



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 15-89

To adopt Amendment Number 153
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 153 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 153 to the Official Plan of the City of Brampton Planning Area.

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

this 9th day of January, 1989.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

B/- hw 15-89

AMENDMENT NUMBER 153
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA


21-OP-0031-153

- 1

Amendment No. 153
to the
Official Plan of the
City of Brampton Planning Area

Amendment No. 153 to the Official Plan for the Brampton Planning Area, which has been 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, as Amendment No. 153 to the Official Plan for the Brampton Planning Area.

Date *Mar. 20, 1989*



L.J. Fincham
Director
Plans Administration Branch
Central and Southwest



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DM

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

JAN 17 1989

AMENDMENT NUMBER 153
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose

The purpose of this amendment is to change certain land use designations and related policy provisions of the secondary plan for the area known as New Development Area Number 11. More specifically, this amendment:

- deletes a "Hazard Lands" designation to facilitate the construction of a box culvert system for storm water management purposes, instead of the originally prescribed open drainage channel;
- changes specific policy references in the secondary plan to replace requirements for an open storm drainage channel with the proposed box culvert system;
- adds separate requirements for an effective north/south pedestrian link, which was originally associated with the open drainage channel;
- adjusts the configuration of an "Open Space - Neighbourhood Park" designation which was originally integrated with the open drainage channel, adjacent to the separate elementary school site; and,
- modifies the open space provisions to ensure that the designated "Parkette" facility is appropriately located to serve medium density residential development.

2.0 Location

The lands subject to this amendment are situated south of Queen Street West, east of Second Line West, comprising part of the west half of Lots 2, 3, 4 and 5, Concession 2, W.H.S., of the former Township of Chinguacousy, now in the City of Brampton.

The subject lands are located within the secondary planning area identified as New Development Area Number 11, on Schedule "D" to the Brampton Official Plan.

3.0 Amendment and Policies Relative Thereto:

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 15 as set out in the first paragraph of section 7.2.7.15, Amendment Number 153;
- (2) by adding to the legend of Schedule SP15(b) thereof, the new designation of "Pedestrian Walkway/Link" as shown on Schedule A to this amendment;
- (3) by changing on Schedule SP15(b) thereof, the land use designations of the lands outlined on Schedule A to this amendment and referenced "A" through "C", from the existing land use designation set out in the left-hand column of Table 3.1, to the new land use designation indicated in the right-hand column of Table 3.1;

TABLE 3.1

LOCATION ON SCHEDULE A	EXISTING DESIGNATION	NEW DESIGNATION
A	Hazard Lands	Low and Medium Density Residential
B	Low and Medium Density Residential	Open Space - Neighbourhood Park
C	Open Space Neighbourhood Park	Low and Medium Density Residential

- (4) by adding to Schedule SP15(b) thereof, the designation of "Linear Buffer Strip" in the location outlined and referenced as Area "D" on Schedule A to this amendment;
- (5) by adding to Schedule SP15(b) thereof, the designation of "Pedestrian Walkway/Link" in the location outlined and referenced as Area "E" on Schedule A to this amendment;
- (6) by deleting therefrom policy 3.4.6, and substituting therefor the following:

"3.4.6 A "Parkette" with an area of approximately 0.24 hectares (0.5 acres) shall be established in accordance with the provisions of CHAPTER 2, policy 2.5.1.3.16 of the Official Plan. The location of the "Parkette" designated on Schedule SP15(b) is not intended to be fixed, and may be relocated to areas of medium density residential land use, as deemed appropriate by the City."

- (7) by adding thereto, as policy 3.4.9 the following:

"3.4.9 It is the intent of this plan to establish a north/south pedestrian link between the major elements of the open space system, and community facilities. Accordingly, provision shall be made in implementing plans of subdivision to establish a pedestrian walkway/link between the "Linear Buffer Strip" designated on Schedule SP15(b), and the valley feature associated with the "Hazard Lands" designation, the separate secondary school site, and community park designated on Schedule SP15(b).

Such a pedestrian walkway/link shall be established in the general location outlined on Schedule SP15(b), and shall consist of sidewalks, walkways and pedestrian foot bridges to the satisfaction of the City."

