



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 213-85

To adopt Amendment Number 64
and Amendment Number 64 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 64 and Amendment Number 64 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 64 and Amendment Number 64 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 12th day of August, 1985.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

ORIGINAL

213-85

AMENDMENT NUMBER 64
and
AMENDMENT NUMBER 64 A
to the Official Plan of the
City of Brampton Planning Area

21-0P 0031-064-1

Amendment No. 64
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 64A to the
Official Plan for the
City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983 as Amendment No. 64A to the Consolidated Official Plan and Amendment No. 64 to the Official Plan for the Brampton Planning Area.

Date *September 17, 1985*.....

Pauline Morris

PAULINE MORRIS
Director
Plans Administration Branch
North and East
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

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This 12th day of August, 1985.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

AMENDMENT NUMBER 64

AND

AMENDMENT NUMBER 64 A TO THE OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on Schedule A to this amendment from Commercial, High Density Residential and Public Open Space to Low Density Residential - Single Family and Semi-Detached.

2. Location:

The lands subject to this amendment are located at the northwest corner of North Park Drive and Nuffield Street, being part of Lots 9 and 10, Concession 3, in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) Amendment Number 64 :

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

(a) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from COMMERCIAL to RESIDENTIAL:

(b) by changing Schedule F thereto, by deleting therefrom the NEIGHBOURHOOD COMMERCIAL land use designation indicated on the lands shown outlined on Schedule A to this amendment;

(c) by deleting subsection 7.2.7.10, and substituting therefor the following:

"7.2.7.10 Area 10: Westgate

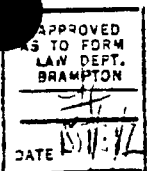
Chapter C34 of Section C of Part C and Plate Number 20 of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 10, as amended by Official Plan Amendment Numbers 33 and 98 to the Consolidated Official Plan, and Amendment Number _____ A to the Consolidated Official Plan, are combined, and shall constitute the Westgate Secondary Plan.

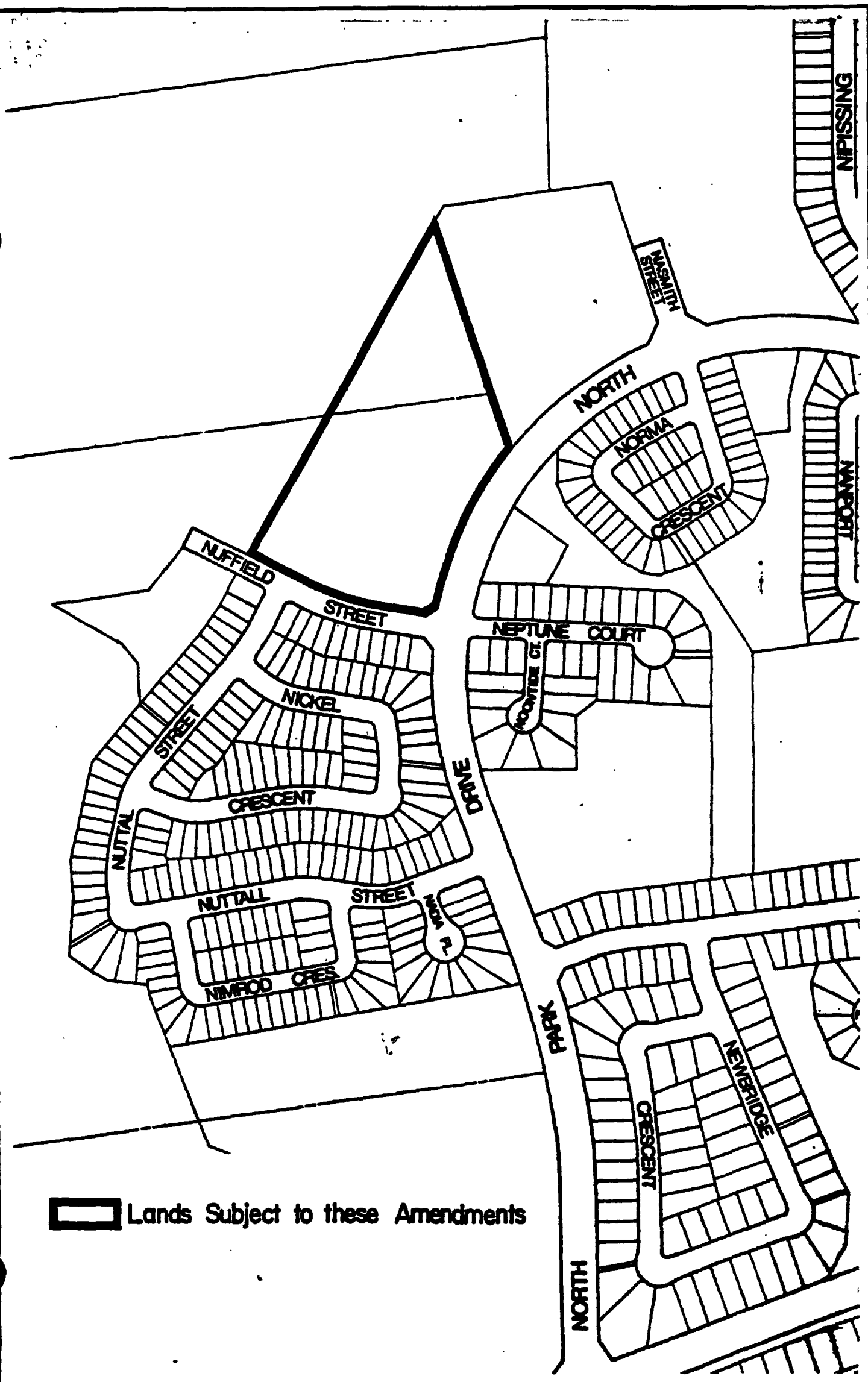
(2) Amendment Number 64 A:


