
4.0 STRATEGIC PLANNING IMPLICATIONS

The City's Strategic Plan identifies a series of goal streams, objectives, and strategic initiatives. While there are no significant strategic planning implications resulting from this minor infill proposal, this application is most in keeping with the "Attractive Housing Alternatives" goal stream. The goal is to provide and encourage development of good housing for all income groups while giving consideration to the quality and character of established neighbourhoods.

The development would implement the following objective contained under this goal: To achieve a significant increase in housing intensification by realizing a 5-10 percent rise in the issuance of residential building permits for infill/redevelopment projects.

5.0 FINANCIAL IMPACT

With respect to the financial impact of the development, the Treasury Services Division advise that in 1992 dollars:



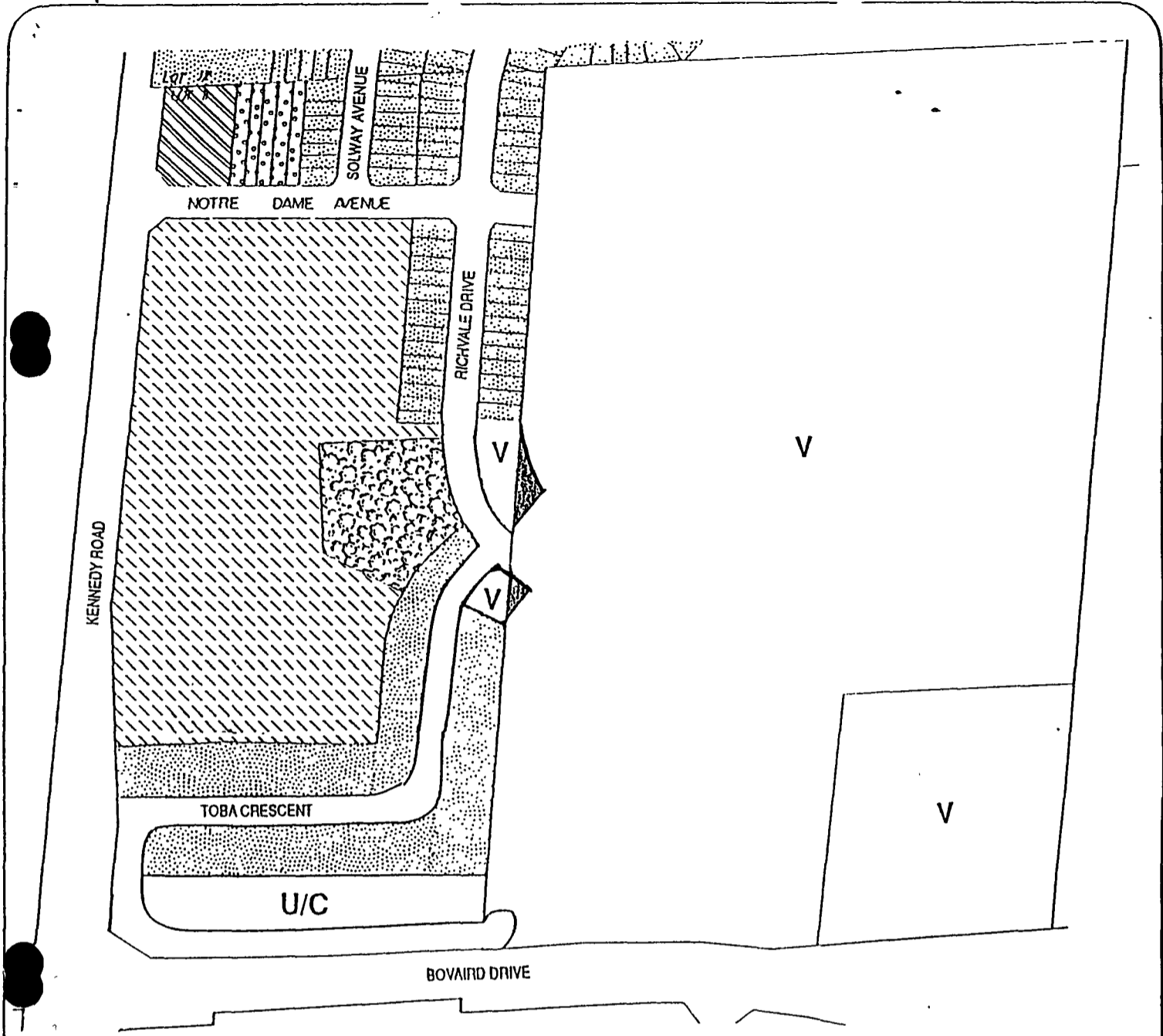
CITY OF BRAMPTON

Date: 1992 10 01 Drawn By: CJK
 File no. C2E11.10 Map no. 26-40A



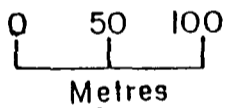
MAP 1 — LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 DEXFIELD INVESTMENTS INC.



LEGEND

- | | | | |
|--|---------------------------|--|--------------------|
| | SUBJECT PROPERTY | | COMMERCIAL |
| | SINGLE FAMILY RESIDENTIAL | | UNDER CONSTRUCTION |
| | TOWNHOUSES | | OPEN SPACE |
| | INSTITUTIONAL | | VACANT |



CITY OF BRAMPTON



MAP 2 — LAND USE MAP

Date: 1992 09 22 Drawn By: CJK
 File no. C2E11.10 Map no. 26-10B

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

- 1) Total assessment for the 11 unit proposal was about \$200,000;
- 2) To achieve a 65/35 assessment ratio versus the proposal's Residential assessment, a C.I.B. Development with total assessment of about \$110,000 needs to be developed;
- 3) The net financial impact of the proposed residential development is an annual negative \$4,200.

The development generates a negative net financial operating impact upon the City's Revenue Fund annually. Further, a significant Commercial/Industrial development offset is required for the City to achieve its overall 65/35 assessment goal.

6.0 ANALYSIS

Internal and external comments are attached as Appendix A. No significant issues or concerns have been identified through the circulation of the application. To assess the planning merits of the proposal, the following factors were evaluated:

