



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 167-90

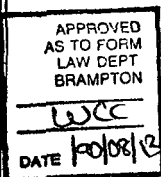
To adopt Amendment Number 182
and Amendment Number 182 A
to the Official Plan of the City
of Brampton Planning Area

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 182 and Amendment Number 182 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 182 and Amendment Number 182 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 22nd day of August, 1990.



~~XX~~
FRANK RUSSELL ACTING MAYOR

LEONARD J. MIKULICH - CLERK

12/90/jo

ORIGINAL

By-law 167-90

AMENDMENT NUMBER 182
AND
AMENDMENT NUMBER 182 A
to the Official Plan of the
City of Brampton Planning Area

21-0P 0031 182-1



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APPROVED
AS TO FORM
LAW LEFT
BRAMPTON

WCC

DATE 10/2/90

Frank Russell
FRANK RUSSELL ACTING MAYOR

Leonard J. Mikulich
LEONARD J. MIKULICH - CLERK

12/90/jo

CERTIFIED A TRUE COPY.

Leonard J. Mikulich
City Clerk
City of Brampton
AUG 29 1990

AMENDMENT NUMBER 182
AND
AMENDMENT NUMBER 182 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 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 "Junior Public School" as shown on the applicable secondary plan to "Residential Low Density", and to provide principles for the development of the subject lands.

2.0 Location

The lands subject to this amendment are located on the westerly side of Murray Street, approximately 30.0 metres (98.4 feet) north of Garden Avenue, and are described as Block 53, Registered Plan 43M-387 and Block 54, Registered Plan 43M-476, in the former Town of Brampton.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 182 :

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 Number 6 set out in subsection 7.2.7.6, Amendment Number 182 ;

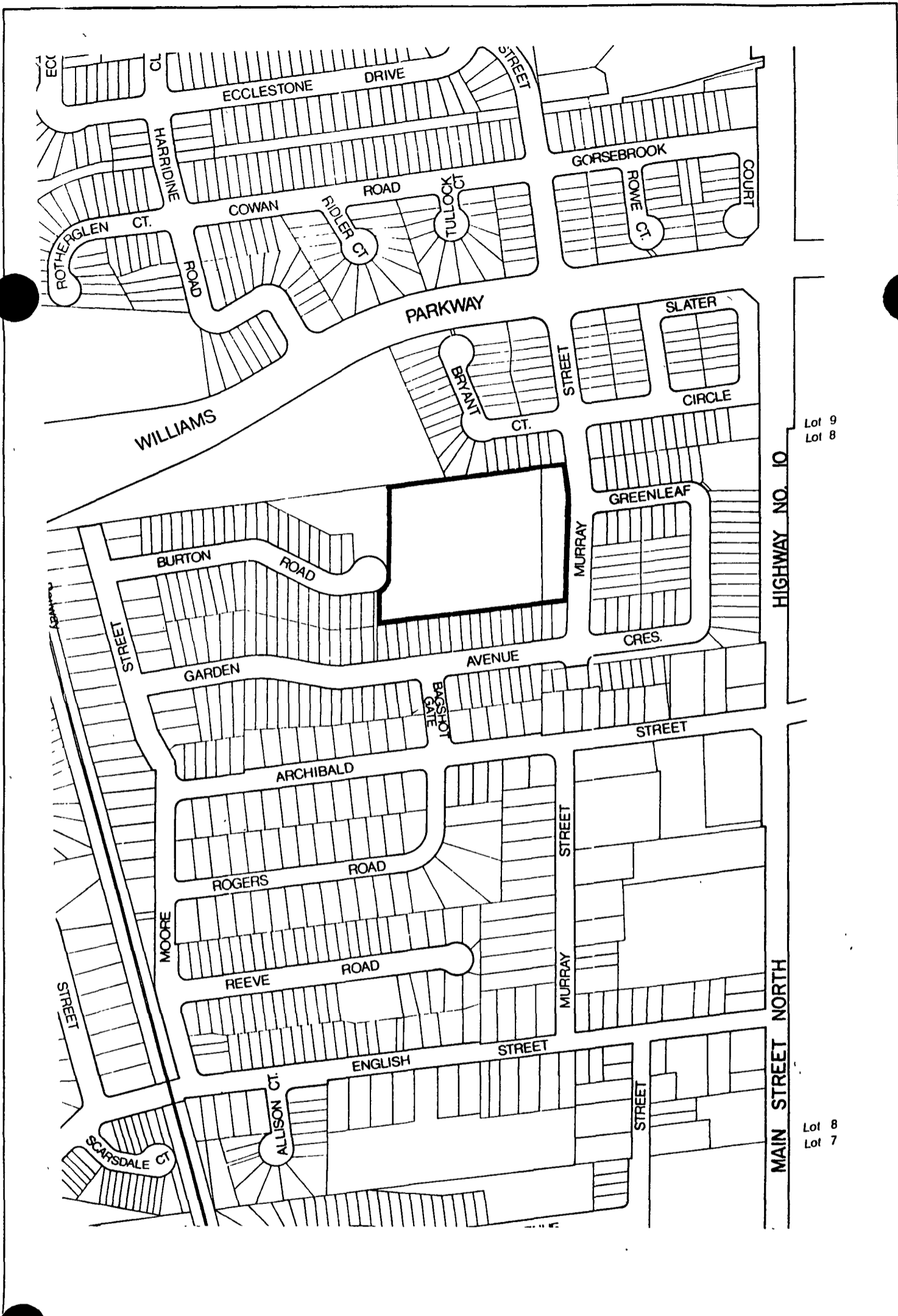
3.2 Amendment Number 182 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton West Secondary Plan (being Subsection B2.3 of Chapter B1 of Section B of Part C and Chapter C35 of Section C of Part C and Plate Numbers 2 and 6, thereof, as amended) is hereby further amended:

- (1) by changing, on Plate 6, the land use designation of the land shown outlined on Schedule A to this amendment from JUNIOR PUBLIC SCHOOL to RESIDENTIAL LOW DENSITY.
- (2) by adding to Part C, Section B, Chapter B1, Subsection B2.3, Paragraph 3.0, the following:

"3.8 The lands on the westerly side of Murray Street approximately 30.0 metres north of Garden Avenue shall be developed for a total of 41 single family dwelling lots, 6 on-street townhouses and 1 open space block (pedestrian walkway), and shall be subject to the following development principle:

3.8.1. the maximum gross residential density permitted on the lands shall not exceed 23.25 dwelling units per hectare (9.5 U.P.A.)"



— Land Subject to Amendment

OFFICIAL PLAN AMENDMENT No. 182

Schedule A



1:4000

CITY OF BRAMPTON
Planning and Development

Date: 90 08 02
File no. CIW8.20

Drawn by: JRB
Map no. 42-115 F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 182
AND
AMENDMENT NUMBER 182 A

Attached is a copy of a planning report dated April 2, 1990 and June 12, 1990, and a copy of a report dated May 14, 1990 forwarding the notes of a Public Meeting held on May 2, 1990, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, and a copy of all written submissions received.

Region of Peel.....June 8, 1989
Consumers' Gas.....January 2, 1990
Peel Regional Police Force.....January 4, 1990
Brampton Hydro.....January 5, 1990
Ministry of Natural Resources.....January 10, 1990
Bell Canada.....February 2, 1990
The Dufferin-Peel Roman
Catholic Separate School Board...February 13, 1990
Peel Board of Education.....February 14, 1990
Ministry of Culture and
Communication.....April 17, 1990
Ministry of the Environment.....July 10, 1990

OPAlbcm/JA

INTER-OFFICE MEMORANDUM

PC - April 17

Office of the Commissioner of Planning & Development

April 2, 1990

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Proposed Plan of Subdivision and Application
to Amend the Official Plan and Zoning By-law
Part of Lot 8, Concession 1, W.H.S.
Murray Street
Ward Number 5
L.D.C.M. INVESTMENTS LIMITED
Region of Peel File Number: 21T-89007B
Our File Number: CIW8.20

1.0 Introduction

The draft plan and the application to amend the Official Plan and Zoning By-law were referred by City Council to staff for a report and recommendation on February 2, 1989.

2.0 Property Description

The subject property:

- is located on the west side of Murray Street approximately 30.0 metres (98.4 feet) north of Garden Avenue;
- consists of Block 53 on Registered Plan 43M-387 and Block 54 on Registered Plan 43M-476;
- has an area of 2.023 hectares (5.0 acres);
- has a frontage of 123.8 metres (406.1 feet);
- has a depth of about 167.5 metres (550.0 feet), and
- is currently vacant and contains no significant vegetation.

AMENDMENT NO. 182 and 182A

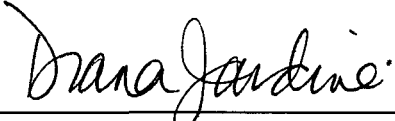
TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

This Amendment No. 182 and 182A to 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, 1983.

Date: 1990-12-14


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

EAST - Murray Street and residential;

SOUTH - residential, and

WEST - Burton Road and residential.

3.0 Official Plan and Zoning Status

- "Residential" (Schedule 'A' - Official Plan);
- "Junior Public School" (Brampton West Secondary Plan);
- "Institutional 1 (I1)" (By-law 200-82, as amended).

4.0 Proposal

To amend the Official Plan and zoning by-law and to permit the subdivision of the land into:

- 26 single family lots (12 metres width, 24 metres depth);
- 13 single family lots (9 metres width, 31 metres depth);
- 2 single family lots (12 metres width, 35 metres depth);
- 6 on-street townhouse lots, and
- 3 0.3 metre (1 foot) reserves.

The major features of the plan involve:

- 2 culs-de-sac, one of which gains direct access from Murray Street, and
- the continuation of the lotting pattern on Murray Street.

In order to facilitate the City's evaluation of the proposed plan, the applicant has submitted the following zoning requirements:

- I Lots 1-13 inclusive - R1D
- II Lots 14-41 inclusive - R1D Special
 - a) Minimum Lot Area - 270 square metres
 - b) Minimum Lot Width - 12 metres

- c) Minimum Lot Depth - 24 metres
- d) Minimum Front Yard Depth
 - i) To the main wall of the building - 4.5 metres
 - ii) To the front of a garage or car port - 6.0 metres
- e) Minimum Rear Yard Depth - 7.5 metres
- f) Minimum Side Yard Width...
 - (1) For a side yard flanking a road allowance where the dwelling unit faces the front lot line or the side lot line and the garage faces the front lot line, 2 metres,
 - (2) For other side yards - 0 metres provided that
 - a) The distance between the walls of two dwellings is not less than 1.8 metres.
 - b) Where the distance between the walls of two dwellings is less than 2.4 metres no window below grade or door below grade is permitted in either wall, and
 - c) The total width of side yards on any lot is not less than 1.8 metres.
- (g) Maximum Building Height - 10.5 metres
- (h) Minimum Landscaped Open Space - 40% of the front yard on an interior and corner lot.

11 Townhousing - R3B Special

- (a) Minimum Lot Area - 185 square metres
- (b) Minimum Lot Width - 6 metres
- (c) Minimum Lot Depth - 24 metres
- (d) Minimum Front Yard Depth - 4.5 metres provided that the front of any garage or carport shall not be closer than 6 metres to the front lot line.
- (e) Minimum Interior Side Yard Depth - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.

- (e) Minimum Interior Side Yard Depth - 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof.
- (f) Minimum Rear Yard Depth - 6 metres
- (g) Maximum Building Height - 3 storeys
- (h) Maximum Lot Coverage by Principal Building - 45%
- (i) Minimum Landscaped Open Space - 40% of the front yard, except where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 30% of the front yard.