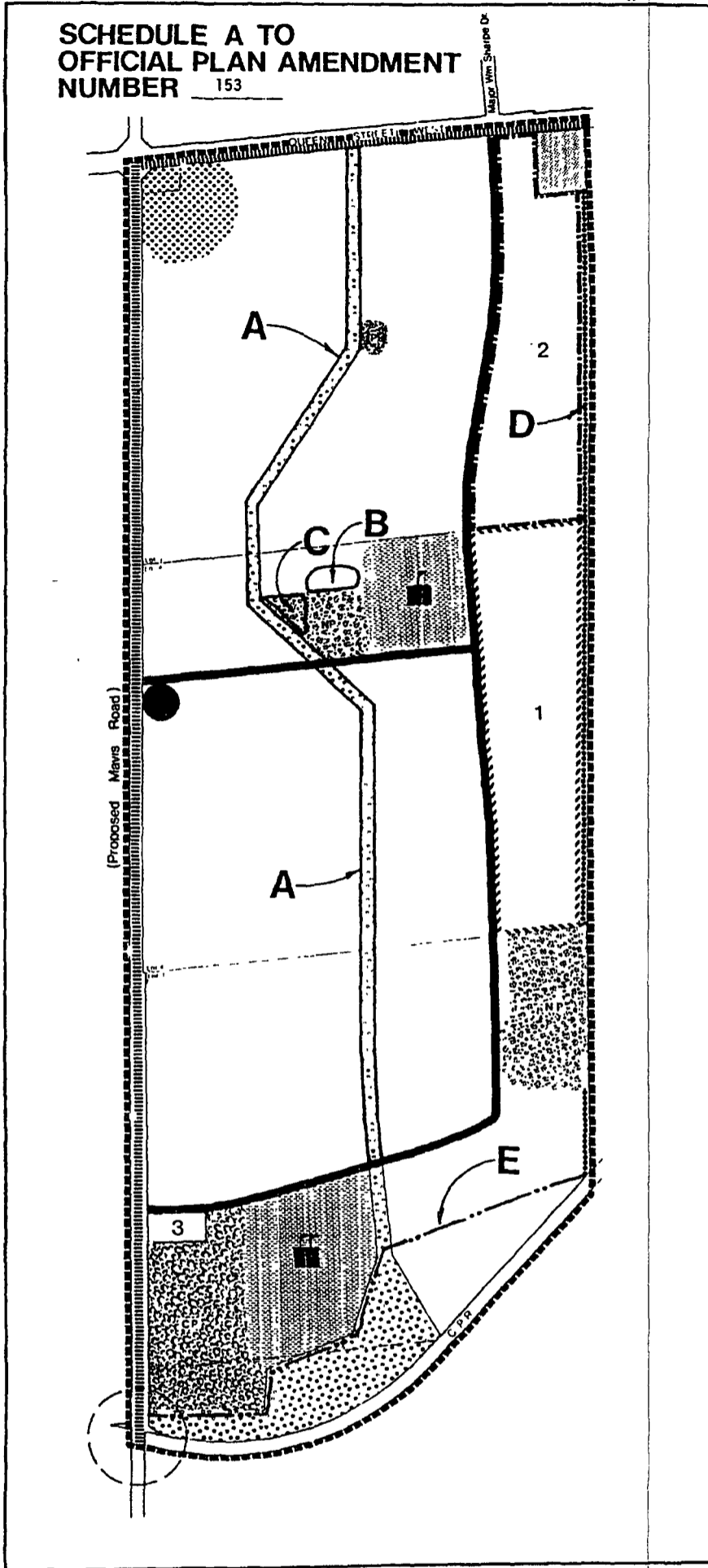
- (8) by deleting therefrom section 3.5.1 and substituting therefor, the following:

"3.5.1 Lands designated "Hazard Lands" on Schedule SP15(b) are intended to be used for storm water management purposes and complimentary open space uses in accordance with the policies of CHAPTER 1, subsection 1.2 of the Official Plan. Designated "Hazard Lands" shall remain, where practicable in their natural state to enhance the natural landscaping of the locality."

- (9) by adding thereto, the following to the end of policy 5.1:

"Storm water may be conducted within New Development Area Number 11 by means of a boxed culvert, open drainage channel, or combination thereof, subject to the approval of the conservation authority having jurisdiction, and the City.

**SCHEDULE A TO
OFFICIAL PLAN AMENDMENT
NUMBER 153**



Schedule SP 15(b)

New Development Area Number 11

Date July 1988



Legend

- | | |
|--|---------------------------|
| New Development Area 11 Boundary | Community Park |
| Low & Medium Density Residential | Neighbourhood Park |
| Neighbourhood Commercial | Parkette |
| Convenience Commercial | Special Policy Area No. 1 |
| Service Commercial | Special Policy Area No. 2 |
| Institutional Separate Secondary School | Special Policy Area No. 3 |
| Institutional Separate Elementary School | Major Arterial Road |
| Open Space | Minor Collector Road |
| Linear Buffer Strip | Proposed Grade Separation |
| Hazard Lands | Pedestrian Walkway/Link |