- Official Plan and Secondary Plan considerations;
- residential development phasing strategy;
- lot access; and,
- zoning considerations.

6.1 Official Plan and Secondary Plan Considerations

The subject property is designated "Special Study Area" (Schedule A - Official Plan). Special study areas are the subject of ongoing comprehensive land use studies. According to the Official Plan, the appropriate specific designations for these areas were not determined at the time that the Official Plan was being developed, but would be implemented by Official Plan Amendment when the necessary studies have been completed.

Section 2.10.2 of the Official Plan specifies policies for the Brampton Esker which the subject property is located in. These policies promote the after-use of the gravel pit for extensive recreational and open space activities. The proposal would not conflict with these policies. Specifically, the development of the subject property for single family housing would not impact the potential redevelopment of the Brampton Esker for public open space. The proposed lotting pattern for the subject property would allow the abutting lands to be developed in a comprehensive manner.

The Heart Lake East Secondary Plan which is Chapter C35 of Section C of Part C, and Plate 2 of the Consolidated Official Plan designates the subject property "Agricultural". The proposed residential development would conform to the policies contained in the existing secondary plan for residential development.

The subject property along with abutting lands to the north, south and east also are subject to a development application to amend the Official Plan and zoning by-law, and draft plan of proposed subdivision (Armbro Materials and Construction Limited, Our File: C2E11.5, Region of Peel File: 21T-89029B). The plan has an area of 64 hectares (158.1 acres). The processing of this application is currently in abeyance because the secondary plan for the Brampton Esker has not been finalized. According to the Planning Policy and Research Division, the applicant has provided the required background studies for the development of the secondary plan. It is anticipated that a secondary plan will be presented to City Council in 1993.