In support of the subject proposal the applicant has submitted building layout drawings for the proposed lots with substandard depths which illustrate that the appropriate side yard, front yard and rear yard setbacks can be achieved.

5.0 Comments from Departments and Agencies

The Community Design and Zoning Division offer the following comments:

- street A shall have a 20 metre wide road right-of-way width considering that the cul-de-sac has more than 25 dwelling units. An alternative scheme appears to have 2 culs-de-sac; one from Murray Street and the other from Burton Road;
- the lot width, unit layout and driveway arrangement for Block 42 shall be submitted for review;
- the corner lots do not look as though they meet the standard additional lot width requirements, and
- this section has no objection to wider but shorter lots as compared to the conventional 9.0 metre small lot singles. Provided that the development can still meet the regular setback requirements, we believe that wider lot widths provides better streetscapes.

The Chief Building Official notes that Street "A" and "B" are to be named prior to the next submission.

The Development and Engineering Services Division make the following comments:

- Greenleaf Crescent must be shown in its exact location on the draft plan to assess possible conflicts with the proposed street "A";

- The road configuration as proposed versus existing Burton Road is not desirable. However, if this proposed road pattern is approved, we would suggest concrete sound walls along the rear of Lots 15, 16 and 17;
- The overland drainage (major storm system) for Streets "A" and "B" flows naturally toward the end of these streets (culs-de-sac). The consultant should show how he intends to accommodate this prior to the approval of this plan. In this regard, a storm water management study and drainage report must be completed prior to approval of this plan;
- We require a minimum boulevard width of 4.5 metres at the end of the culs-de-sac. The culs-de-sac as proposed may not be able to provide this;
- We require a sidewalk along the north and west side of Street "A" and along the west side of Murray Street, if not already existing, where abutting this plan;
- The driveways for Block 42 should be shown on a larger scale plan to ensure that there is sufficient room at the curb line to accommodate these driveways as per our standards;
- Lots 38 and 39 should be turned around with frontage on Street "A" instead of Murray Street;
- The finished floor elevation of the proposed lots must be equal to the finished floor elevation of the existing abutting lots, and
- Murray Street must have an overlay of asphalt over its entire length as a result of the service connections.

The Traffic Engineering Services Division has examined the proposal and offer the following comments:

- we require a driveway layout plan for the townhouse block to ensure that no conflicts arise when the driveways intersect the curb;
- Street "A" is to be designed in such a manner as to align precisely with Greenleaf Crescent. In this regard, the centre line of Greenleaf Crescent is to be depicted on the plan;
- the applicant is to provide 5.0 metre radius roundings at the intersections, rather than the 4.5 metres as noted, and

- in order to ensure adequate/proper curb and gutter locations, the culs-de-sac for the proposed Streets "A" and "B" are to be revised to provide complete 15.0 metre bulb radii entirely contained within the subject property.

The following departments and agencies have advised that they have no comments: Law Department; Community Service Department; Transit; Ministry of Natural Resources; Consumers' Gas; Peel Regional Police Department, and Brampton Hydro.

Comments from external agencies are attached on Appendix A.

6.0 Discussion

The subject property consists of 2 separate properties, namely: Block 53, Registered Plan 43M-387 and Block 54, Registered Plan 43M-476. The development agreements pertaining to each of the properties and dated June 16, 1980 and May 26, 1982, respectively, required that the properties be reserved for a proposed Junior Public School. The Peel Board of Education notes in their comments (see Appendix A) that they have no objection to the processing of this application for residential development, and further, the Board recommended that this site be released from its purchase agreement on October 27, 1987.

In their comments noted in Appendix A to this report, The Dufferin-Peel Roman Catholic Separate School Board does not support the release of this site for residential development due to the increased enrollment they are experiencing and the increasing future development expected. The Board also requires that the release of this plan be staged (delayed) until sufficient preparations have been undertaken to accommodate the projected number of students in this area.

Notwithstanding the difficulties of overcrowding that the Separate School Board foresees, they would recommend that the following be required as conditions of draft approval:

1. That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed;

"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."

2. That the applicants be required to erect information signs 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." The applicants are required to contact the Board's Planning Department for sign specifications.

In light of the conditions of approval provided by The Dufferin-Peel Roman Catholic Separate School Board, despite their objections, and since the Peel Board of Education has indicated no objection to the development of the subject lands for residential purposes, staff are of the opinion that an amendment to the Official Plan in order to implement the proposed draft plan of subdivision can be supported from a planning perspective.

Concerning the details of the subject proposal, the applicant has requested an amendment to the zoning by-law to facilitate the development of the lands for 41 single family detached dwellings and 6 townhouse dwellings in accordance with the proposed plan.

Concerning zoning on the subject site, staff note that the applicant has submitted proposed zoning standards which would be required to implement the subdivision. It is also noted that 26 of the 41 proposed single family residential lots do not meet the City's minimum lot depth requirement of 30.0 metres (98.5 feet). In this regard, the applicant proposes to create 26 lots which will have minimum lot depths of 24.0 metres (78.7 feet) and will have minimum lot widths of 12.0 metres (39.4 feet). The applicant notes that these 26 lots will provide minimum lot areas of 288 square metres (3,100.0 square feet), whereas a lot which is 9.0 metres wide by 30.0 metres deep provides a minimum lot area of 270 square metres (2,906.4 square feet). In addition, the applicant has submitted drawings which indicate that the minimum front yard depth, rear yard depth and side yard widths, as outlined in By-law 200-82, as amended, can be provided. Staff do not object to the proposed 26 lots and note the comments of the Planning Community Design Section wherein the Section favours the lots as they will provide a better streetscape.

With further reference to the proposed zoning requirements, it is noted that the applicant proposes a minimum rear yard depth for the townhouse block of 6.0 metres (20.0 feet), whereas By-law 200-82, as amended, requires a minimum rear yard depth of 7.5 metres (25.0 feet). However, upon

further analysis, it was determined that the proposed 6.0 metre rear yard depth applies only to the 2 proposed townhouse lots located at each end of the whole townhouse block. The remaining 4 townhouse lots will have the minimum required 7.5 metre rear yard depth. Since the 2 townhouse lots located at each end of the townhouse block will each have side yards, staff do not object to a 6 metre rear yard depth for only these lots, and therefore, staff recommend that the amending zoning by-law be structured to reflect this requirement.

The proposed zoning, which would permit 41 single family dwellings and 6 townhouse dwellings, produces a gross residential density on the site of 23.2 units per hectare (9.4 units per acre). The lands abutting the subject property to the south and west, as identified on Registered Plan 43M-387, were developed at a gross residential density of 23.5 units per hectare (9.5 units per acre). In staff's opinion, the subject proposal is in keeping with the density and the scale of the existing residential area.

Staff note that the proposed draft plan of subdivision illustrates lots 1, 25, 26, 37 and 38 as having substandard lot widths. In this respect, accepted City standards dictate that where interior lots are 12.0 metres wide, the associated corner lots shall be a minimum of 15.0 metres wide, whereas the applicant proposes to provide corner lots that are 14.1 metres wide. Staff have no concerns with respect to this proposal provided the applicant agrees to provide a minimum exterior side yard of 3.0 metres.

Concerning the proposed culs-de-sac on the draft plan, Planning staff note the comments of the Traffic Engineering Services Division in which the Division requires a complete 15.0 metre bulb radii entirely contained within the subject property, rather than the 14.0 metre bulb radii as proposed. Additionally, the Development and Engineering Services Division requires the applicant to provide a minimum 4.5 metre wide boulevard area at the end of each of the culs-de-sac. They also note that the bulbs as proposed may not be able to adequately provide the 4.5 metre wide boulevard.

Further discussions with the Traffic Engineering Services Division have revealed that the Division would have no objection to the cul-de-sac bulbs as proposed, provided the requirements of the Development and Engineering Services Division can be met. In view of this, Planning staff recommend that the applicant shall be required to provide a minimum 4.5 metre wide boulevard within the bulbs at the ends of Street A and Street B, or alternatively shall modify the plan to indicate complete 15.0 metre bulb radii contained entirely on the subject property.

With further regard to the culs-de-sac, staff note some concern with respect to the placement and orientation of proposed dwellings on Lots 19, 20, 31 and 32, located at the ends of Streets A and B. In this regard, staff note that should a garage associated with the proposed dwelling be located adjacent to and parallel to the most southerly property boundary of these lots, the associated driveways to these lots may, of necessity, curve northward to intersect with the pavement. Since curved driveways in residential zones are considered undesirable, staff recommend that the applicant shall be required to agree that any dwellings located on Lots 19, 20, 31 and 32 shall be oriented such that any associated garages shall be located adjacent to the northerly property boundaries, and that access driveways to these lots shall not be curved.

Planning staff are also concerned regarding the proposal to butt the ends of Streets A and B against the rear property boundaries of existing developed residential lots. In this respect, the headlights of automobiles travelling southbound on these streets after dark could impact significantly on the existing houses. However, the applicant has indicated a willingness to provide solid wood fencing and additional landscaping at the ends of the culs-de-sac in order to reduce these impacts. Therefore, it is recommended that the applicant shall agree by agreement to provide fencing and additional landscaping on the site, satisfactory to the Commissioner of Planning and Development.

Considering the design of the proposed plan, it is noted that street townhouses are proposed on Block 42 fronting on Street A. As a prerequisite to the issuance of a building permit for this block, the applicant will be required to obtain the approval of a site plan. Matters such as access, fencing and screening associated with this block can be dealt with through the site plan approval process. However, the zoning of the street townhouse block should include a requirement that front-to-rear access through non-habitable rooms be provided for all interior street townhouse units.

Staff note the comments of the Development and Engineering Services Section in which they note that the overland drainage of this site flows naturally toward the ends of Streets A and B. Further, the applicant is required to demonstrate how grading and drainage is to be dealt with on this site prior to registration of the plan. Therefore, it is recommended that the appropriate conditions be imposed to address these concerns.

With further regard to grading on the site, some concern has been raised by residents on Garden Avenue that the proposed dwellings would have a finished floor elevation which is higher than the finished floor elevation of the existing dwellings. In addition, the residents are concerned about a loss of privacy in their rear yards due to the proposed dwellings. However, the applicant has provided illustrations which indicate that the finished floor elevations of the existing and proposed dwellings will be approximately equal. Furthermore, the illustration indicates that the proposed dwellings will not have as great a building height as the existing dwellings. In order to ensure privacy for the existing residents, the applicant has indicated that windows in the walls of the proposed dwellings which face existing residential development will not be provided. Staff recommend, however, that the appropriate conditions which address these concerns be imposed as conditions of approval.

As with other developments of this nature, it is recommended that an Architectural Control Committee be established to review and approve the external design of buildings within the subdivision.

7.0 Recommendation

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

- A. A Public Meeting be held in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendments to the Official Plan and the zoning by-law and that City Council recommend approval of the draft plan of proposed subdivision be subject to the following conditions:
 1. The approval be based on the draft plan prepared by Schaeffer and Reinthaler Limited, Ontario Land Surveyors with Job Number 88-434-3, and dated December 13, 1989.
 2. The applicant shall agree 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 with respect to the subdivision.