BACKGROUND MATERIAL

The following is background material to Official Plan Amendment Number 153 :

1. Correspondence dated 1988 08 10 from the Ministry of Municipal Affairs.
2. Correspondence dated 1988 08 09 from the Regional Municipality of Peel.
3. Correspondence dated 1988 09 08 from the Dufferin-Peel Roman Catholic Separate School Board.
4. Correspondence dated 1988 08 30 from the Credit Valley Conservation Authority.
5. Report from the Commissioner, Planning and Development dated 1988 10 07.
6. Correspondence dated 1988 10 11 from the Ministry of Natural Resources.
7. Report dated 1988 11 15 from the Commissioner, Planning and Development, forwarding the notes of the public meeting held on November 2, 1988.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

October 7, 1988

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: **Proposed Official Plan Amendment**
LAKEVIEW ESTATES LIMITED
BRAMPTON 4-2 WEST LIMITED
New Development Area Number 11
Secondary Plan (OPA 123)
Ward Number 4
Our File Number: SP-34

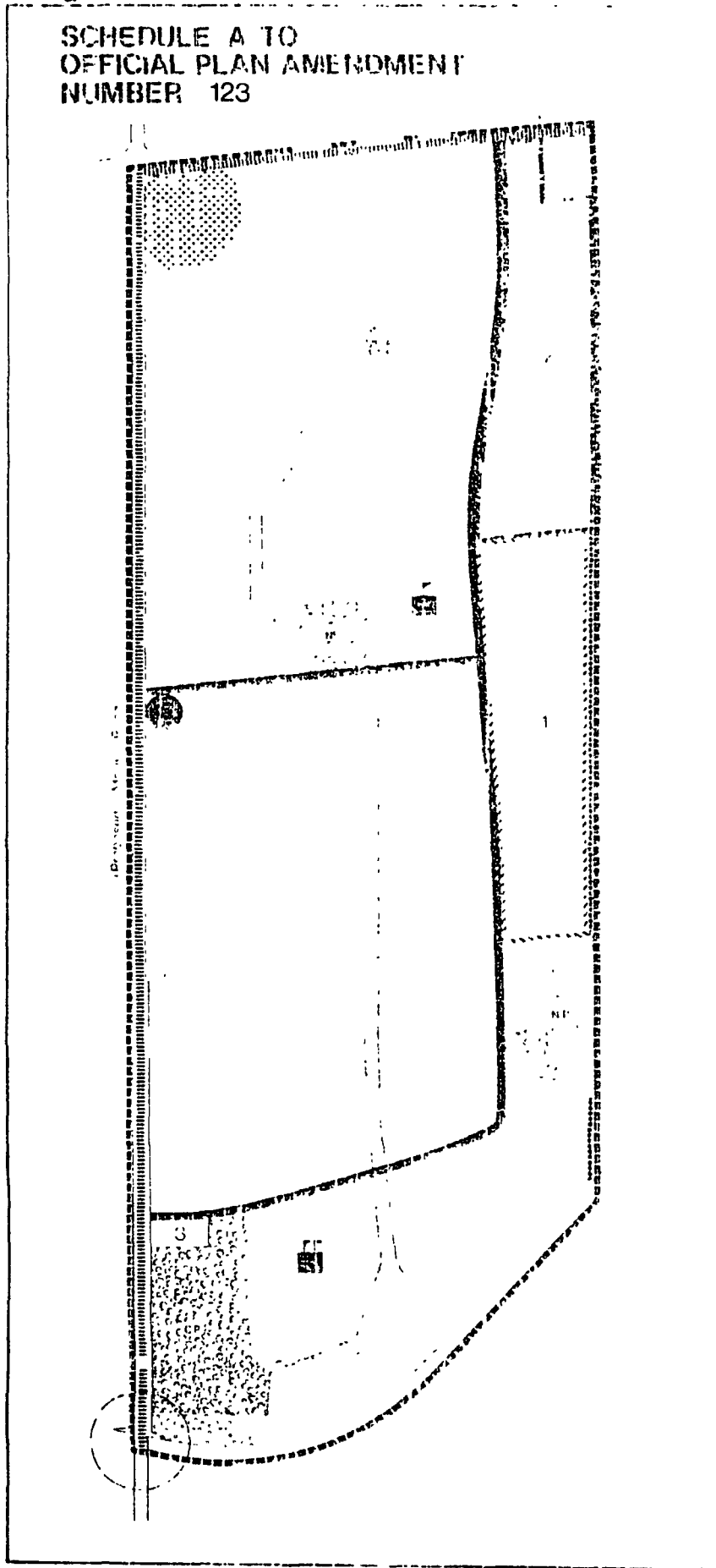
BACKGROUND

In August of 1987 City Council adopted a secondary plan for the locality known as New Development Area Number 11. The subject lands:

- are situated south of Queen Street West, east of Second Line West, comprising part of the west half of Lots 2, 3, 4 and 5, Concession 2, W.H.S.; and,
- have an area of 122.8 hectares (303.5 acres).