1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Westgate Secondary

Plan (being Chapter C34 of Section C of Part C, and Plate Number 20, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 10, as amended by Official Plan Amendment Numbers 33 and 98), is hereby amended:

- (a) by changing, on Plate Number 20, the designation of lands shown outlined on Schedule A to this amendment, from Commercial, High Density Residential and Open Space to Low Density Residential - Single Family and Semi-Detached.





 Lands Subject to these Amendments

OFFICIAL PLAN AMENDMENT No. 64
 OFFICIAL PLAN AMENDMENT No. 64 A
 Schedule A



1:4000

CITY OF BRAMPTON
 Planning and Development

Date: 1985 01 30 Drawn by: P.S.
 File no. C3E9.4 Map no. 45-23 E

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 64

AND

AMENDMENT NUMBER 64 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated April 10, 1984, and a copy of a report from the Director, Planning and Development Services Division, dated June 10, 1985, forwarding notes of a public meeting held on June 5, 1985.

D3

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

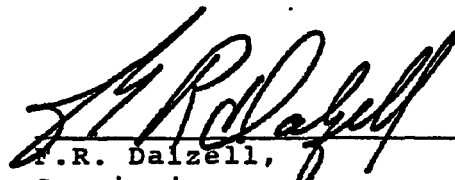
8 May 1985

TO: Chairman and Members of Planning Committee

FROM: F.R. Dalzell, Commissioner of Planning and
Development

RE: Proposed Plan of Subdivision and
Application to Amend the Official Plan
and Zoning By-law
BRAMALEA LIMITED
Part of Lots 9 and 10, Concession 3, E.H.S.
City of Brampton
Ward Number 7
Region of Peel File: 21T-84046B
Our File Number: C3E9.4

On April 22, 1985, City Council deferred consideration of the above noted proposal for a period of one month. It is our understanding that the reasons for this deferral have now been resolved and consequently it is recommended that Planning Committee reconsider the subject proposal and reschedule the public meeting.


F.R. Dalzell,
Commissioner of
Planning and Development

FRD/DR/pas

D3-2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 10, 1985

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
BRAMALEA LIMITED
Part of Lots 9 and 10, Concession 3, E.H.S.
City of Brampton
Ward Number 7
Region of Peel File: 21T-84046B
Our File Number: C3E9.4

1.0 Introduction

A draft plan of subdivision has been formally circulated by the Region of Peel in accordance with normal procedures for processing draft plans of subdivision. An application to amend the Official Plan and Zoning By-law to implement the draft plan of subdivision has been filed with the City Clerk.

2.0 Property Description

The subject lands have an area of approximately 4.007 hectares (9.9 acres) and are located on the north-west corner of North Park Drive and Nuffield Street and consisted of all of Block B and part of Block A of a draft approved plan of subdivision under file 21T-23732.

This draft approved plan is bounded by Heart Lake Road to the west, Dixie Road to the east, Bovaird Drive to the north and Williams

Parkway to the south. It consists of a total area of 154.6 hectares (382 acres) and to date the majority of the south and easterly portions of the plan have been registered.

Within the context of this draft approved plan, the subject lands were indicated to be developed for neighbourhood commercial purposes on Block B and multiple family purposes at a density of 86.5 units per hectare (35 units per acre) on Block A. On November 5th, 1984, the Ministry of Municipal Affairs and Housing, deleted the subject lands from draft approved plan 21T-23732.

The subject property is currently vacant as are the abutting lands to the west. Abutting land to the north is developed for residential purposes in the form of apartments. To the east on the opposite side of North Park Drive, lands are developed primarily for residential purposes in the form of single family detached dwellings and for open space purposes. Lands to the south on the opposite side of Nuffield Street are currently being developed for single family detached dwellings.

3.0 Official Plan and Zoning Status

The subject property is designated in the Official Plan as "Residential" and "Commercial" and is located in the Westgate Secondary Plan area. The Westgate Secondary Plan, which in the case of the subject land consists of Chapter C34, designated the southerly portion of the subject lands as "Commercial" and the northerly portion "High Density Residential", with a narrow "Open Space" designation between the two.

By-law 861, as amended by By-law 176-79, zones the southerly portion of the subject lands C5A and the northerly portion RM3B - Section 242.

Considering the foregoing amendments to both the Official Plan and the Zoning By-law are necessary to facilitate the development proposed.