3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
4. The applicant shall agree to support the appropriate amendment to the Official Plan and the zoning by-law.
5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
6. Development of the plan shall be staged to the satisfaction of the City.
7. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel.
8. The maximum number of single family lots permitted shall be 41.
9. The applicant shall agree to create easements for maintenance purposes for all lots where less than 1.2 metre (4 foot) side yards are being provided.
10. The applicant shall agree to satisfy all requirements, financial or otherwise, with regard to the conveyance of parkland, or the payment of cash-in-lieu of parkland, in accordance with the City's policies and to the satisfaction of the Commissioner of Community Services.
11. 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 taken at the developer's expense.
12. Where less than 2.4 metres of separation between structures is being provided, no back to frontage drainage shall be permitted unless agreed to by the Commissioner of Public Works and Building, and that the applicant, at his expense, shall provide an alternative method of rear yard drainage to the satisfaction of the Commissioner of Public Works and Building.
13. The applicant shall agree to the establishment of an Architectural Control Committee to deal with the external appearance of the dwellings.

14. The applicant shall agree that prior to Architectural Control Committee approval, the sale of any dwellings or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.
15. The applicant shall agree that where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.
16. The owner shall not remove any trees or topsoil from the land within the plan or start any grading of the land 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 Buildings.
17. Approval of a site development plan by the City will be a prerequisite to the issuance of any building permits for Block 42.
18. A 0.3 metre reserve shall be conveyed to the City along the easterly property boundaries of Lots 32 and 33 where they abut the Murray Street road allowance.
19. A 0.3 metre reserve shall be conveyed to the City along the westerly boundaries of Lots 16 and 17 where they abut the Burton Road road allowance.
20. 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) the location of all Canada Post Supermailboxes as approved by Canada Post and the City;
 - b) where sidewalks, walkways, fencing and parklands are located;
 - c) the type of fencing features;
 - d) the location of the lots designated by the Fire Department as fire break lots, and

- e) 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 number 793-4110".

21. The map required in condition 20, above, shall be approved by the City's Commissioner of Planning and Development prior to the applicant either offering dwelling units for sale or to the registration of the plan and further staff shall be permitted to monitor the sales office to ensure compliance.
22. The applicant shall agree to remove any trees and any vegetation on the subject lands so designated for removal by the City.
23. Prior to registration arrangements shall be made to the satisfaction of the Commissioner of Public Works and Building for a suitable construction traffic route.
24. The applicant shall:
 - a) Prior to the initiation of any grading and prior to the registration of this plan or any phase thereof, submit for the approval of the City, the following:
 - (i) a detailed engineering and drainage report that describes the storm water management techniques which may be required to minimize the amount of storm water drainage from the site and the proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
 - b) Agree in the subdivision agreement, in wording acceptable to the City:
 - i) to carry out, or cause to be carried out, to the satisfaction of the City and the Region of Peel, the recommendations

the recommendations referred to in the report(s) as required in condition 24(a) above.

25. The applicant shall make satisfactory arrangements with Canada Post and the City Public Works and Building Department for the provision of suitable sites for the installation of the Canada Post supermailboxes.
26. The applicant shall agree to provide fire break lots as required by the Community Services Department: Fire.
27. The applicant shall make satisfactory arrangements with the City for the provision of street trees.
28. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements.
29. The applicant shall agree to construct sidewalks in a location and of a design satisfactory to the Commissioner of Public Works and Building, or alternatively, shall pay cash-in-lieu of same.
30. The applicant shall provide a minimum 4.5 metre wide boulevard within the bulbs at the ends of Street A and Street B, or alternatively shall modify the plan to indicate complete 15.0 metre bulb radii, together with the required minimum 4.5 metre wide boulevard area, contained entirely on the subject property, to the satisfaction of the Commissioner of Public Works and Building.
31. The applicant shall agree that the finished floor elevation of the dwellings proposed to be located on Lots 19, 20, 31 and 32 shall be approximately equal to the finished floor elevation of the existing dwellings located on abutting lots fronting onto Garden Avenue, to the satisfaction of the Commissioner of Public Works and Building.
32. The applicant shall provide an overlay of asphalt over the entire length of Murray Street to the satisfaction of the Commissioner of Public Works and Building.
33. The applicant shall agree that the centreline of Street A shall align with the centreline of Greenleaf Crescent on the opposite side of Murray Street.

34. The applicant shall agree that all radius roundings at the street intersections within the plan shall be increased from 4.5 metres to 5.0 metres.
35. Prior to the issuance of any building permits, the applicant shall pay all City and Regional lot levies in accordance with the City's and Region's Capital Contribution policies.
36. The applicant shall agree to pay watermain and sanitary sewer frontage charges to the satisfaction of the Region of Peel.
37. The applicant shall agree that the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:

"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."

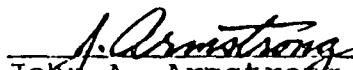
38. The applicant shall be required to erect information signs at all major entrances to the proposed development advising that:

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

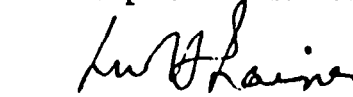
The applicants are required to contact the Board's Planning Department for sign specifications.

39. The applicant shall agree to repair or replace any existing fencing which abuts the site which may be damaged due to construction on the site.

Respectfully submitted,




John A. Armstrong,
Development Planner



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

AGREED:



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

APPENDIX A

COMMENTS FROM EXTERNAL AGENCIES

The Peel Board of Education has reviewed the subject proposal and offer the following comments:

"The Peel Board of Education has no objection to the further processing of draft plan of subdivision 21T-89007B.

The anticipated yield from this plan is as follows:

10	JK-5
6	6-8
8	9-OAC

The students generated are presently within the following attendance areas:

	<u>Enrolment</u>	<u>OME</u>	<u>-10%</u>
Glendale P.S.	JK-5	501	462
Beatty Fleming Sr.	6-8	400	344
Brampton Centennial	9-OAC	1399	1499

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

It is also noted that the Peel Board of Education passed the following recommendation at a Regular Board Meeting held on October 27, 1987:

"It is recommended that the Murray Street site be released from its purchase agreement."

The Region of Peel Public Works Department has examined this proposal and offer the following comments:

- o sanitary sewers are available in 250 mm diameter sewers on Murray Street and on an easement at the west limit of the plan, and
- o water is available on Murray Street. Looping is required to Burton Road, for which an easement will be required. Frontage charges apply for sanitary sewers and water for Murray Street at the applicable rates.

The Dufferin-Peel Roman Catholic Separate School Board has examined the subject proposal and offers the following comments:

The Board is not in a position to indicate that there are or will be pupil places available when required due to the conditions which presently prevail. In light of the growing enrolments we have been experiencing in Peel in the past few years and with the increasing future development expected, The Dufferin-Peel Roman Catholic Separate School Board is in the process of closely monitoring the availability of pupil accommodation. This is both as a result of this growth and as a result of a lack of capital allocation for new schools from the Ministry of Education.

The above noted application is located in the elementary catchment area of Our Lady of Fatima and proposes a total of 41 units, yielding approximately 10-Junior Kindergarten to Grade 8 separate school students. Our Lady of Fatima has a capacity of 565 pupil places and a current enrolment of 774 students requiring the placement of 10 portables on site.

This application specifically noted above will yield approximately 4-Grades 9 to 12/OAC separate school students. This application is located in the secondary catchment area of Cardinal Leger, which has a capacity of 713 pupil places and a current enrolment of 1302 students which has necessitated the placement of 9 portables on site and the use of an Annex building.

There is no permanent pupil accommodation available for students generated by this application. This application will necessitate the placement of temporary accommodation facilities such as portables on the above mentioned school sites. In addition, municipal fire and building departments, as well as local elected representatives, have expressed serious concerns about temporary accommodation and resulting overcrowding at specific school sites.

The Board has been faced with rapid residential development, the provision of schools for French speaking students and the provision of secondary school funding. With these added responsibilities, the Board must request that the development application be staged (delayed) until the Board and others have sufficient time to make preparation for the expected student growth which will naturally follow the release of these residential development applications. Due to these circumstances, The Dufferin-Peel Roman Catholic Separate School Board cannot support the above noted development application until such time as the Ministry of Education provides this Board with suitable funding to relieve the overcrowding and accommodate new pupil places in the above referenced development application.

Notwithstanding the strong opposition of the Board to the release of this development application, we recognize that the practice which is followed by both the Region of Peel and the Ontario Municipal Board requires that we include the following conditions of draft approval if the subject development application is granted approval.

The Dufferin-Peel Roman Catholic Separate School Board requires that the following conditions be fulfilled prior to registration of the plan.

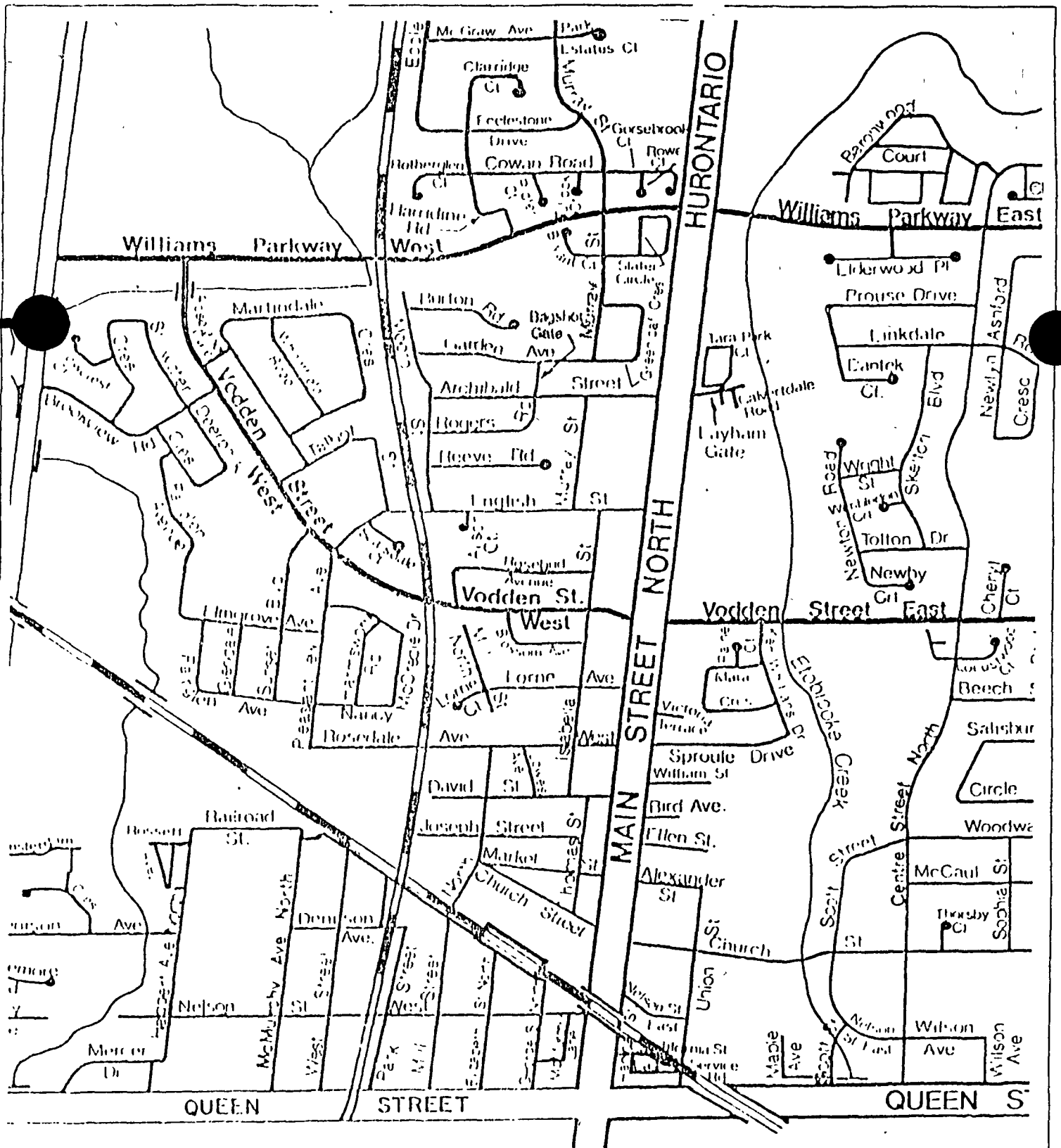
1. That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed;

"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."