This secondary plan was approved without modification, by the Ministry of Municipal Affairs in December of 1987. The land use schedule to the approved secondary plan is shown as Map 1 to this report. The subject lands are intended to be used for low and medium density residential purposes (single, semi-detached and townhouse dwelling types). The potential residential capacity of the area is 1,734 dwelling units. Population capacity will be in the order of 6,070. Other land use allocations prescribed by the secondary plan include:

SCHEDULE A TO
OFFICIAL PLAN AMENDMENT
NUMBER 123



New Development Area Number 11
Secondary Plan

Date January 1987



Legend

MAP 1

- | | |
|--|---------------------------|
| New Development Area 11 Boundary | Community Park |
| Low & Medium Density Residential | Neighbourhood Park |
| Neighbourhood Commercial | Parkette |
| Convenience Commercial | Special Policy Area No 1 |
| Service Commercial | Special Policy Area No 2 |
| Institutional Separate Secondary School | Special Policy Area No 3 |
| Institutional Separate Elementary School | Major Arterial Road |
| Major Open Space | Minor Collector Road |
| Linear Buffer Strip | Proposed Grade Separation |
| Hazard Lands | |

- community park - 10.4 acres;
- neighbourhood parks (2) - 7.4 acres;
- parkette - 0.5 acres;
- school sites (2) - 21.0 acres;
- neighbourhood commercial - 6.0 acres; and,
- convenience and service commercial - 3.8 acres.

In addition a "Hazard Lands" designation (20 acres) is included, which accommodates a proposed open storm drainage channel, traversing the development area in a southerly direction, and terminating in a detention pond.

PROPOSAL

The major land owners in the locality (Lakeview Estates and Brampton West 4-2 Limited) have submitted draft plans of subdivision for approval in accordance with standard procedures. (See Map 2). In addition, an application to amend the secondary plan has also been submitted by the landowners. The intent of the proposed amendment is to:

- remove a large portion of the "Hazard Lands" designation in the secondary plan; and,
- replace the open storm drainage channel with an underground box culvert system.

This would effectively increase the amount of developable tableland for low and medium density residential purposes (by approximately 7.7 acres).

E5-4

Springbrook

QUEEN STREET WEST

574971 Ontario Ltd.
86056B Lakeview Estates Ltd.

Brampton West 4-2 Ltd.
86019B

Lakeview Estates Ltd.
86058B

CHINGLIACIOUSY ROAD

STEELES AVENUE WEST

McLAUGHLIN ROAD

Charolais Boulevard

Proposed Plans of Subdivision
MAP 2



1:25000

CITY OF BRAMPTON
Planning and Development

Date: 1988 08 30 Drawn by: P.S.

File no. Map no.

The purpose of this report is to address the technical and planning merits of this proposed amendment to the secondary plan. A separate report will be presented to Planning Committee at a later date concerning the details of the individual plans of subdivision, pending council's approval of the secondary plan amendment.

INTENT OF THE APPROVED SECONDARY PLAN

The storm water management strategy prescribed by the secondary plan for New Development Area Number 11 was based on a comprehensive engineering and drainage plan prepared by the Rand Engineering Corporation in 1985.

This storm water management plan designed a drainage pattern associated with:

- an existing minor tributary of the Credit River which traverses the study area in a southerly direction; and,
- a distinct valley feature located north of the Canadian Pacific Railway.

The plan set out various options for conducting storm water flows through this drainage system; including;

- an open drainage channel utilizing the watercourse of the minor tributary; and,
- enclosing the watercourse/drainage channel in an underground box culvert system.

Both of these options would include a storm water detention pond in the valley feature north of the Canadian Pacific Railway.

For a variety of engineering and economic reasons, the open storm drainage channel was selected as the preferred storm water management strategy. This was subsequently incorporated in the secondary plan for the area through an appropriate "Hazard Lands" designation.

The secondary plan also utilized the open drainage channel as a linkage feature between major elements of the open space system and community facilities. This would facilitate a continuous north-south pedestrian route from Queen Street West to the community park facility and separate secondary school site in the southerly portion of the secondary plan area. In this regard, the secondary plan made provision for extended channel widths to accommodate walkways and maintenance corridors. At the subdivision approval stage, the Credit Valley Conservation Authority would require the installation of special landscaping and slope stabilization measures to improve the safety and aesthetic features of the open drainage channel.