D3-4

4.0 Proposal

The subject application proposes to subdivide the lands into 74 single family residential lots, a .005 hectare (.012 acre) area of open space and a 3 metre wide walkway to North Park Drive. Ten of the lots are proposed to obtain access directly from Nuffield Street, while access to the remaining 64 lots is proposed via a cul-de-sac from Nuffield Street in a north-south direction and a second and third cul-de-sac from the first in east-west directions. The first cul-de-sac is proposed to swing to the west and terminate at the future open space area abutting the subject property to the west. The walkway is proposed between the end of the third cul-de-sac and North Park Drive, thereby facilitating pedestrian movements between the future parkland or open space to the west and the existing parkland or open space to the east, on the opposite side of North Park Drive.

To facilitate the proposed development, the applicant has submitted an application to amend both the Official Plan and the Zoning By-law. In this respect, the applicant is requesting that, with the exception of the small open space area, the site be designated for low density residential purposes and zoned to permit single family detached dwellings with the following requirements:

- | | |
|--------------------------|--|
| Minimum Lot Area | - corner lot - 288 square metres |
| | - interior lot - 384 square metres |
| Minimum Lot Frontage | - corner lot - 9 metres |
| | - interior lot - 12 metres |
| Minimum Lot Depth | - 32 metres |
| Minimum Front Yard Depth | - to main wall of building - 4.5 metres |
| | - to front of garage or carport - 6 metres |

- Minimum Rear Yard Depth - 7.6 metres
- Minimum Side Yard Width - adjacent to a road allowance - 3 metres
- adjacent to a public walkway or parkland - 1.2 metres for the first storey plus 0.6 metres for each storey above the first .
- all other side yards - 0 metres with the distance between the walls of two dwellings not to be less than 1.8 metres and the total width of side yards on any lot not to be less 1.8 metres
- Maximum Building Height - 2 storeys
- Minimum Parking Spaces per Dwelling - 2, one of which must be located in a garage
- Minimum Front Yard Landscaped Open Space - 40 percent of the front yard of an interior lot, and 50 percent of the front yard of a corner lot and 30 percent of the front yard of a lot where the side lot lines converge towards the front lot lines.

5.0 Comments from Other Agencies and Departments

The Public Works Division advise that all drainage facilities and grading plans shall be designed to the approval of the Public Works Division. In this respect they note that considering the requested minimum side yard requirement of 1.8 metres, the applicant should be advised that drainage restrictions in these situations will be

imposed unless all of the 1.8 metres is on one lot. Further, they advise that where less than 2.4 metres of separation between structures is being provided, no back to front 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. Sidewalks will be required on at least one side of "A" Place and on one side of "B" Place and "C" Place.

The Building Division advise they have no comments.

The Community Services Department request that, in order to reduce the length of the walkway to North Park Drive and in order to provide a more direct pedestrian route from North Park Drive to the future parkland to the west of the subject lands, the proposed walkway, namely block 75, be relocated to be between lots 36 and 37. They also request that sidewalks be provided on "C" Place and "A" Place to provide a continuous pedestrian connection between the walkway and the future parkland to the west.

The Fire Department advise they have no comments or objectives.

Brampton Transit have indicated a concern regarding the applicant's desire to reduce the density as the surrounding developments are predominantly low density. They note that the effect of low density development on transit service reduces its financial viability. They request that higher degrees of density be encouraged in the area to firstly compensate for this reduction and to increase the overall density of the area west of Dixie Road and north of Williams Parkway.

The Region of Peel advise that sanitary sewer service is available on Nuffield Street and municipal water is available on Nuffield Street and North Park Drive. Regional roads are not directly affected.

The Metropolitan Toronto and Region Conservation Authority advise they have examined the plan and as it does not conflict with any plans or policies of the Authority, they are willing to recommend the plan for approval as submitted.

The Peel Board of Education advise that they have no objection to the further processing of the draft plan of subdivision provided that the following statement is included in the conditions of draft approval as well as the Engineering Agreement:

"The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy."

Also, the Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:

"Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy."

The Board requires the above to ensure that prospective purchasers of homes in this area are aware of the school accommodation situation.

They advise that this plan of subdivision proposed a significant number of units for which there is no available permanent accommodation. The Board will therefore be utilizing portable

D3-8

- 7 -

accommodation and busing to holding schools until justification and funding for a new school is available from the Ministry of Education.

The anticipated yield from the plan is as follows:

K-5	19
6-8	11
9-13	15

The students generated are presently within the following attendance areas:

Birchbank Public School	K-5
Balmoral Drive Senior Public School	6-8
North Park Secondary School	9-13

The schools have the following enrolments and capacities:

	<u>Enrol.</u>	<u>OME-10%</u>
Birchbank P.S.	448	608
Balmoral Dr. Sr. P.S.	526	718
North Park S. S.	1536	1328

The Dufferin-Peel Roman Catholic Separate School Board advise that separate school pupils generated as a result of the proposed plan of subdivision will be accommodated at St. Marguerite Bourgeoys separate school located on North Park Drive.

It is estimated that the 74 single family units proposed in the plan will yield approximately 20 junior kindergarten to grade eight separate school pupils.