2. That the applicants be required to erect information signs 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."

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



SUBJECT PROPERTY

LDCM INVESTMENTS LTD

LOCATION MAP



1:12000

CITY OF BRAMPTON
Planning and Development

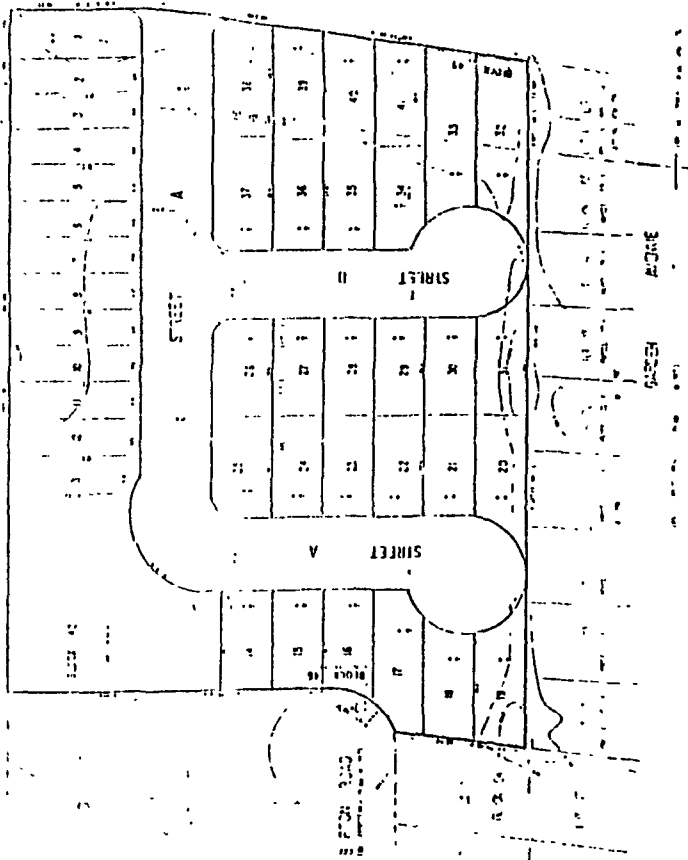
Date: 90 03 22

Drawn by: JRB

File no. CIW8.20

Map no. 42-115 A

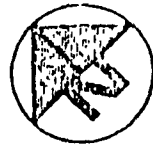
DRAFT PLAN OF SUBDIVISION
 CITY OF BRAMPTON
 COUNTY OF BRAMPTON
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF BRAMPTON



SCHLEIFER & REINHAUER INC.
 1000 ...
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LDCM INVESTMENTS LTD

DRAFT PLAN OF SUBDIVISION

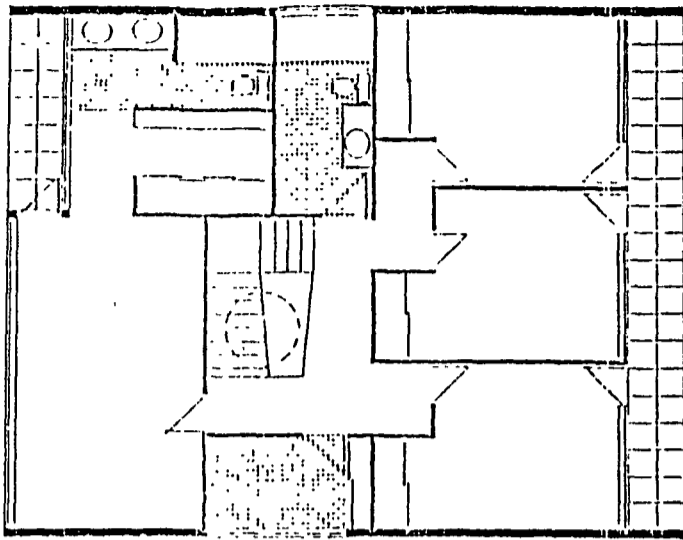


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CITY OF BRAMPTON
Planning and Development

Date: 90 03 22
File no. CIWB.20

Drawn by: JRB
Map no. 42-115B

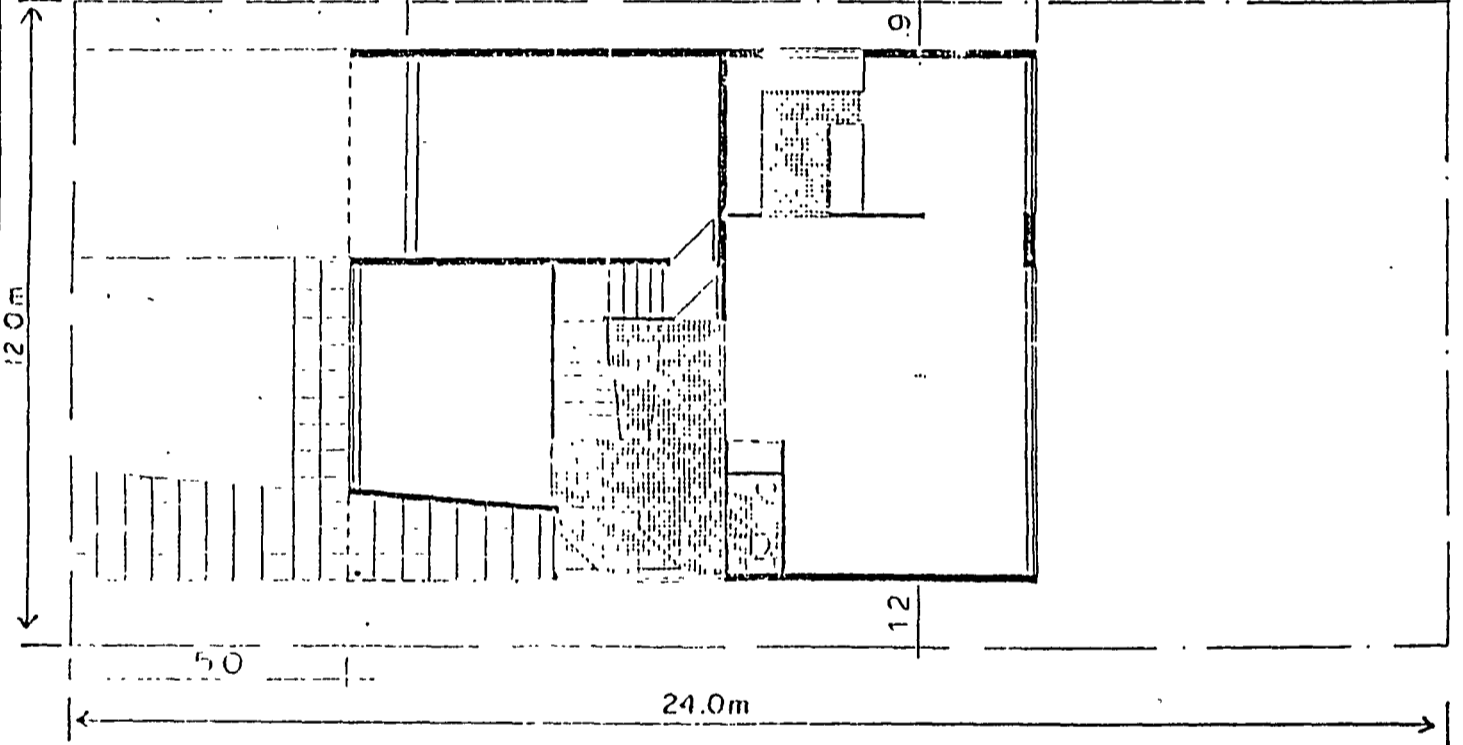


BRAMPTON HOUSING

house 'B'

6.0

7.5



12.0m

9

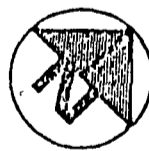
12

5.0

24.0m

LDCM INVESTMENTS LTD

PROPOSED RESIDENCE SITING
ON A 12m x 24m LOT



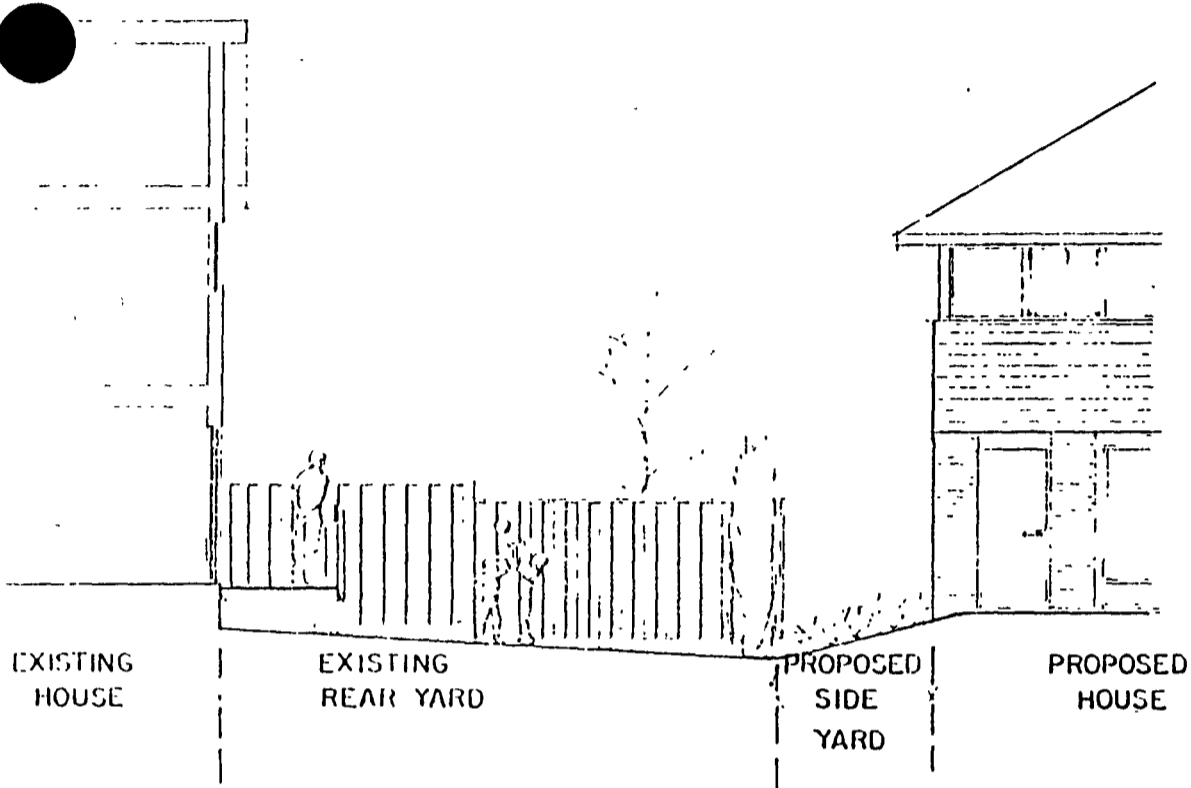
CITY OF BRAMPTON
Planning and Development

Date: 90 03 22

Drawn by: JRB

File no. CIWB.20

Map no. 42-115C



LDCM INVESTMENTS LTD

PROPOSED TREATMENT
 BETWEEN EXISTING
 AND PROPOSED DWELLINGS



CITY OF BRAMPTON
 Planning and Development

Date: 90 03 22

Drawn by: JRB

File no. CIW8.20

Map no. 42-115D

INTER-OFFICE MEMORANDUM *PC-May 22*

Office of the Commissioner of Planning & Development

May 14, 1990

TO: Chairman and Members of Planning Committee
FROM: Planning and Development
RE: Proposed Plan of Subdivision and Application
to Amend the Official Plan and Zoning By-law
Part of Lot 8, Concession 1, W.H.S.
Murray Street
Ward Number 5
L.D.C.M. INVESTMENTS LIMITED
Region of Peel File Number: 21T-89007B
Our File Number: C1W8.20

The notes of the Public Meeting held on Wednesday, May 2, 1990, with respect to the above noted application are attached for the information of Planning Committee.