BASIS FOR THE PROPOSED SECONDARY PLAN AMENDMENT

Certain planning and economic factors have occurred since the approval of the secondary plan which affect the feasibility of maintaining an open channel facility. These factors relate primarily to the economic costs of establishing and maintaining a facility of this nature. Land values have increased dramatically since the approval of the Rand Storm Water Management Study in 1985. This factor alone enhances the feasibility, from the developer's perspective, of covering the channel and utilizing the surface for development purposes. In addition, the costs associated with slope stabilization and aesthetic measures required by the Conservation Authority significantly diminish the financial feasibility of developing the locality with an open channel.

Once the development of the area is complete, the open channel and associated lands are conveyed to the municipality. At this time, the municipality assumes all costs associated with maintaining the channel in a safe and attractive condition. This entails grass cutting, clearing of debris from the watercourse and maintaining the pedestrian walkway. From

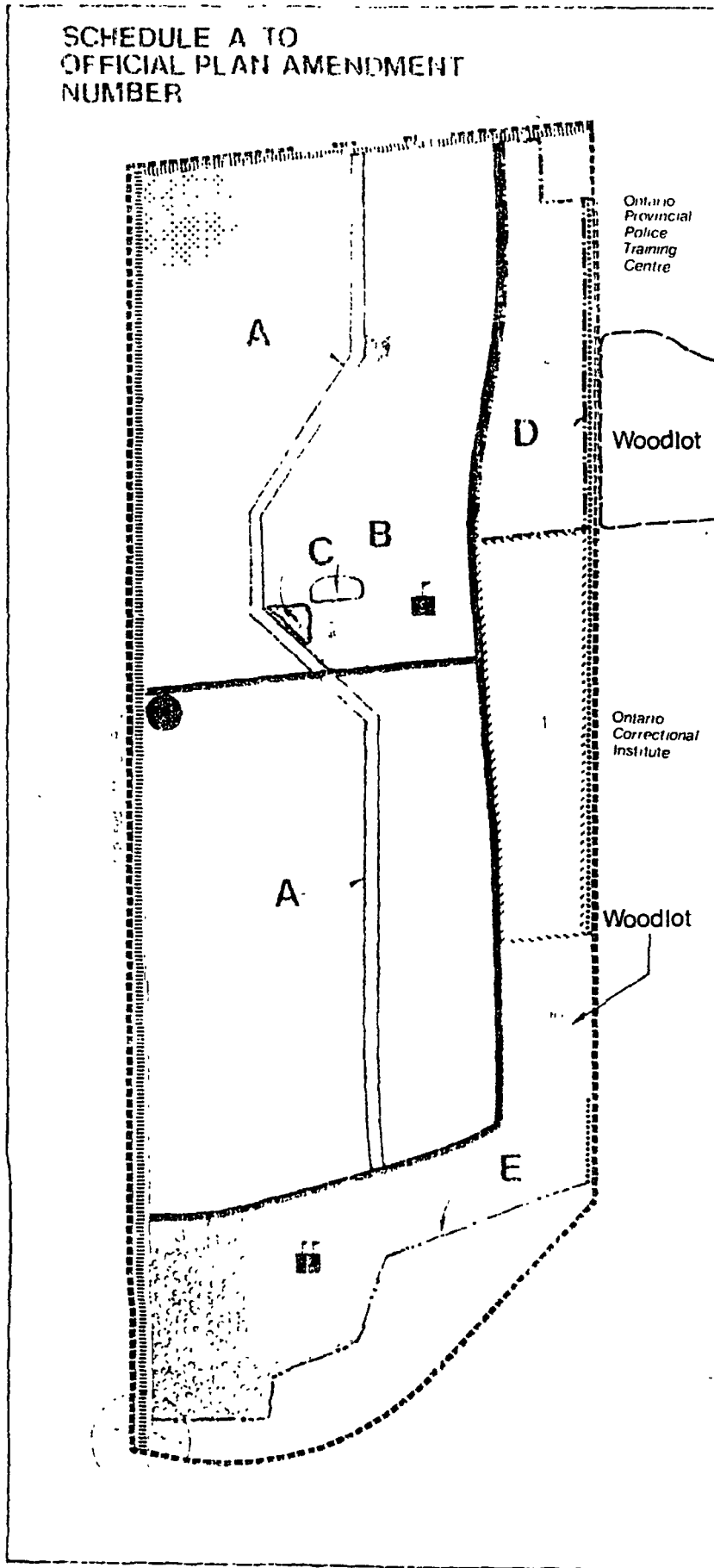
the City's perspective, the aesthetic and recreational value of maintaining the open channel must outweigh these maintenance costs. In this regard, it is important to note that the existing tributary is primarily seasonal in nature, and water flows are minimal. Post development water flows will be derived principally from storm drainage. Accordingly, the open drainage channel will be of little significance as a natural watercourse.