Since these pupils will be walking to school they note it is essential that there be sidewalks in the subdivision and (if not there already) along North Park Drive and Nuffield Street.

6.0 Discussion

As noted earlier the subject lands are designated in the Secondary Plan for the area, in part for "Commercial" purposes and in part for "High Density Residential" purposes. The applicant has advised that current market conditions are not conducive to either of these designations for the subject lands and thereby requests an amendment to the Official Plan to permit the development of the site for single family detached dwellings. In reviewing this request the Planning Policy and Research Division of the Planning and Development Department analyzed the impact of the proposed deletion of the Commercial designation on the subject lands in relation to the supply of commercial space to the general area in which the subject lands are located. After this analysis it was concluded that the deletion of the Commercial designation on the subject site would not have a negative impact on the supply of an appropriate amount of commercial space to the area.

Regarding other aspects of the requested Official Plan amendment staff note that the portion of the subject lands currently designated "High Density Residential" could yield approximately 150 multiple family units if developed to its maximum density of 86.5 units per hectare (35 units per acre). If the applicant's proposal to develop the entire site for a total of 74 single family units were approved it would result in a reduction of 76 dwelling units. In the opinion of staff, such a decrease over a small segment of a large plan of subdivision is minor in nature and will have little if any effect on the existing or future infrastructure of this residential community.

Considering the foregoing, in principle, staff have no objections to the proposed development.

Concerning the details of the subject proposal the applicant has requested an amendment to the Zoning By-law to facilitate development of single family detached dwelling zoning, with the

P 3-10

- 9 -

exception of the small open space block, which will permit a total of 74 dwellings on lots having minimum frontages of 9 metres (30 feet). In addition, the applicant has requested specific building setback provisions including a request that side yards may be reduced to 0 provided 1.8 metres is maintained between dwellings.

In considering the proposed zoning, it is noted that although the zoning restrictions proposed are consistent with the City's current standards for small lot singles and therefore acceptable, it is also noted that a number of the lots shown on the plan will exceed the minimums proposed.

Lots 1 to 10 are proposed to have minimum widths of 11.0 metres (36 feet) in recognition of their frontage on Nuffield Street however, a separate zoning category has not been requested. Staff are of the opinion that lots 1 to 10 should be larger than the balance of the proposed lots in recognition of their frontages on Nuffield Street and therefore suggest that these lots be placed in a separate zoning category containing the following standards:

Minimum Lot Area	- corner lot - 352 square metres - interior lot - 448 square metres
Minimum Lot Frontage	- corner lot - 11 metres - interior lot - 14 metres
Minimum Lot Depth	- 32 metres
Minimum Front Yard Depth	- to main wall of building - 4.5 metres - to front of garage or carport - 6 metres
Minimum Rear Yard Depth	- 7.6 metres
Minimum Side Yard Width	- adjacent to a road allowance - 3 metres

- adjacent to a public walkway or parkland - 1.2 metres for the first storey plus 0.6 metres for each storey above the first

- all other side yards - 0 metres with the distance between the walls of two dwellings not to be less than 1.8 metres and the total width of side yards on any lot not to be less 1.8 metres

Maximum Building Height

- 2 storeys

Minimum Parking Spaces per Dwelling

- 2, one of which must be located in a garage

Minimum Front Yard Landscaped Open Space

- 40 percent of the front yard of an interior lot, and 50 percent of the front yard of a corner lot and 30 percent of the front yard of a lot where the side lot lines converge towards the front lot lines.

As with other developments as that being proposed, the provision of maintenance easements will be necessary for all lots where less than 1.2 metres (4 feet) side yards are being provided.

The design of the proposed draft plan has been primarily determined by the limited size and shape of the subject site. Due to this limited size and shape solar orientation of lots has not been practical. As a result, solar orientation is not a prominent feature of the plan. However, the size and shape of the property should not preclude other energy saving techniques. It is therefore recommended that prior to the sale of any dwelling units or the issuance of any building permits, that the applicant obtain the

approval of the Commissioner of Planning and Development regarding the provision of features to be included in the design of buildings to minimize energy consumption.

A total of 74 single family detached dwelling lots are proposed. Ten with direct frontage to Nuffield Street and the balance on three cul-de-sacs. The first running in a northerly direction from Nuffield Street and terminating in a bulb at the westerly boundary of the site, abutting the future parkland to the west. The second and third run in an easterly direction terminating in bulbs, one lot depth from the easterly property boundary.

With respect to the first cul-de-sac, it is noted that streets which terminate in bulbs abutting existing or proposed parkland would normally be discouraged by staff for obvious maintenance and aesthetic reasons. However, in the case of the subject proposal, staff note that the road pattern as proposed will facilitate a pedestrian connection between the future parkland to the west and the existing parkland to the east on the opposite side of North Park Drive via proposed Streets "A" and "B" and the proposed walkway between lots 35 and 36. To provide a more direct pedestrian connection it is recommended that the proposed walkway be relocated to between lots 36 and 37. With such a modification, staff feel there is some validity in terminating the cul-de-sac abutting the future parkland to the west. If this road pattern is to be acceptable, it is recommended that a landscaping and fencing treatment be provided in the future park to the west and in the proposed open space block (Block 76) abutting the boundaries of lots 50 and 51 to improve the aesthetics of this portion of the plan and to ensure a reasonable level of privacy for the future residents of these lots.