Approximately 20-25 members of the public appeared at the meeting in order to voice their opinions and concerns regarding the proposal. The views expressed by the public can be summarized as follows:

1. the subject proposal is of higher density than the existing neighbourhood;
2. the subject proposal will generate significant volumes of traffic;
3. the existing Institutional designation in the secondary plan should be retained and the property should be developed for a school;
4. the quality of life of the existing neighbourhood will be detrimentally affected;
5. the subject plan will lower property values;
6. the subject plan indicates poor subdivision design as the culs-de-sac terminate against existing rear property lines;
7. inadequate notice of the Public Meeting was provided;
8. storm water runoff from the plan will flood existing residential properties;
9. the location of the walkway required by the Community Services Department should be moved to the north, and
10. part of this plan should be conveyed to the City for parkland to act as a buffer between the proposal and the existing neighbourhood.

Regarding the concern that the gross residential density of the subject proposal is greater than the density of the existing neighbourhood, staff have calculated the existing density to be 9.25 units per acre and the proposed density to be 9.40 units per acre. In staff's opinion, a difference of 0.15 units per gross residential acre between what currently exists and what is proposed is not significant, as this increase represents less than one dwelling unit over the entire property.

A concern was raised relating to the traffic impact that this proposal will have on the local roads in this area. It is noted that the Traffic Engineering Services Division of the Public Works and Building Department have reviewed this plan from a traffic standpoint and have no comments or concerns regarding the proposal's impacts upon abutting roads.

It is also noted that many concerns were raised with respect to the original proposal which extended Burton Road through to Murray Street (see attached petition submitted by Mr. L.R. Hagen dated April 21, 1989). As a result of input from the local Citizens Advisory Committee, the applicant revised the plan to retain the current termination of Burton Road.

Concerning the suggestion that the existing Institutional designation be retained and that the site be developed for a school, staff note that both school boards were provided the opportunity to purchase and subsequently develop this site. However, both boards rejected this site, and released it to the developer to be developed in another manner, pursuant to the subdivision agreement for the surrounding lands.

Two additional concerns were raised in that this proposal will detrimentally affect the quality of life and will depreciate the value of property in this area. Staff do not concur with this viewpoint as there has been no evidence in the past to indicate that developments which were similar in nature to the subject proposal have had any deleterious effects on quality of life, or a depreciative affect on property values.

Many of the area residents that have viewed the plan or attended the Public Meeting stated their objection to the proposed road and lotting pattern. In this regard, the area residents object to the applicant's proposal to butt the road allowances of the culs-de-sac against the rear property lines of existing houses fronting onto Garden Avenue. In order to address this concern, the applicant has agreed to install a solid wood fence together with additional landscaping within the road allowance of each cul-de-sac in order to abate the effects of automobile headlights on these streets. Staff recommend that a condition be included to those conditions approved by City Council on April 23, 1990 in order to ensure that the applicant provides said fencing and landscaping. Staff also note that a condition of approval of the subject plan requires that the finished floor elevation of any proposed dwelling on lots at the ends of the culs-de-sac shall be approximately equal to, and shall not exceed, the finished floor elevation of existing dwellings located on abutting lots fronting on Garden Avenue, in order to obtain a sense of privacy for the existing lots.

One of the residents in attendance felt that inadequate notice of the Public Meeting was provided to the neighbourhood. Staff note that the notices of the Meeting were mailed to assessed owners within 120 metres (400 feet) of the subject property and notice was published in a local newspaper in accordance with City Council's policy. Further, staff note that a sign indicating submission of the proposal to the City was erected and maintained on the site, also in accordance with Council's policy.

Staff note that one of the residents that attended the Public Meeting indicated a great deal of concern regarding storm water drainage from the site, and the potential for storm water flowing onto existing residential lots. It is also noted that prior to the initiation of any grading on the site and prior to registration of the plan, the applicant is required to receive approval from the City's Public Works and Building Department of a detailed engineering and grading report. This report shall identify methods of storm water management and shall ensure that storm water runoff does not flow onto existing properties.

Concerning a suggestion by Mr. J.D. Pyefinch of 35 Burton Road to relocate the walkway required by the Community Services Department, it is noted that the Community Services Department has no objection to the proposed relocation. In this respect, the walkway shall be moved from between Lots 15 and 16 to between Lot 14 and Block 42.

One final concern that was raised required that the applicant convey the westerly portion of this plan to the City for parkland purposes in order to act as a buffer between the existing development and the proposed development. Discussions with the Community Services Department have revealed that the applicant has conveyed adequate lands through the registration of Plans 43M-387 and 43M-476 in order to satisfy the parkland dedication requirements as contained in the Planning Act, 1983.

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

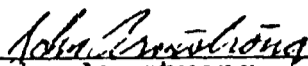
- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the conditions approved by City Council at their meeting held on April 23, 1990, together with the following revised condition number 40, and an additional condition, Number 42:

"40. The applicant shall agree to provide a 3.0 metre wide pedestrian walkway between Lot 14 and Block 42 to the satisfaction of the Commissioner of Community Services."

42. The applicant shall install a solid wood fence, in a location and of a design satisfactory to the Commissioner of Planning and Development, together with the appropriate landscaping treatments at the ends of Streets A and B in order to abate the effects of automobile headlights on existing properties fronting onto Garden Avenue," and


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

Respectfully submitted,




John Armstrong,
Development Planner

AGREED:



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



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

JA/am/LDCmemo

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 2, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:45 p.m., with respect to an application by L.D.C.M. INVESTMENTS LTD. (File: C1W8.29 - Ward 5) to amend both the Official Plan and the Zoning By-law to permit the subdivision of the subject property into 41 single family lots and 6 street townhouse lots.

Members Present: Councillor E. Carter - Chairman
Alderman S. DiMarco
Councillor F. Andrews
Alderman J. Sprovieri
Councillor P. Robertson
Alderman J. Hutton
Alderman E. Ludlow

Staff Present: J. A. Marshall, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
W. Winterhalt, Director of Planning Policy and Research
J. Armstrong, Development Planner
J. Corbett, Policy Planner
A. Rezoski, Development Planner
E. Coulson, Secretary

Approximately 22 interested members of the public were present.

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 newspapers.

Mr. Marshall replied in the affirmative.

Mr. Armstrong 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.

- cont'd. -

Martha MacDonald, 40 Garden Avenue, strongly opposed the proposal, citing the main concerns as:

- 1) High density population along with its accompanying problems of traffic congestion, over-crowded schools, over-use of services, will result in environmental overload, thus significantly lowering the quality of life for area residents;
- 2) Potential drainage problems;
- 3) Safety hazards, with the two culs-de-sac proposed to abut the existing residential properties;
- 4) The negative impact on the view from her property;
- 5) The School Boards' relinquishing of a school site when area children are being subjected to unsatisfactory portable classrooms, and
- 6) When the application is approved, the developer may dig holes, pile up the earth, then go into bankruptcy and leave an unsafe situation.

She presented pictures and slides, illustrating her points of concern, as well as, a petition signed by 82 area residents (see attached) and requested the following:

- 1) That the subject site remain designated Institutional, to be used for a junior public school, as it was when abutting properties were purchased;
- 2) That an Environmental Study be undertaken, and
- 3) That an adjustment to the proposed road system to form a "U" shape be made and a more appropriate locating of housing be done, if the application is approved.

Mrs MacDonald noted the lack of a plan to illustrate the proposed lotting and road system, in the Public Meeting notice. She indicated the availability of housing projects in Brampton and stated that developers should consider the environmental impact on existing development and also should assist in the cost of proper schools to accommodate the development. Also, she was concerned about devaluation of existing property values, and requested parkland conveyance to act as a buffer between proposed and existing residential development.

- cont'd. -

The Chairman asked Mr. Marshall about the rights of Council, if the School Boards decline to use the site.

Mr. Marshall said there is no basis for refusing a residential plan of subdivision on the land if the School Boards relinquish their rights.

William Afful, 39 Burton Road, expressed concern relating to safety hazards due to the close proximity of the proposed culs-de-sac to the existing residential properties and requested connection of the culs-de-sac to form one road. He requested relocation of the proposed residences, and expressed concern relating to negative impact on his view, and about retention of the walkway abutting the subject site on the west side. He noted his dissatisfaction with the short notice of Public Meeting and that he was shocked by the presented plan.

Mr. Armstrong indicated that only the road allowance is shown on the plan; that curbs, gutters, etc. will be within the road allowance. He suggested that Mr. Afful visit the Planning Department to see the engineering drawings.

The Chairman requested that material illustrating the location of the walkway be brought to the Planning Committee Meeting.

Kathleen Robertson, 42 Garden Avenue, expressed concern that a change of grading will result in drainage problems and requested an Environmental Study. Also, she is concerned about safety hazards relating to the close proximity of the proposed culs-de-sac to the existing residential properties.

Mr. Marshall indicated that an approved plan would require the submission of engineering and grading plans of the storm water drainage and sewer system, and that the proposed road system would be reviewed.

The Chairman requested comments from the Planning Department regarding the rights of the City as to unused school sites for the May 22nd Planning Committee Meeting, and noted that the Planning staff will respond to the concerns expressed at that meeting.

There were no further questions or comments and the meeting adjourned at 8:10 p.m.

April 26, 1990

To whom it may concern,

We, the undersigned, vehemently, oppose the application by LDCM Investments Ltd. (File # CIW8.20 -Ward 5) for a proposed Plan of Subdivision and the amendment to both the Official Plan and the Zoning By-Law, on the grounds that the high density population along with its accompanying problems of traffic congestion, overcrowded schools, over-use of services will result in environment over-load, thus contributing to significant lowering of the quality of life for the taxpayers of Ward 5.

7/0 total
89
5 abstained
82 signed

We suggest that the Zoning Status remain Institutional (II) and the Official Plan status be Junior Public School according to the appropriate secondary plan.