For planning purposes, the most important recreational attribute of the open channel system will be the planned north-south pedestrian link. However, the secondary plan for this area incorporates other natural and man-made features (e.g. woodlots and linear buffer strips) which could also provide appropriate settings for pedestrian links. Thus, the removal of the open drainage channel will not have any significant impact on the development of an effective pedestrian network.

From an engineering perspective, the substitution of the open drainage channel with a box culvert system will not have any impact on the effectiveness of storm water management. To gain approval from the Credit Valley Conservation Authority for this proposal, the development proponent must submit technical justification which proves the capability of the box culvert system. As noted in the comments section of this report, this documentation has met with the approval of the conservation authority.

DETAILS OF THE AMENDMENT

Map 3 illustrates the effect of the proposed official plan amendment to implement the intended land use redesignation, and change in storm water management strategy. Area "A" on Map 3 is the full extent of lands to be redesignated from "Hazard Lands" to "Low and Medium Density Residential" (approximately 7.7 acres). This will facilitate the construction of an underground box culvert system, which will follow the alignment of a local road. It should be noted that a small portion of the open storm drainage channel, and the entire detention pond, south of the most southerly east-west collector road is to remain in the "Hazard Lands" designation. Areas "B" and "C" represent the re-configuration of an "Open Space -



Proposed Official Plan Amendment
New Development Area Number 11 Date: July 1988

MAP 3

Legend

<ul style="list-style-type: none"> New Development Area 11 Boundary Low & Medium Density Residential Neighbourhood Commercial Convenience Commercial Service Commercial Institutional Separate Secondary School Institutional Separate Elementary School Open Space Linear Buffer Strip Hazard Lands 	<ul style="list-style-type: none"> Community Park Neighbourhood Park Parkette Special Policy Area No 1 Special Policy Area No 2 Special Policy Area No 3 Major Arterial Road Minor Collector Road Proposed Grade Separation Pedestrian Walkway/Link
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Neighbourhood Park" designation which was previously integrated with the open storm drainage channel.

As noted earlier, the implementation of the box culvert system will necessitate the relocation of the north-south pedestrian link. Areas "D" and "E" on Map 3 indicate the alignment of this proposed relocation. Area "D" is the northerly extension of a "Linear Buffer Strip" established in the secondary plan to separate residential uses from the Ontario Correctional Institute to the east. This buffer strip consists of a widened boulevard containing the pedestrian walkway, within a local frontage road right-of-way. The boulevard will have a width of 7.6 metres (25 feet), and shall be landscaped to the satisfaction of the City. It should be noted that this walkway will provide an essential link between two park/woodlot facilities as shown on Map 3.

Area "E" is the east-west connection to the Linear Buffer Strip, and will consist of a walkway system through the local road network. Connections to the separate secondary school site and community park will be facilitated by a footbridge over the remaining portion of the open drainage channel.

In an unrelated matter, a housekeeping text amendment is proposed to be "Open Space Parkette" designation (located in the northerly portion of the secondary plan area as shown on Map 3). This amendment will provide that the location of the "Parkette" is not fixed, and may be relocated to areas of medium density residential land use, during the subdivision approval process.

COMMENTS

The draft official plan amendment was circulated to affected agencies and departments and the following comments were obtained:

1. The Public Works and Building Department has advised that:
 - they have no comments from an engineering point of view.

2. The Community Services Department - Parks and Recreation has advised that:

- with respect to the closing of the existing open watercourse, we have reviewed our options from Queen Street down to the (planned) collector road and we are of the view that because there is not a continuous link and the channel terminates at the C.P.R., there is no advantage for a pedestrian corridor in this location; and,
- the area south of the collector road retained as an open naturalized channel 30-32 metres wide, maintained and the potential as a useable pedestrian corridor is preferable as suggested by the Credit Valley Conservation Authority, and supported by this Department.

3. The Dufferin-Peel Roman Catholic Separate School Board has advised that:

- They have no comment with respect to this proposed official plan amendment.