It is noted that Block 76, the small open space area proposed at the end of the first cul-de-sac is not considered as usable parkland and should only be considered as access to the future parkland to the west. Staff therefore recommend that Block 76 be landscaped to the

satisfaction of the City and deeded as a pedestrian access, to be maintained in conjunction with the future parkland to the west. Cash-in-lieu of parkland is thereby recommended.

Also considering the design of the proposed plan, it is noted that one lot (lot 10) will flank North Park Drive, six lots (lots 17 to 21, and lots 36 and 37) will back onto North Park Drive and fourteen lots (lots 37 to 50) will back onto the abutting multiple family development to the north. Although staff recognize that traffic noise levels on North Park Drive do not justify a requirement for the construction of noise abatement features (i.e. acoustical wall) it is recommended that in order to achieve a uniform streetscape along North Park Drive and an acceptable degree of privacy for the future residents of the lots abutting North Park Drive and the multiple family development to the north, the applicant be required to construct 1.8 metre wood screen fencing on all lots which abut North Park Drive, the walkway (Block 75) and the multiple family development to the north, in locations satisfactory to the City. Such fencing is to be of a quality commensurate with acoustical abatement specifications, similar to that existing on North Park Drive, in the vicinity of the subject site.

Considering the proposed lotting pattern it is noted that no lots are intended to obtain direct access from North Park Drive. To ensure that such access arrangements are adhered to, the applicant proposes that the existing 0.3 metre reserve along the west side of North Park Drive abutting the east limit of the site remain in place. Conversely, since direct access to lots is proposed from Nuffield Street, it will be necessary for the applicant to obtain the portion of the existing 0.3 metre reserve on the north side of Nuffield Street abutting the subject site from the City, and include it in the plan to be registered as part of Nuffield Street and provide a 0.3 metre reserve at this hypotenuse of the daylight triangle on lot 10. It is also noted that lots 17, 18, 35, 36, 59 and 60 have increased widths to accommodate storm drainage facilities and lots 37 and 38 are of an increased size in response

03-14

- 13 -

to their shape and their location within the plan. Concerning these latter two lots, specific requirements in their zoning will be necessary to accommodate their size and shape.

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 procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare an appropriate amendment to the Zoning By-law and that draft approval of the proposed plan of subdivision be subject to the following conditions:
 1. The approval be based on the draft plan, revised submission, dated December 6th, 1984, prepared by Johnson, Sustromk, Weinstein and Associates and redlined revised as follows:
 - (a) a 0.3 metre reserve be shown on lot 10 along the hypotenuse of the daylight triangle at the intersection of Nuffield Street and North Park Drive.
 - (b) the walkway, namely block 75, be relocated to between lots 36 and 37.
 2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements

of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.

3. The applicant shall agree by agreement to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
4. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and the Zoning By-law to permit the proposed development.
5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
6. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel and begin with the letter "N".
7. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense.
8. Development of the subject lands shall be staged to the satisfaction of the City.
9. The maximum number of lots permitted on the site shall be 74.
10. The applicant shall agree by agreement to pay cash-in-lieu for the Public Open Space requirement equivalent to five percent of the subject lands in accordance with the Planning Act and City policy.

11. The applicant shall agree by agreement to provide a landscape and fencing treatment to the satisfaction of the City on the future parkland to the west of the subject lands and on Block 76 abutting the property boundaries of lots 50 and 51.
12. Block 76 which serves as an access to the future parkland to the west of the subject lands be conveyed to the City as a walkway and shall be landscaped according to City standard.
13. The applicant shall agree by agreement to erect fencing in accordance with the City's fencing policy, including fencing along the lot lines of all lots which abut Block 76 or any future or existing parkland, open space or buffer areas.
14. The applicant shall agree by agreement to erect 1.8 metre high wooden screen fencing on all lots abutting North Park Drive, abutting the multiple-family development to the north and at the North Park Drive entrance to Block 75, in locations, and of a quality satisfactory to the City.
15. The applicant shall agree by agreement that the walkway, namely Block 75, shall be a minimum of 3 metres in width and shall be conveyed to the City.
16. The applicant shall agree by agreement to make satisfactory arrangements with the City to obtain that portion of the 0.3 metre reserve on the north side of Nuffield Street which abuts the south boundary of the subject lands and to include said reserve as part of Nuffield Street in the plan to be registered.
17. The applicant shall agree by agreement to convey to the City the 0.3 metre reserve on lot 10 along the hypotenuse


of the daylight triangle at the intersection of Nuffield Street and North Park Drive.

18. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to deal with the external appearance of the dwellings.
19. The applicant shall agree by agreement 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.
20. The applicant shall agree by agreement to create easements for maintenance purposes for all lots where less than 1.2 metres (4 feet) side yards are being provided.
21. The applicant shall agree by agreement, in wording acceptable to the City, that:
 - (1) Prior to the final approval of this plan or any on-site grading, the owner or his agent shall submit for the review and approval of the City, a report describing:
 - (i) the means by which storm water will be conducted from the site and any storm water management techniques that will be used;
 - (ii) the construction practices which will be used to limit the effects of siltation and erosion on the site, prior to, during and after the construction period.


- (2) To carry out, or cause to be carried out the works recommended in Condition 21(1) parts (i) and (ii) above.
22. The applicant shall agree by agreement that where less than 2.4 metres of separation between structures is being provided, no back to front 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.
23. The applicant shall agree by agreement to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.
24. The applicant shall agree by agreement to have the following warning clause placed in all purchase and sale agreements for a period of 5 years from the date of registration of the subdivision agreement:

"Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy."

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development

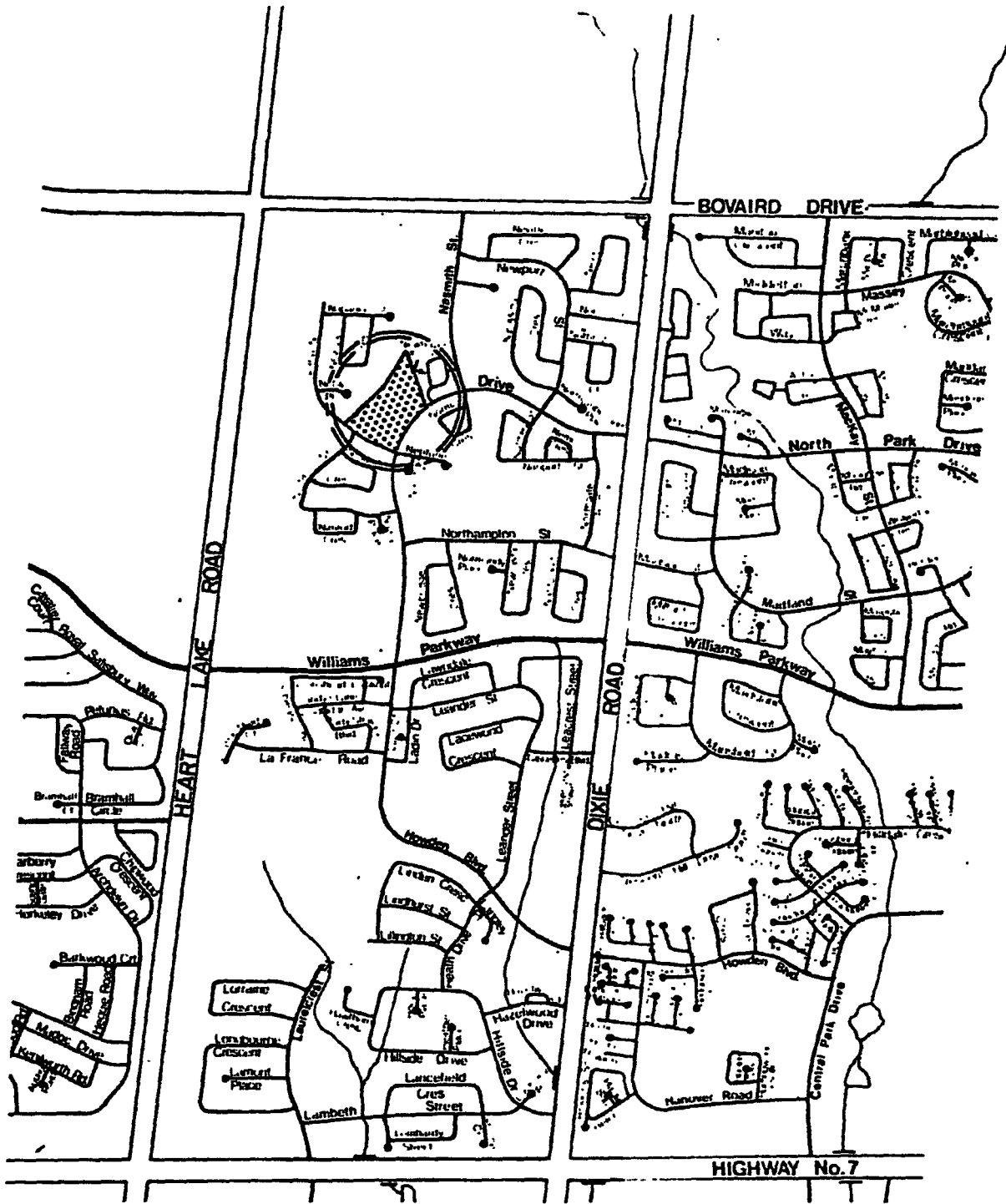


L.W.H. Laine, Director of
Planning and Development
Services Div.