NAME (print)

SIGNATURE

ADDRESS

NAME (print)	SIGNATURE	ADDRESS
2. SCHATZ	<i>[Signature]</i>	37 BURTON RD.
JOHN Mc GART	<i>[Signature]</i>	34 BURTON RD
DAVID HARRIS	<i>[Signature]</i>	24 BURTON RD.
KATHY INGLIS	<i>[Signature]</i>	26 Burton Rd.
CHRIS FIELD	<i>[Signature]</i>	67 MOORE ST.
DAVID KIBBY	<i>[Signature]</i>	67 MOORE ST
ROBERT INGRAM	<i>[Signature]</i>	75 MOORE ST
ACK. MCKAY	<i>[Signature]</i>	77 MOORE ST
Tim SIMPSON	<i>[Signature]</i>	38 Garden Ave.
Anne SIMPSON	<i>[Signature]</i>	38 Garden Ave

April 26, 1990

To whom it may concern,

We, the undersigned, vehemently, oppose the application by LDCM Investments Ltd. (File # CIW8.20 -Ward 5) for a proposed Plan of Subdivision and the amendment to both the Official Plan and the Zoning By-Law, on the grounds that the high^e density population along with its accompanying problems of traffic congestion, over-crowded schools, over-use of services will result in environment over-load, thus contributing to significant lowering of the quality of life for the taxpayers of Ward 5.

We suggest that the Zoning Status remain Institutional (1I) and the Official Plan status be Junior Public School according to the appropriate secondary plan.

NAME (print)

SIGNATURE

ADDRESS

NAME (print)	SIGNATURE	ADDRESS
DEBORAH ROGERS	<i>[Signature]</i>	2 GREENLEAF CIR
Wendy ...	<i>[Signature]</i>	2 Bryant Ct
Tanya Fabron	<i>[Signature]</i>	2 Bryant Ct
...	<i>[Signature]</i>	4 Bryant Ct
Joyce P. Frazer Wilkeman	<i>[Signature]</i>	6 Highland Court
Abstained 12 & 14	<i>[Signature]</i>	15 Bryant Court
AXEL & KARIN WINKELMANN	<i>[Signature]</i>	16 Bryant Court
Lily Vega	<i>[Signature]</i>	18 Bryant Court
MRS. S. ...	<i>[Signature]</i>	20 Bryant Court
MRS. R. Dawson	<i>[Signature]</i>	22 Bryant Ct
Mrs. C. FIORI	<i>[Signature]</i>	24 BRYANT CRT

April 26, 1990

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We suggest that the Zoning Status remain Institutional (I1) and the Official Plan status be Junior Public School according to the appropriate secondary plan.

NAME (print)

SIGNATURE

ADDRESS

NAME (print)	SIGNATURE	ADDRESS
Shelley Brown	Shelley Brown	110 Murray St
TONY SILVA	Tony Silva	1 Greenleaf Cr.
Helena Da Silva	H. Da Silva	1 Greenleaf Cr.
Stephane Da Silva		3 Greenleaf Cres
Maria Kirby	Maria Kirby	5 Greenleaf Cr.
WANDA SMOKES	Wanda Smokes	7 Greenleaf
inb BERNAL		11 Greenleaf
Joyce PERRYMAN	Joyce Perryman	16 GREENLEAF
THOMAS KUPP		17 Greenleaf
Terry Baitrey	Terry Baitrey	6 Greenleaf
William Baitrey	William Baitrey	6 Greenleaf

April 26, 1990

To whom it may concern,

We, the undersigned, vehemently, oppose "the application by LDCM Investments Ltd. (File # CIW8.20 -Ward 5) for a proposed Plan of Subdivision and the amendment to both the Official Plan and the Zoning By-Law, " on the grounds that the high density population along with its accompanying problems of traffic congestion, over-crowded schools, over-use of services will result in environment over-load, thus contributing to significant lowering of the quality of life for the taxpayers of Ward 5.

We suggest "that the Zoning Status" remain "Institutional (II) and the Official Plan status be Junior Public School according to the appropriate secondary plan."

NAME (print)	SIGNATURE	ADDRESS
Deborah Richard	Richard	64 Garden Ave.
Jim Richard	Richard	64 GARDEN Ave
Ken Cicchachi	Kent Cicchachi	57 Garden Ave.
Alex Cubacki	Alex Cubacki	57 Garden Ave.
Rob Lowe		59 GARDEN AVE
GARY GOSH		68 GARDEN AVE
N. Smith		74 Garden Ave
Mel Silvino	Mel Silvino	62 Garden Ave.
SHRESTH ASODHAN	Shresth	104 MURRAY ST
Shamala Samaroo	Shamala	124 Murray St
Cerry Gregoire	Cerry Gregoire	106 Murray St.

April 26, 1990

To whom it may concern,

We, the undersigned, vehemently, oppose "the application by LDCM Investments Ltd. (File # CIW8.20 -Ward 5) for a proposed Plan of Subdivision and the amendment to both the Official Plan and the Zoning By-Law," on the grounds that the high^er density population along with its accompanying problems of traffic congestion, over-crowded schools, over-use of services will result in environment over-load, thus contributing to significant lowering of the quality of life for the taxpayers of Ward 5.

We suggest that "the Zoning Status" remain "Institutional (11) and the Official Plan status be Junior Public School according to the appropriate secondary plan."

NAME (print)	SIGNATURE	ADDRESS
Mary Leeking	Mary Leeking	26 Garden Ave
BARBARA LEERING	Barbara Leeking	26 Garden Ave
Marion Cam	Marion Cam	15 Garden Ave
STEVIE CAM	Stevie Cam	15 GARDEN AVE
Martha MacDonald	M. MacDonald	40 Garden Ave
Sharon Bernard	D. Bernard	54 Garden Ave
Terry Skinner	T.P. Skinner	56 Garden Ave
ELAINE SKINNER	Elaine Skinner	56 Garden Ave
J. Gazzola	J. Gazzola	51 GARDEN
Christina Gazzola	Christina Gazzola	51 Garden
ALEX MRS D.M. Messam	A. Messam	60 Garden

April 26, 1990

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We suggest that the Zoning Status remain Institutional (II) and the Official Plan status be Junior Public School according to the appropriate secondary plan.

NAME (print)

SIGNATURE

ADDRESS

JAN ODDY	Janice E. Eddy	36 GARDEN AVE
W. Wyllett	[Signature]	39 BURTON RD
K. Pabete	K. Pabete	42 GARDEN
W. Wyllett	[Signature]	42 GARDEN
SEGUNDO ULLOA	[Signature]	37 GARDEN AVE
SUSAN MACLELLAN	S. Maclellan	29 GARDEN AVE.
L. Kilanski	[Signature]	27 GARDEN AVE.
H.G. BARCLAY	[Signature]	25 GARDEN AVE
JOHN BROWN	[Signature]	30 GARDEN AVE
JEAN BROWN	[Signature]	32 GARDEN AVE
R. McCune	Rob McCune	23 GARDEN

April 26, 1990

To whom it may concern,

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NAME (print)

SIGNATURE

ADDRESS


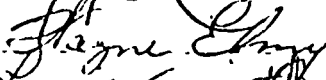
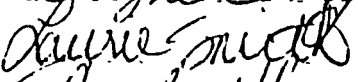
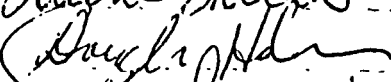
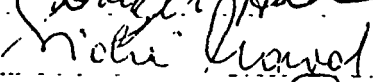

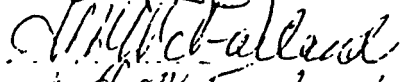
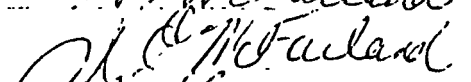
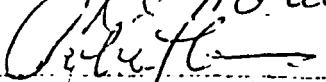
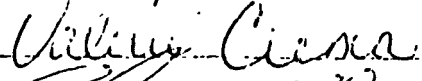
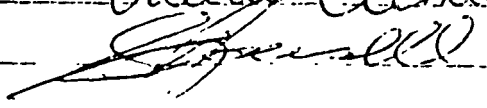
L. DARLENE McGRATH	L Darlene McGrath	44 GARDEN AVE
SCOTT N McGRATH	Scott McGrath	44 GARDEN AVE
GLADYS McLAUGHLIN	G. M. Laughlin	46 Garden Ave
JANET BAGG	Janet Bagg	20 Slater Circle
LUCILLE GRAVESTONE	L. Gravestone	52 Garden
WALTER GRAVESTONE	W. Gravestone	52 GARDEN
Sue Gatehouse	S Gatehouse	66 Garden Ave
MARY MARY McLAUGHLIN	Mary McLaughlin	43 Spencerville Ave.
Mary Mary Mills	Mary Mills	39 GREENLEAF
Dorcas Silva	Dorcas Silva	37 GREENLEAF CTR
M. Hill	M. Hill	33 Spencerville Ave.

April 26, 1990

To whom it may concern,

We, the undersigned, vehemently, oppose the application by LDCM Investments Ltd. (File # CIW8.20 -Ward 5) for a proposed Plan of Subdivision and the amendment to both the Official Plan and the Zoning By-Law, on the grounds that the high density population along with its accompanying problems of traffic congestion, over-crowded schools, over-use of services will result in environment over-load, thus contributing to significant lowering of the quality of life for the taxpayers of Ward 5.

We suggest that the Zoning Status remain Institutional (II) and the Official Plan status be Junior Public School according to the appropriate secondary plan.

NAME (print)	SIGNATURE	ADDRESS
RODNEY MOTTAN		31 GREENLEAF Cres.
WAYNE ELMY		70 Garden Ave
LAURIE SMITH		61 Garden Ave.
DOUG HOLMES		72 GARDEN AVE.
LIDIA KOWAL		55 GARDEN AVE
AJIT Roy		47 GARDEN AVE
McFarland Maureen		45 Garden Ave
McFarland Donald		" " "
ROBERT CROMA		30 BURTON ROAD
VALERIE CROMA		30 BURTON ROAD
Scott Rowse		42 BURTON Rd

April 26, 1990

To whom it may concern,

We, the undersigned, vehemently, oppose the application by LDCM Investments Ltd. (File # CIW8.20 -Ward 5) for a proposed Plan of Subdivision and the amendment to both the Official Plan and the Zoning By-Law, on the grounds that the high density population along with its accompanying problems of traffic congestion, over-crowded schools, over-use of services will result in environment over-load, thus contributing to significant lowering of the quality of life for the taxpayers of Ward 5.

We suggest that the Zoning Status remain Institutional (II) and the Official Plan status be Junior Public School according to the appropriate secondary plan.

NAME (print)

SIGNATURE

ADDRESS

NAME (print)	SIGNATURE	ADDRESS
FRANK FIO	Frank Fio	24 Bryant Ct Brampton
Rosemary Aversa	Rosemary Aversa	34 Bryant Court
MINI-TURN LE	MINI-TURN LE	36 BRYANT COURT, BRAMPTON

L.R. Hagen
(home address)
27 Burton Road,
Toronto, Ontario L6X 1M6
(4160 457-3797)

City of Brampton PLANNING DEPT.	
Date	MAY 1 1989 Rec'd
File No.	C(1)8720

[Handwritten signature]

1989 04 21

Ed Dalzell
Commissioner of Planning,
150 Central Park Drive,
Brampton, Ontario L6T 2T9

Subject: Burton Road Proposed Plan

Dear Sir,

We, the residents of Burton Road are concerned about the Plan submitted to the Planning and Development Department to construct single family housing at the east end of Burton Road. This plan includes the elimination of the cul de sac and the transformation of a quiet street into a thoroughfare which in our estimation will cause devaluation of our properties and a safety concern for our children.

It is common knowledge that when the second half of Burton Road was developed those new home owners paid a premium to purchase their homes on this cul de sac and to date the selling price of a similar home on Garden (one street south of Burton with no cul de sac) is considerably lower. It also should be noted there is currently a parkette located at the north east end of Burton Road where most of the children in the neighborhood come to play. The street is very quiet with little vehicular traffic, therefore the parents are not particularly concerned about the safety of their children. However, if the street was opened for through traffic from the main arteries there will be concern for the children's safety crossing Burton Road to gain access to the parkette.