6.2 Residential Development Phasing Strategy

The Residential Development Phasing Strategy applies to the subject property. City Council adopted the strategy on April 22, 1991 to ensure that development levels in Brampton do not exceed carrying capacity of the committed transportation system. The subject property is located in the Heart Lake/Snelgrove Residential Development Phasing Sub-Area. The development would require that an additional 11 units of the available 130 unit residual capacity in the Heart Lake/Snelgrove Sub-Area be assigned to the subject application.

6.3 Lot Access

Regarding road access for the proposed lots, frontage on Richvale Drive and Toba Crescent is proposed. Both of these streets are included in Registered Plan 43M-1051 and are constructed.

6.4 Zoning Considerations

The applicant has requested that the subject property be zoned Residential One D - Section 358 (R1D-Section 358) which is the zoning of the abutting lands to the west. The proposed lots would conform to all of the zoning requirements and restrictions contained in the R1D-Section 358 zone.

7.0 CONCLUSION AND RECOMMENDATIONS

In conclusion, staff can support the requested amendments to the Official Plan and zoning by-law. The proposal will result in the completion of the Dexfield subdivision in an orderly manner, consistent with the policies contained in the Heart Lake East Secondary Plan for residential development.

In view of the foregoing, IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO COUNCIL THAT:

- A. A Public Meeting with respect to the application to amend the Official Plan and zoning by-law be held in accordance with City Council procedures;
- B. Subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:

1. The site specific zoning by-law shall zone the subject lands Residential One D - Section 358 (RID - Section 358).
2. Development of the subject lands shall be subject to a development agreement and the development agreement shall contain the following:
 - a) The applicant shall agree to satisfy all financial, legal and engineering matters including landscaping and other requirements of the City of Brampton and the Region of Peel respecting the development of these lands including the payment of applicable City and Regional development charges in accordance with their respective Development Charges By-laws that have not already been addressed in the subdivision agreement for Registered Plan 43M-1051.
 - b) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.
- C. That Planning Committee recommend to City Council that an additional 11 units of the available 130 unit residual capacity in the Heart Lake/Snelgrove Sub-Area be assigned to the subject application.

Respectfully submitted,

Al Rezoski

Al Rezoski, M.C.I.P.
Development Planner

AGREED:

J.A. Marshall

J.A. Marshall, M.C.I.P.,
Commissioner of Planning
and Development

J.R. Corbett

John Corbett, M.C.I.P.
Director, Development
Services Division

AR/dex3.rep

Appendix A
Comments from Departments and External Agencies

The Public Works and Building Department, Development Services Division advise:

The servicing of these lots was included in the original Dexfield subdivision and we hold sufficient securities to guarantee satisfactory completion of all work required in conjunction with these newly created lots.

Administration and Finance Department, Treasury Services Division advise:

This application was evaluated to determine its impact on the City's annual net financial position and long term goal to achieve a 65/35 assessment ratio (Residential - to - C.I.B.). As the Residential Mill Rate is always 85% of the Commercial/Industrial Mill Rate within Municipal property tax calculations, a dollar of new C.I.B. assessment will contribute 15% more to the City's operating revenues annually than is the case for a dollar of new Residential assessment. Operating subsidies associated with servicing a development's residents (i.e. providing recreation facilities and programmes) negatively impact the City's Revenue Fund in the case of Residential, but not Non-Residential developments. The City also achieves a greater proportion of individuals living and working in the City as the assessment ratio improves to target.

The following assumptions were made within the evaluation of the proposed residential structure: 1) Development plan and Planning Department data regarding site coverage, units per acre, and persons per unit for this 0.312 acre medium-density residential development; 2) Total City, Region and School Board property tax of \$1.10/sq.ft. for Residential medium density units. (Source: Ontario Ministry of Revenue Assessment Office and City of Brampton Tax Department).

It was found that (in \$ 1992):

- 1) Total assessment for the 11 unit proposal was about \$200,000;
- 2) To achieve a 65/35 assessment ratio versus the proposal's Residential assessment, a C.I.B. development with total assessment of about \$110,000 needs to be developed;
- 3) The net financial impact of the proposed residential development is an annual negative \$4,200.