Enclosures (3)

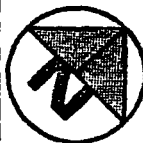
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03-20



BRAMALEA LIMITED

Location Map



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CITY OF BRAMPTON
Planning and Development

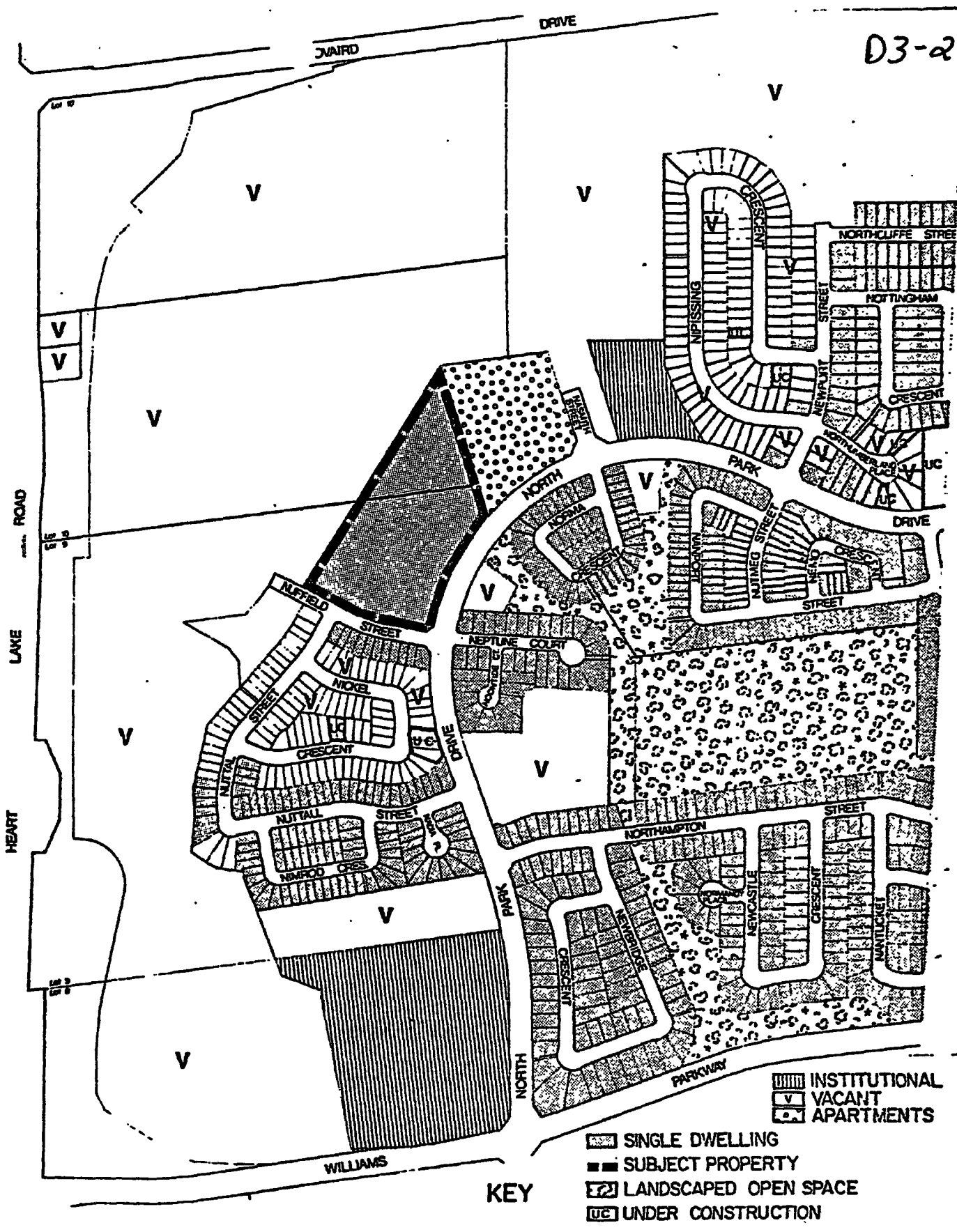
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File no. C3E9.4

Map no. 45-23A

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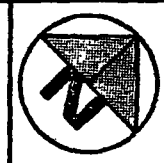