4. The Credit Valley Conservation Authority has advised that:

- The proposed amendment, if approved, will result in a revision to the implementation of the Brampton West Stormwater Management - Study. This study was formally approved by the Executive Committee of the Authority at its meeting held on September 13, 1985;
- Accordingly, formal approval of this revised storm drainage proposal will be required from the Authority's Executive Committee;
- They would not object, in principle, to the proposed official plan amendment. However, prior to recommending formal approval, the following conditions must be addressed:

1. That a detailed hydrologic and hydraulic analysis of the enclosure be completed.
2. That details be provided on the design of the open channel upstream of the pond. (In this regard, we recommend a 'naturalistic' channel design, incorporating a meandering low flow channel and variable side slopes, as well as a thorough rehabilitation and revegetation of all disturbed areas).
3. That detailed plans and analysis of the proposed pedestrian bridge crossing of the channel be provided. (In this regard, the bridge must pass the flow for the 25 year storm, the bridge deck elevation must maintain a 305 mm (1 foot) freeboard above the 25 year floodline elevation, and the bridge structure must not result in an adverse backwater effect).
4. That the appropriate approvals be applied for and received from the Authority's Executive Committee, pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations).
5. The Ministry of Natural Resources has advised that:
 - they have no objections in principle, to the proposed official plan amendment.

CONCLUSIONS AND RECOMMENDATIONS

The foregoing analysis has revealed that:

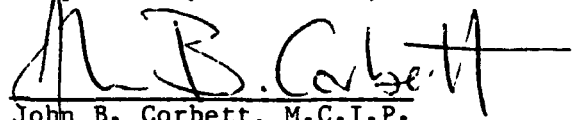
- the financial feasibility of constructing an open drainage channel in this locality is questionable from the developer's perspective;

- on-going maintenance costs to the City, outweighs the limited aesthetic and recreational value of retaining the open drainage channel;
- water flows contained within the drainage channel will be derived primarily from storm drainage, and therefore it will have only minor significance as a natural watercourse;
- the planned north-south pedestrian link originally integrated with the open drainage channel can be effectively relocated within the secondary planning area; and,
- from an engineering perspective, the substitution of the open drainage channel with a box culvert system can be justified, and has been approved by the Credit Valley Conservation Authority.

Accordingly, it is recommended that:


1. A public meeting be convened in accordance with City Council's procedures; and,
2. Subject to the results of the public meeting, the proposed amendment to the secondary plan for New Development Area Number 11 be approved.

Respectfully submitted,




John B. Corbett, M.C.I.P.
Policy Planner

AGREED


F.R. Dalzell, Commissioner,
Planning and Development

JBC/am/hg/18


J.A. Marshall, M.C.I.P.
Director of Planning Policy
and Research

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 15, 1988

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Proposed Official Plan Amendment
LAKEVIEW ESTATES LIMITED
BRAMPTON 4-2 WEST LIMITED
New Development Area Number 11
Secondary Plan (OPA 123)
Ward Number 4
Our File Number: SP-34

The notes of the public meeting held on Wednesday, November 2, 1988 with respect to the above noted matter, are attached to this report.

No correspondence has been received with respect to this matter.

The primary intent of the proposed amendment to the secondary plan is to:

- replace the designated open storm drainage channel with an underground box culvert system; and,
- relocate the north-south pedestrian link associated with the open storm drainage channel.

Representations made at the public meeting were related to:

- the technical merits of enclosing the storm drainage channel in a box culvert system;

- the impact on recreational amenity;
- the planned extension of municipal water supply and sanitary servicing systems; and,
- the impact on private well water supply on the west side of Chinguacousy Road.

With respect to the technical merits, the applicants have submitted, to the appropriate conservation authority, detailed engineering analysis to prove the capability of the proposed box culvert system to effectively conduct storm water from the subject lands. This technical justification has received approval in principle from the Credit Valley Conservation Authority. Thus, it has been established that the substitution of the open storm drainage channel with a box culvert will not have any impact on the effectiveness of storm water management.

The impact on recreational amenity resulting from the implementation of this proposal will be insignificant given that:

- the existing watercourse is primarily seasonal in nature. Post development water flows will be derived principally from storm drainage. Accordingly, the open drainage channel would be of little significance as a natural watercourse;
- the costs associated with maintaining the channel in a safe and attractive condition would be excessive, relative to the minimal recreational benefits derived from retaining open drainage system; and,
- the planned pedestrian link can be effectively relocated to incorporate other natural and man-made features accommodated in the secondary plan (e.g. woodlots and linear buffer

strips). The City's Parks and Recreation Department has reviewed the various options in this locality, and concur with this relocation strategy.

With respect to the extension of engineering services (water and sanitary sewers) the Region of Peel has advised that a watermain will be provided on Chinguacousy Road from Queen Street to the most southerly east-west collector road designated in the secondary plan. Sanitary services will be extended from the south under the Canadian Pacific Railway. There will be no immediate allocation for sanitary servicing on the west side of Chinguacousy Road, since this area is outside the urban boundary.