The development generates a negative net financial operating impact upon the City's Revenue Fund annually. Further, a significant Commercial/Industrial development offset is required for the City to achieve its overall 65/35 assessment goal.

Community Services Department, Parks and Recreation Division advise that the applicant pay cash in lieu of parkland in accordance with City policy for 0.31 acres (0.126 hectares).

The Peel Board of Education have advised verbally on January 7, 1993 that they have no comments but note that the application will be discussed at a January 18, 1993 meeting.

The following departments/divisions have no comments:

The Law Department; Planning and Development Department, Urban Design and Zoning Division, and Planning Policy and Research Division; Community Services Department, Transit Division; Community Services Department, Fire Department; Public Works and Building Department, Building Division; Public Works and Building Department, Traffic Engineering Services Division and Business Development Department, Dufferin-Peel Roman Catholic Separate School Board and the Region of Peel.

F2. DEXFIELD INVESTMENTS INC. - North-West and South-East
Corners of the Intersection of Richvale Drive and Toba
Crescent - Part of Lot 11, Concession 2, E.H.S. - Ward
2. File: C2E11.10

Report dated February 10, 1993 re: Application to Amend the
Official Plan and Zoning By-law.

RECOMMENDATION NUMBER P026-93

THAT the report dated February 10, 1993 to the Planning
Committee meeting of February 15, 1993 re: Application to
Amend the official Plan and Zoning By-law - DEXFIELD
INVESTMENTS INC. - North-West and South-East Corners of the
Intersection of Richvale Drive and Toba Crescent - Part of
lot 11, Concession 2, E.H.S. - Ward 2, C2E11.10, be
received, and that:

- A. The notes of the Public Meeting held February 3, 1993,
be received.
- B. The application be approved subject to the conditions
approved by City Council at its meeting of January 25,
1993, P007-93.
- C. Staff be directed to prepare the appropriate documents
for Council's consideration.

CARRIED

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

February 10, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Official Plan and
Zoning By-law

DEXFIELD INVESTMENTS INC.

North-West and South-East Corners of the Intersection of Richvale Drive
and Toba Crescent

Part of Lot 11, Concession 2, E.H.S.

Ward Number 2

Region of Peel File: 21T-79072B

Our File: **C2E11.10**

The notes of the Public Meeting held on February 3, 1993 with respect to the above noted application are attached for the information of Planning Committee.

The property subject to this application is located at the north-west and south-east corners of the intersection of Richvale Drive and Toba Crescent.

The applicant proposes that parts 2, 3, 6, 8, 9, 12, 13, 16, 17, 20 and 21 of the subject property would be attached to Blocks 81 to 89 on registered plan 43M-1051 to create 11 lots with a minimum frontage of 10 metres (32.8 feet) and minimum depths of 30 metres (98.4 feet). The lots would front on Richvale Drive and Toba Crescent which are constructed local roads.

There were no members of the public present at the public meeting. One person discussed the plan with staff during the public information session prior to the public meeting. Planning staff have received no correspondence or telephone calls in regards to the application.

IT IS RECOMMENDED THAT Planning Committee recommend to City Council that:

- A. The notes of the Public Meeting be received;
- B. That the application be approved subject to the conditions approved by City Council at its meeting of January 25, 1993 (attached in their entirety in Appendix A); and
- C. Staff be directed to prepare the appropriate documents for Council's consideration.

RECEIVED

CLERKS DEPT.

FEB 11 1993

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

DEXFIELD INVESTMENTS INC.