KEY

- SINGLE DWELLING
- INSTITUTIONAL APARTMENTS
- LANDSCAPED OPEN SPACE
- VACANT
- SUBJECT PROPERTY
- UNDER CONSTRUCTION

BRAMALEA LIMITED

Land Use

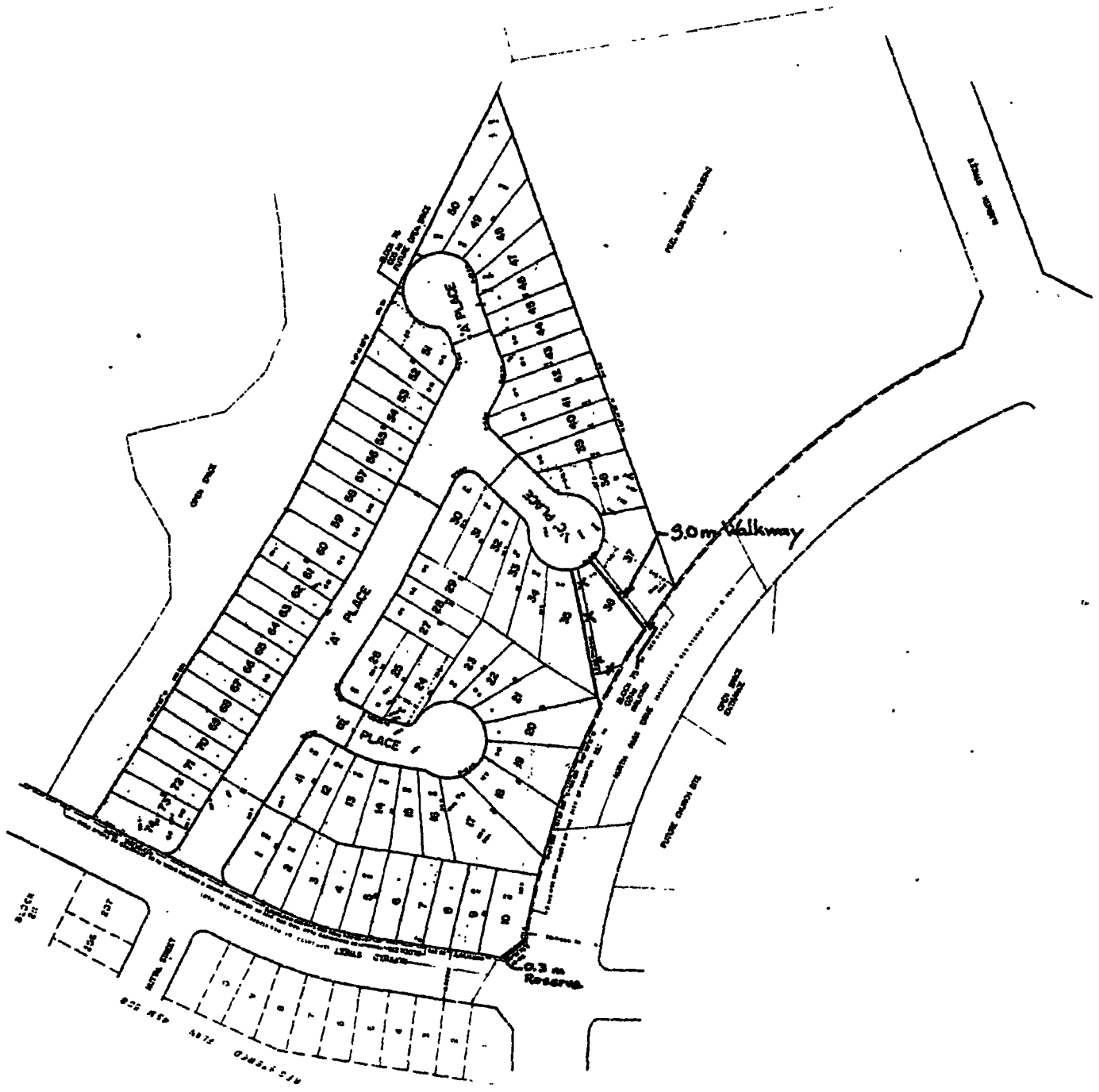


1:7200

CITY OF BRAMPTON
Planning and Development

Date: 85 01 09 Drawn by: RB
 File no. C3E9.4 Map no. 45-23C

D3-22



BRAMALEA LIMITED



CITY OF BRAMPTON
Planning and Development

Proposed Draft Plan of Subdivision-Redlined 1:2400

Date: 85 01 09 Drawn by: RB
File no. C3E9.4 Map no. 45-23B

INTER-OFFICE MEMORANDUM

E12

Office of the Commissioner of Planning & Development

1985 06 10

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Proposed Plan of Subdivision and
Application to Amend the Official Plan
and Zoning By-law
BRAMALEA LIMITED
Part of Lots 9 and 10, Concession 3, E.H.S.
City of Brampton - Ward 7
Region of Peel File: 21T-84046B
Our File: C3E9.4


The notes of the Public Meeting held on Wednesday, June 5, 1985 with respect to the above noted application are attached for the information of Planning Committee.

No members of the public appeared at the meeting and no letters of objection or comments have been received.


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

- A) the notes of the Public Meeting be received,
- B) the application to amend the Official Plan and Zoning By-law be approved and the draft plan of subdivision be recommended for draft approval subject to the conditions contained in the staff report dated April 10, 1984; and
- C) staff be directed to prepare the appropriate documents.

AGREED


F. R. Dalzell,
Commissioner of Planning
and Development

FRD/DR/ec
attachment


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

E12-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, June 5, 1985, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:39 p.m. with respect to an application by BRAMALEA LIMITED (File: C3E9.4) to amend both the Official Plan and the Zoning By-law to permit the subdivision of the subject property into 74 single family residential lots, a .005 hectare (.012 acre) area of open space and a 3 metre wide walkway to North Park Drive.

Members Present: Councillor D. Sutter - Chairman
Alderman H. Chadwick
Alderman C. Gibson
Councillor N. Porteous

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
J.A. Marshall, Director of Planning Policy
and Research
W. Lee, Manager, Community Design Section
J. Robinson, Development Planner
D. Ross, Development Planner
E. Coulson, Secretary

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

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:40 p.m.