In closing we request that these points be considered before you approve the opening of the Burton Road cul de sac. We agree with the basic plan to develop the land, but not at the expense of our property value and the safety of our children.

Thank you in advance for your assistance, and quick response to this matter. If further discussion is required, we would be happy to attend a formal Planning Meeting or a City Council Meeting to voice our concerns.

L. R. Hagen

L.R. Hagen

LRH:lrh

cc: Susan Dimarco, Alderwoman

NAME - PRINT & SIGN

ADDRESS

5	W. C. GROSSMAN	27	Burton Rd
6	W. C. GROSSMAN	38	Burton Rd
7	W. C. GROSSMAN	39	Burton Rd
8	W. C. GROSSMAN	40	Burton Rd
9	W. C. GROSSMAN	41	Burton Rd
10	W. C. GROSSMAN	42	Burton Rd
11	W. C. GROSSMAN	43	Burton Rd
12	W. C. GROSSMAN	44	Burton Rd
13	W. C. GROSSMAN	45	Burton Rd
14	W. C. GROSSMAN	46	Burton Rd
15	W. C. GROSSMAN	47	Burton Rd
16	W. C. GROSSMAN	48	Burton Rd
17	W. C. GROSSMAN	49	Burton Rd
18	W. C. GROSSMAN	50	Burton Rd
19	W. C. GROSSMAN	51	Burton Rd
20	W. C. GROSSMAN	52	Burton Rd
21	W. C. GROSSMAN	53	Burton Rd
22	W. C. GROSSMAN	54	Burton Rd
23	W. C. GROSSMAN	55	Burton Rd
24	W. C. GROSSMAN	56	Burton Rd
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29	W. C. GROSSMAN	61	Burton Rd
30	W. C. GROSSMAN	62	Burton Rd
31	W. C. GROSSMAN	63	Burton Rd
32	W. C. GROSSMAN	64	Burton Rd
33	W. C. GROSSMAN	65	Burton Rd
34	W. C. GROSSMAN	66	Burton Rd
35	W. C. GROSSMAN	67	Burton Rd
36	W. C. GROSSMAN	68	Burton Rd
37	W. C. GROSSMAN	69	Burton Rd
38	W. C. GROSSMAN	70	Burton Rd
39	W. C. GROSSMAN	71	Burton Rd
40	W. C. GROSSMAN	72	Burton Rd
41	W. C. GROSSMAN	73	Burton Rd
42	W. C. GROSSMAN	74	Burton Rd
43	W. C. GROSSMAN	75	Burton Rd
44	W. C. GROSSMAN	76	Burton Rd
45	W. C. GROSSMAN	77	Burton Rd
46	W. C. GROSSMAN	78	Burton Rd
47	W. C. GROSSMAN	79	Burton Rd
48	W. C. GROSSMAN	80	Burton Rd
49	W. C. GROSSMAN	81	Burton Rd
50	W. C. GROSSMAN	82	Burton Rd
51	W. C. GROSSMAN	83	Burton Rd
52	W. C. GROSSMAN	84	Burton Rd
53	W. C. GROSSMAN	85	Burton Rd
54	W. C. GROSSMAN	86	Burton Rd
55	W. C. GROSSMAN	87	Burton Rd
56	W. C. GROSSMAN	88	Burton Rd
57	W. C. GROSSMAN	89	Burton Rd
58	W. C. GROSSMAN	90	Burton Rd
59	W. C. GROSSMAN	91	Burton Rd
60	W. C. GROSSMAN	92	Burton Rd
61	W. C. GROSSMAN	93	Burton Rd
62	W. C. GROSSMAN	94	Burton Rd
63	W. C. GROSSMAN	95	Burton Rd
64	W. C. GROSSMAN	96	Burton Rd
65	W. C. GROSSMAN	97	Burton Rd
66	W. C. GROSSMAN	98	Burton Rd
67	W. C. GROSSMAN	99	Burton Rd
68	W. C. GROSSMAN	100	Burton Rd

INTER-OFFICE MEMORANDUM

PC - June 18

Office of the Commissioner of Planning & Development

June 12, 1990

To: Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Draft Plan of Proposed Subdivision and
Application to Amend the Official Plan and
Zoning By-law
Part of Lot 8, Concession 1, W.H.S.
Murray Street
Ward Number 5
L.D.C.M. INVESTMENTS LIMITED
Region of Peel File Number: 21T-89007B
Our file: C1W8.20

1.0 Background

The above noted application was given approval in principle by City Council at their meeting held on April 23, 1990. Subsequently, a Public Meeting was held on May 2, 1990; the notes of which were tabled at the May 22, 1990 Planning Committee meeting under a memorandum from this office dated May 14, 1990 (copy attached).

The residents attending the Public Meeting expressed their opposition to this plan, and identified a total of 10 concerns regarding the proposed development. During the subsequent Planning Committee meeting, an additional concern was raised by an area resident, namely; the proposal to abut side yards of proposed lots to rear yards of existing lots fronting onto Garden Avenue. As a result, this matter was deferred in order to allow City staff and the applicant the opportunity to resolve this latest concern.

2.0 Discussion

Planning staff have now had the opportunity to examine the possibility of redesigning the proposed subdivision in order that the rear yards of proposed lots abut the rear yards of existing lots. In staff's opinion, there exists three alternative decisions that could be made with respect to this application:

1. not approve the plan as submitted and recommend to City Council that a resolution be passed prohibiting side yards of new lots from abutting rear yards of existing lots, thereby requiring the applicant to redesign the subdivision;

2. approve the plan as submitted with a condition that the southerly side yards of Lots 19, 20, 31 and 32 be a minimum of 7.5 metres (25 feet), or
3. approve the plan as submitted with the conditions approved by City Council on April 23, 1990, together with the amended and additional conditions proposed by staff in the report dated May 14, 1990.

The following is a brief examination of the arguments for and against each alternative decision.

2.1 Non-approval and Redesign

Non-approval of the plan currently before Planning Committee and Council would require the applicant to formulate a new design for the property. Committee would also have the opportunity to recommend to Council that a resolution be passed prohibiting the side yards of new lots in this location from abutting the rear yards of existing lots.

Planning staff note that re-designing the subdivision is feasible, however, it is also noted that lot yield is reduced by 3 or 4 lots. Further, the applicant notes that the resultant streetscape is not as desirable as the streetscape generated by the existing draft plan.

2.2 7.5 metre Side Yards - Lots 19, 20, 31 and 32

The concern raised at the last Planning Committee meeting can also be dealt with by requiring minimum side yards for the above noted lots of 7.5 metres (25 feet). This would ensure that the separation distance between proposed houses and the southerly lot line is compatible to that of existing lots fronting onto Garden Avenue.

However, similar to the re-design option, lot yield would be reduced by as many as 5 lots. In addition, this option creates 4 lots within the subdivision that would have lot widths of approximately 19.5 metres (64 feet).

2.3 Approval as Submitted

The third way in which this concern can be handled is to recommend approval of the plan as submitted. Although this alternative does not directly address the concern, it does permit maximum development of the site. Additionally, the plan as submitted will create an attractive streetscape throughout the subdivision.

2.4 Summary

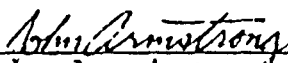
As noted earlier, Planning staff have developed some preliminary sketches which indicate that a re-design of the plan is feasible. Similarly, a requirement of a minimum side yard on Lots 19, 20, 31 and 32 of 7.5 metres will increase the distance between the houses on the proposed lots, and the houses on the existing lots. However, Planning staff are of the opinion that direction from Planning Committee and, ultimately, City Council is required to identify the preferred alternative.

3.0 Recommendation

In view of the foregoing, it is recommended that:

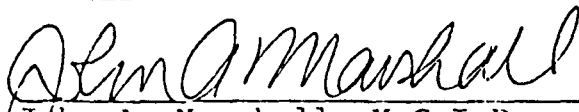
- A. Planning Committee provide direction as to the preferred alternative for addressing all of the concerns raised by the area residents, and
- B. Subject to A above, staff be directed to present the appropriate documents for Council's consideration.

Respectfully submitted,

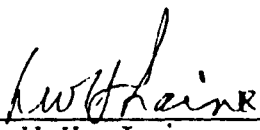


John Armstrong
Development Planner

AGREED:



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




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

JA/jo
ldcm



June 8, 1989

City of Brampton
Planning and Development Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9



City of Brampton PLANNING DEPT.	
Date	JUN 12 1989 Rec'd
File No.C1W8.20

Attention: Mr. L. W. H. Laine, Director
Planning and Development Services

Re: Draft Plan of Subdivision 21T-89007B - Revised
and application to amend the Official Plan and
Zoning By-law
(L.D.C.M. Investments Limited)
Pt. Lot 8, Con. 1, W.H.S.
City of Brampton
Your File: C1W8.20

Dear Sir:

In reply to Mr. Armstrong's letter of June 2, 1989 concerning the above noted application, please be advised that our Public Works Department has examined the above noted proposal and offers the following comments:

Sanitary sewers: Available in 250mm diameter sewers on Murray Street and on easement at the west limit of the plan.

Water: Available on Murray Street. Looping is required to Burton Street. Easement required. Frontage charges apply for sanitary sewers and water for Murray Street at the applicable rates.

Comments from Waste Management to come when the revised plan circulated.

Please note, that the originally submitted plan has not been circulated. Further to your letter of June 7, 1989 whereby you are supporting a limited circulation of the draft plan, please be advised that prior to circulation we still require your Department's confirmation that the proposed layout of the revised plan meets all City's requirements.

By a copy of this letter we are also advising the applicant that once the layout of the revised plan is acceptable to the City, we will require 60 folded paper prints of the revised plan for circulation and for further processing. The draft plan must be properly signed and must show all information as required under the Planning Act.

We trust that this information is of assistance.

Yours truly,



D. R. Billett
Director of
Development Control

IAP:nb

cc: H. Green, LDCM Investments Ltd.

January 2, 1990

City of Brampton PLANNING DEPT.	
Date	JAN 03 1990 Rec'd.
File No.	C1W8.20

Consumers Gas

950 Burnhamthorpe Road West
Mississauga, Ontario L5C 3B4

Mississauga and Brampton
(416) 276-3400
Orangeville
(416) 941-1560



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

Dear Sir:

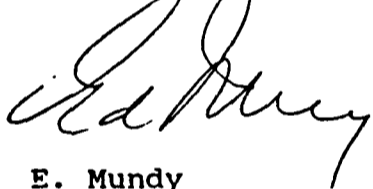
Re: Draft Plan of Subdivision
21T-89007B - L.D.C.M.
Part Lot 8, Concession 1, W.H.S.
City of Brampton
Our Ref: EM-247-89

We hereby acknowledge the receipt of your plan as noted above.

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

Yours truly,

CONSUMERS GAS



E. Mundy
Supervisor Distribution Planning
Western Region
276-3531

/gcm

cc: City of Brampton, Planning Department ✓
Residential Sales
File

John 900105

WILLIAM J. TEGGART
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

City of Brampton
PLANNING DEPT.
REC'D JAN 08 1990
File No
C1W8.20

John

January 4, 1990

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 21T-89007B / Part Lot 8, Con. 1, W.H.S.