REG. No.:

C-533-93

FILE No.:

C-2E11-10

Respectfully submitted,

Al Rezoski
Al Rezoski, M.C.I.P.
Development Planner

AGREED:

John A. Marshall
John A. Marshall, M.C.I.P.
Commissioner, Planning and
Development

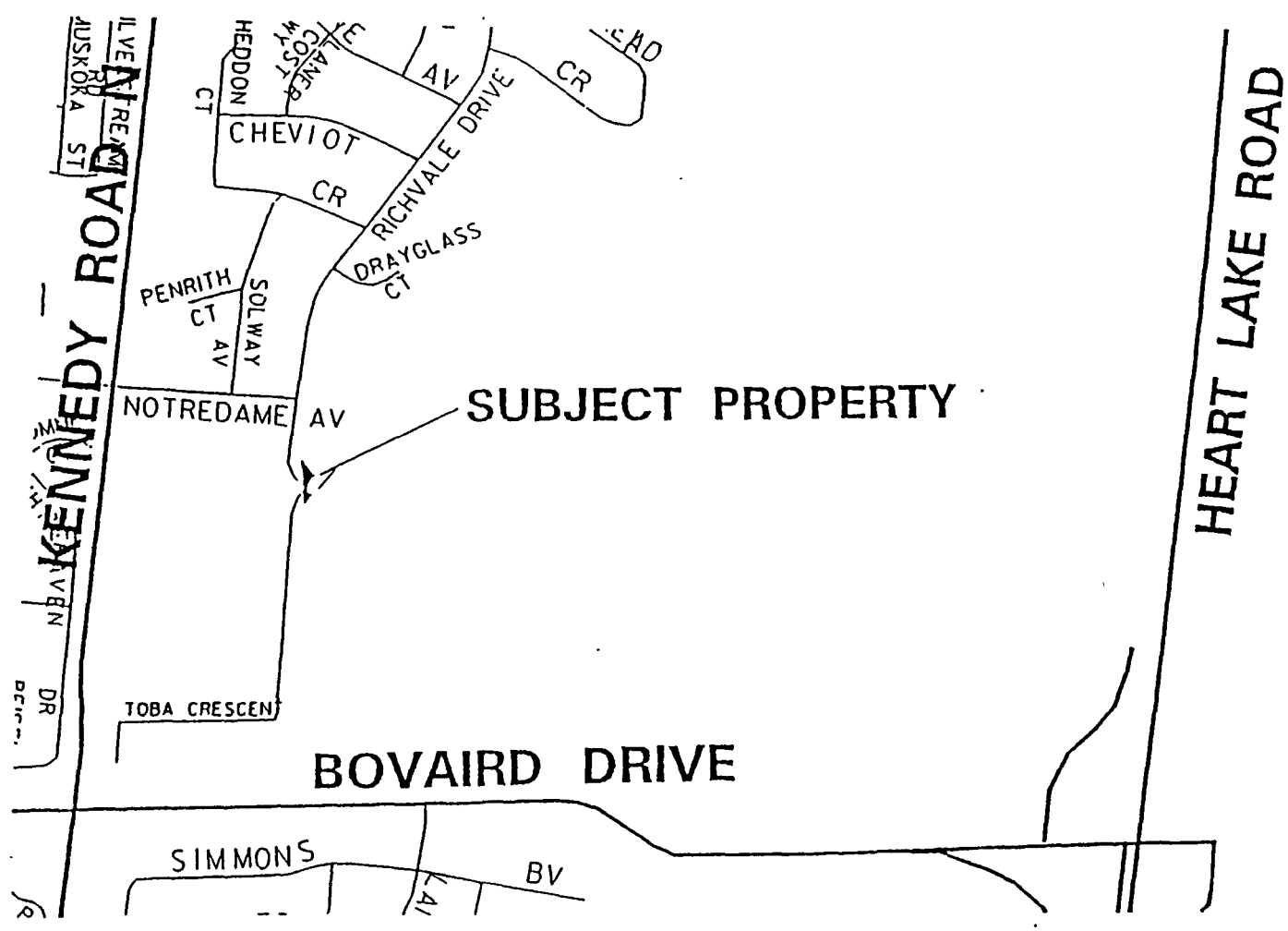
John Corbett
John Corbett, M.C.I.P.
Director, Planning and Development
Services Division

dex.pub

Appendix A

Conditions approved by City Council at its meeting on January 25, 1993 for the subject application.

- A. A Public Meeting with respect to the application to amend the Official Plan and zoning by-law be held in accordance with City Council procedures;
- B. Subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
 - 1. The site specific zoning by-law shall zone the subject lands Residential One D - Section 358 (RID - Section 358).
 - 2. Development of the subject lands shall be subject to a development agreement and the development agreement shall contain the following:
 - a) The applicant shall agree to satisfy all financial, legal and engineering matters including landscaping and other requirements of the City of Brampton and the Region of Peel respecting the development of these lands including the payment of applicable City and Regional development charges in accordance with their respective Development Charges By-laws that have not already been addressed in the subdivision agreement for Registered Plan 43M-1051.
 - b) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.
- C. That Planning Committee recommend to City Council that an additional 11 units of the available 130 unit residual capacity in the Heart Lake/Snelgrove Sub-Area be assigned to the subject application.



CITY OF BRAMPTON

Date: 1992 10 01 Drawn By: CJK
 File no. C2E11.10 Map no. 26-40A



MAP 1 — LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 DEXFIELD INVESTMENTS INC.

NOTRE DAME AVENUE

± 129.00m

30.25m

8.55m

8.54m

8.54m

8.54m

8.54m

8.54m

8.54m

8.54m

RICHVALE DRIVE

a = 88.26m

78.97m

30.50m

DEXFIELD INVESTMENTS
INCORPORATED LANDS
FILE: C2E11.78

REGISTERED PLAN 43M-1051

ARMBRO CONSTRUCTION LANDS
FILE: C2E11.5

a = 6.47m

8.35m

TOBA CRESCENT

a = 22.29m

25.05m

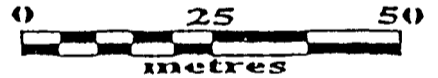
44.63m

31.29m

32.39m



SUBJECT PROPERTY



CITY OF BRAMPTON



MAP 3-PROPOSED LAND SEVERANCES AND
LOTTING PLAN

Date: 1992 09 22

Drawn By: CJK

File no. C2E11.10

Map no. 26-40E

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
DEXFIELD INVESTMENTS INC.

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 3, 1993, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 8:02 p.m., with respect to an application by DEXFIELD INVESTMENTS INC. (File: C2E11.10 - Ward 2) to amend the Official Plan and the Zoning By-law to permit residential development in the form of 11 single family lots when developed with abutting lands to the west.

Members Present: City Councillor B. Hunter - Chairman
 City Councillor L. Jeffrey

Staff Present: J. Corbett, Director, Development
 Services
 D. Ross, Manager, Development
 Services
 A. Rezoski, Development Planner
 R. Nykyforchyn, Development Planner
 E. Coulson, Secretary

The Chairman inquired 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 newspaper.

Mr. Corbett replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 8:02 p.m.



111 A. Brown Education Centre

5650 Hurontario Street, Mississauga, Ontario L5R 1C6

Fax: (416) 890-6747

Tel: (416) 890-1099

January 6, 1993

City of Brampton
 PLANNING AND DEVELOPMENT DEPARTMENT
 DATE JAN 08 1993 Rec'd
 File No. C2E11.10

Mr. Al Rezoski
 Development Planner
 CITY OF BRAMPTON
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

Dear Mr. Rezoski:

**RE: Application to amend the Official Plan and Zoning By-Law
 Dexfield Investments Inc.
 Part of Lot 11, Concession 2 E.H.S.
 City of Brampton Your file: C2E11.10**

The Peel Board of Education has no objection to the further processing of the above noted proposed rezoning that would create 11 single family lots.