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,

Paul F. Fairgrieve

Paul F. Fairgrieve
Inspector
Planning Services

PFF:tmh

C.C. City of Brampton, Planning Department

*John
900109*

01/05/90

CITY OF BRAMPTON
PLANNING DEPT.

1.1.10

Mr. D. R. Billett
Director of Development Control
The Region of Peel,
10 Peel Centre Drive,
BRAMPTON, Ontario
L6T 4B9

C/W 8.20



Dear Sir:

RE: Draft Plan of Subdivision
21T-89007B - L.D.C.M.
Part Lot 8, Concession 1, W.H.S.
City of Brampton

Thank you for the copy of the proposed plan of subdivision.

We have no comments or modification requests at the present time. Most of our requests are guaranteed by the owner in the agreements undertaken for hydro servicing.

Yours truly,

BRAMPTON HYDRO-ELECTRIC COMMISSION

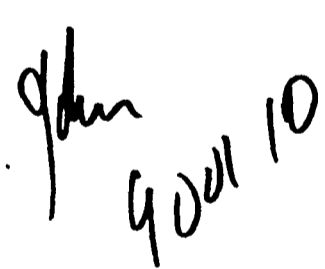
Gordon S. Good

Gordon S. Good, O.L.S.,
SURVEYS & RECORDS SUPERVISOR

per: L. Sheppard

GSG:ls

cc. City of Brampton, Planning Dept.
Att: Mr. F.R. Dalzell



Chairman - J J YARROW • Vice Chairman - W J BAILLIE

Commissioners - K G WHILLANS Mayor - M M McCALLION - E F MARTIN • General Manager - K D MATTHEWS P ENG

P.O. Box 7400
10401 Dufferin Street
Maple, Ontario
L6A 1S9

COPY

January 10, 1990

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

CLW 8-20

[Handwritten signature]

ATTENTION: D. R. Billet

Dear Sirs:

SUBJECT: Draft Plan of Subdivision
21T-89007B - LDCM
Part Lot 8, Concession 1, WHS
City of Brampton

The above noted application has now been reviewed by staff of the
Ministry of Natural Resources.

Based on the policies and programs of this ministry, we do not object
to its approval. Please advise us about your decision.

Should you have any questions, please contact Mr. Christopher
Tschirhart (832-7228) at this office.

Yours sincerely,

C. I. Goddard

C.I. C.I. Goddard
District Manager
Maple District

CT/jt

cc. City of Brampton, Planning Dept
Metro Toronto Region Conservation Authority

900115
John
900118
900123

Bell Canada
M.A Thompson (Mr)
Mgr. D.P. Facilities
Floor 3
2 Fieldway Rd.
Etobicoke, Ontario
MBZ 3L2

	ACTION	INFO	SEEN
COMMISSIONER			
DIR. DEV. CONTROL	✓		
DIR. TELECOMMUNICATION			
DIR. SEC. EC.			
DIR. PLANNING			

Bell

1990 02 02

Planning Dept - RECEIVED

cc Coffin

02 07 90

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

Attention: D.R. Billett
Director of
Development Control

Re: Draft Plan of Subdivision
21T-B9007B-L.D.C.M.
Pt. Lt. B, Conc. 1, W.H.S.
City of Brampton

Thank you for your letter of December 22, 1989 concerning the above proposed subdivision.

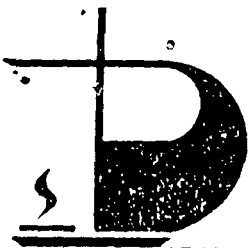
Will you please add the following two paragraphs as conditions of Draft Plan Approval:

1. Bell Canada shall confirm that satisfactory arrangements, financial and otherwise, have been made with Bell Canada for any Bell Canada facilities serving this draft plan of subdivision which are required by the Municipality to be installed underground; a copy of such confirmation shall be forwarded to the Municipality.
2. The owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for rearrangements of relocation.

Any questions you may have, please contact Alfred Ganesh at (416) 236-5106.

Lynn Konecki
for Manager - Utilities Coordination (CV/H)



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

February 13, 1990

CITY OF BRAMPTON
PLANNING DEPT.
RECEIVED
FEB 20 1990
C108.20

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

Dear P. Allen:

**Re: Draft Plan of Subdivision
21T-89007B - L.C.D.M.
Part Lot 8, Conc. 1, W.H.S.
City of Brampton**

This letter is in response to the circulation of the above noted development application.

The Board is not in a position to indicate that there are or will be pupil places available when required due to the conditions which presently prevail. In light of the growing enrolments we have been experiencing in Peel in the past few years and with the increasing future development expected, The Dufferin-Peel Roman Catholic Separate School Board is in the process of closely monitoring the availability of pupil accommodation. This is both as a result of this growth and as a result of a lack of capital allocation for new schools from the Ministry of Education.

The above noted application is located in the elementary catchment area of Our Lady of Fatima and proposes a total of 41 units, yielding approximately 10-Junior Kindergarten to Grade 8 separate school students. Our Lady of Fatima has a capacity of 565 pupil places and a current enrolment of 774 students requiring the placement of 10 portables on site.

This application specifically noted above will yield approximately 4-Grades 9 to 12/OAC separate school students. This application is located in the secondary catchment area of Cardinal Leger, which has a capacity of 713 pupil places and a current enrolment of 1302 students which has necessitated the placement of 9 portables on site and the use of an Annex building.

John 9002

P. Allen, The Region of Peel
Re: 21T-89007B
Page 2
February 13, 1990

There is no permanent pupil accommodation available for students generated by this application. This application will necessitate the placement of temporary accommodation facilities such as portables on the above mentioned school sites. In addition, municipal fire and building departments, as well as local elected representatives, have expressed serious concerns about temporary accommodation and resulting overcrowding at specific school sites.

The Board has been faced with rapid residential development, the provision of schools for French speaking students and the provision of secondary school funding. With these added responsibilities, the Board must request that the development applications be staged (delayed) until the Board and others have sufficient time to make preparation for the expected student growth which will naturally follow the release of these residential development applications. Due to these circumstances, The Dufferin-Peel Roman Catholic Separate School Board cannot support the above noted development application until such time as the Ministry of Education provides this Board with suitable funding to relieve the overcrowding and accommodate new pupil places in the above referenced development application.

Notwithstanding the strong opposition of the Board to the release of this development application, we recognize that the practice which is followed by both the Region of Peel and the Ontario Municipal Board requires that we include the following conditions of draft approval if the subject development application is granted approval.

The Dufferin-Peel Roman Catholic Separate School Board requires that the following conditions be fulfilled prior to registration of the plan.

1. That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed;

"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."

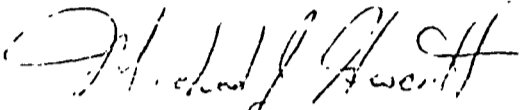
P. Allen, The Region of Peel
Re: 21T-89007B
Page 3
February 13, 1990

2. That the applicants be required to erect information signs 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." The applicants are required to contact the Board's Planning Department for sign specifications.

Yours truly,

THE DUFFERIN-PEEL R.C.S.S.B.



Michael J. Hiscott, M.C.I.P.
Superintendent of Planning

MJH/RM/BC/is

cc: Mayor K. Whillans
Councillors F. Russell and F. Andrews
Trustees J. Adamson, J. Doran, and L. Reid
C. McClelland, MPP
J. Greeniaus, Peel Board of Education
J. Marshall, City of Brampton
L.C.D.M.



TRUSTEES
 Carolyn Parrish
 (Chairman)
 Gary Heighington
 (Vice-Chairman)

Roger Barrett
 Cathrine Campbell
 George Carlson
 Karen Carstensen
 Beryl Ford
 Gall Green
 Dr. Ralph Greene
 L. Cliff Gyles
 Alex Jupp
 William Kent
 Robert Lagerquist
 Thomas McAulliffe
 Janet McDougald
 Elaine Moore
 Marolyn Morrison
 Sandy Ransom
 Rosemary Taylor
 Ruth Thompson
 Carolyne Wedgbury

Director of Education
 and Secretary
 Robert J. Lee, B.A., M.Ed.

Associate Director
 of Education
 W. Wayne Hulley, B.A., M.Ed.

Associate Director of
 Education/Business
 and Treasurer
 Michael D. Roy, C.A.

February 14, 1990

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

City of Brampton
 PLANNING DEPT.
 Date FEB 22 1990 Rec'd
 File No C.1.W.8.20

egm

Dear Mr. Allen:

Re: 21T-89007B L.D.C.M.
 Part Lot 8, Con. 1, W.H.S.

At the Regular Board Meeting of February 13, 1990, The Peel Board of Education approved the following response, by Resolution, to the above noted draft plan of subdivision circulation:

"The Peel Board of Education has no objection to the further processing of draft plan of subdivision 21T-89007B.

The anticipated yield from this plan is as follows:

10	JK-5
6	6-8
8	9-OAC.

The students generated are presently within the following attendance areas:

	<u>Enrolment</u>	OME -10%
Glendale P.S.	JK-5 501	462
Beatty Fleming Sr.	6-8 400	344
Brampton Centennial	9-OAC 1399	1499

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
 Assistant Chief Planning Officer
 Planning Department
 SH:eb
 CPO/2434
 c. M. Hiscott
 J. Marshall
 Applicant

John 905223



Ontario

Ministry of Culture and Communications / Ministère de la Culture et des Communications

77 Bloor Street West Toronto, Ontario M7A 2R9 / 77 ouest, rue Bloor Toronto, Ontario M7A 2R9

Heritage Branch Development Plans Review Unit Tel: (416) 965-2186 FAX: (416) 324-4692

City of Brampton PLANNING DEPT. Date APR 19 1990 Rec'd File No. C.148.20

Your File:

Our File:

Handwritten signature

April 17, 1990

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

Dear Mr. Billett:

Re: Draft Plan of Subdivision 21T-89007B L.D.C.M. Part of Lot 8, Concession 1, W.H.S. City of Brampton

This Ministry has reviewed the above draft plan of subdivision and finds that it has a low potential for the discovery of archaeological remains.

Consequently, we recommend that no archaeological condition of approval be applied to the proponent's draft plan.

We apologize for the delay in submitting our comments and if you have any questions with regard to the above matter please do not hesitate to contact the undersigned.

Yours truly,

Handwritten signature of Sue Santedicola

Sue Santedicola Development Plans Review Officer

Handwritten signature and number 100423

cc: Planning Department, City of Brampton



Ministry
of the
Environment

Ministère
de
l'Environnement

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Region

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7 Overlea Boulevard 4th Floor Toronto, Ontario M4H 1A8 416/424-3000 Fax. 416/963-2935	7, boulevard Overlea 4 ^e étage Toronto (Ontario) M4H 1A8 416/424-3000 Fax 416/963-2935
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P. E. Allen, MCIP
Regional Municipality of Peel
Regional Administration Building
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

CITY OF BRAMPTON
PLANNING DEPT.

Date JUL 11 1990 Rec'd

File No. C/108.20

gan

Dear Sir:

Re: Proposed Plan of Subdivision
City of Brampton
File: 21T-89007B
LDCM INVESTMENTS

The plan proposes the creation of 48 single family lots on the basis of full municipal services. The subject site is located on the west side of Murray Street, north of Garden Avenue. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

We have reviewed the application and have no objection to its approval.

Yours truly,

ORIGINAL SIGNED BY

Robert P. Ryan, B.A. M.E.S.
Planner
Approvals and Planning
Technical Assessment Section

John
9/27/16

kk:RR-ALL6.LET

cc: J. Marshall, MCIP ✓
J. Budz, P.Eng.
A & P File