Yours truly,

Stephen Hare
 Assistant Chief Planning Officer
 Planning Services
 SH:jp
 a letters\brampton\dexfield ltr

c: J. Watts

DEVELOPMENT SERVICES
 J.R.C. _____
 D.R. _____
 H.R.A. _____
 H.N.O. _____
 L.C.L. _____
 E.F.H. _____
 E.M.L.P. _____
 H.A.R. JAN 8 1993
 H.R.W. _____
 H.F.E. _____

TRUSTEES
 William Kent (Chair)
 Beryl Ford (Vice Chair)
 Janice Atwood
 Cathrine Campbell
 Laurie Cashmore
 Gordon Clarkson

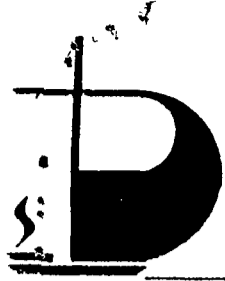
Dian Gray
 L. Cliff Gyles
 Gary Heighington
 Alex Jopp
 Pierre Klein
 Janet McDougald
 Elaine Moore
 Marolyn Morrison

Joan Parker
 Norma Prior
 Sandy Ransom
 Rosemary Taylor
 Ruth Thompson
 Carolyne Wedgbury
 Ellen Yurick

**DIRECTOR OF EDUCATION
 & SECRETARY**
 Robert J. Lee

TREASURER / COMPTROLLER
 Michael D. Roy

**EXECUTIVE
 SUPERINTENDENTS**
 Sandra Bithelmer
 Christopher Dridge
 Lynda K. Palazzi
 David G. Weldon



January 18, 1993

A. Rezoski
 Development Planner
 Planning and Development Department
 City of Brampton
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

DEVELOPMENT SERVICES	
J.B.G.	
D.N.	
I.I.A.	
I.I.H.	
I.I.N.	
I.I.M.L.P.	
I.I.A.R.	JAN 22 1993
I.I.N.W.	
I.I.FILE	

City of Brampton	
PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	JAN 21 1993 Rec'd
File No.	C2E11.10

Dear A. Rezoski:

**Official Plan and Zoning By-law Amendment Application
 Part of Lot 11, Concession 2, E.H.S.
 Dexfield Investments
 City of Brampton, File: C2E11.10, 21T-79072B(M1051)**

The Dufferin-Peel Roman Catholic Separate School Board is in receipt of the above referenced Official Plan and Zoning By-law Amendment application. The following are our comments.

The above noted development proposes a total of 11 single family units, which will generate approximately 3 elementary and 1 secondary school students. Due to the fact that the pupil yield generated from this application will be minimal (yielding fewer than 10 Junior Kindergarten to Grade 8 students and 4 Grade 9-12/OAC students) the Dufferin-Peel Roman Catholic Separate School Board has no objections to the further processing of this application in its present form. The Board, however, requests that the following conditions be fulfilled prior to the approval of this application.

1. *That the following clause be inserted in all offers of purchase and sale of residential lots. This clause is to be inserted in English and French.*

"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 in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

"Attendu que, malgré les efforts déployés par Le Conseil Des Écoles Séparées Catholiques Romaines de Dufferin et Peel, il se peut qu'il n'y ait pas assez de places pour le nombre d'élèves prévus dans votre quartier. Vous êtes donc, par les présentes, avisés que les élèves devront, soit, être hébergés dans des installations temporaires ou transportés par autobus scolaire à une école en dehors de votre quartier. De plus, il se peut que les élèves soient éventuellement retournés à l'école de quartier."

2. *That the applicants be required to erect information signs in English and French at all major entrances to the proposed development advising that:*

"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bussed to alternate facilities."

"À cause de la surpopulation dans les écoles de quartier, il se peut que les élèves soient hébergés dans des installations temporaires ou transportés par autobus scolaire à d'autres écoles."

The applicants are required to contact the Board's Planning Department for sign specifications.

The foregoing comments apply for a one year period, at which time updated comments will be supplied upon request. If you have any questions regarding this letter, please contact this office.

Sincerely,



Vince J. Ramelli
Junior Planner

VR/