Residents on the west side of Chinguacousy Road also expressed concern that the well water supply would be reduced as a result of enclosing the channel. In this regard, detailed provisions to protect the water supply will be recommended to Planning Committee, as a condition of draft plan of subdivision approval. It should be noted that the Region of Peel Public Works Department has requested that the following be imposed as a condition of subdivision approval for plans currently being processed within the secondary plan area:

"An amount of \$20,000.00 shall be held in the Letter of Credit until final acceptance of the watermain systems is issued by the Region of Peel, to serve as protection of the private wells in the area. If the private well systems in this area deteriorate due to the servicing of the plan of subdivision, the developer will provide temporary water supply to the affected residents upon notice by the Region. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the developer

will engage the services of a recognized hydrologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the water main to the well systems."

CONCLUSIONS AND RECOMMENDATIONS

The foregoing discussion of the public meeting notes has confirmed that:

- from an engineering perspective, the substitution of the open drainage channel with a box culvert system can be justified, and has been approved by the Credit Valley Conservation Authority;
- on-going maintenance costs to the City, outweighs the limited aesthetic and recreational value of retaining the open drainage channel;
- water flows contained within the drainage channel will be derived primarily from storm drainage, and therefore it will have only minor significance as a natural watercourse;
- the planned north-south pedestrian link originally integrated with the open drainage channel can be effectively relocated within the secondary planning area; and,
- detailed provisions to protect the water supply for the residents on the west side of Chinguacousy Road will be recommended to Planning Committee as a condition of draft plan of subdivision approval.

Accordingly, it is recommended that:

1. The notes of the public meeting be received;
2. The proposed amendment to the secondary plan for New Development Area Number 11 be approved; and,
3. Staff be directed to submit the official plan amendment to City Council for enactment.

Respectfully submitted,




John B. Corbett, M.C.I.P.
Policy Planner

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development



J. A. Marshall, Director of
Planning Policy and Research

JBC/hg/icl

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 2, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:31 p.m. with respect to an application by LAKEVIEW ESTATES & BRAMPTON 4-2 WEST LTD. (File: SP-34) to amend this approved secondary plan to remove a large portion of the "Hazard Lands" designation, and replace the open storm drainage channel with an underground box culvert system.

Members Present: Councillor F. Russell - Chairman
Alderman S. DiMarco
Alderman J. Hutton

Staff Present: F.R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
D. Ross, Development Planner
K. Ash, Development Planner
J. Armstrong, Development Planner
J. Corbett, Development Planner
D. Menard, Secretary

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

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

Mr. Steve Cosic, resident of 2nd Line West, inquired about the consequences of replacing the open channel with a boxed culvert.

John Corbett assured him that it has been approved by the CVCA in principle.

Mr. S. Cosic expressed concern that the well water supply would be reduced as a result of enclosing the channel and that the recreational value would be reduced.

John Corbett explained that the Parks and Recreation had looked at this very closely, and that most of the water in the drainage channel would be a result of rain fall. He also assured that the draft plan of proposed subdivision would address water supply and the developers would be requested to provide assurances that water would not be affected.

Mr. Cosic inquired about the description of the channel design. According to the initial draft plan, the water as well as the sewer system is scheduled to come down second line. He questioned whether it would be available to people on the west and east side.

John Corbett replied that at the moment it was not available to the west side.

Mr. Cosic also mentioned that the park appeared to be smaller. J. Corbett replied that the park area had not diminished in size - no changes in park allocation had been made.

Mr. Cosic questioned safeguard to protect the amenity of residents. J. Corbett replied that the width of the open channel would have been 23-30 metres and in some cases the houses would back right onto it. The minimum distance between top of bank and rear wall of home would be approximately 25 feet.

Mr. Karl Von Bloedau, a resident of Chinguacousy Road W/S, questioned whether the interconnection between Park B & C had been addressed.

J. Corbett replied that this is a major pedestrian route, that there will be walkways established at end of streets, and there would be opportunities to establish walkways through local road system.

Mr. Von Bloedau, who lives directly opposite the community park, questioned what type of facilities would be located at this community park and how he would be protected from intrusion, eg. noise, flood lights, etc.

J. Corbett replied that Parks & Recreation are looking at finalizing this now but that it would probably be a relatively small scale park with soccer and football fields.

The Chairman assured that if there is to be a park, the residents will be advised of the type of facilities through the Alderman. The residents will be consulted.

F. Dalzell said with regard to intrusion, no guarantee could be given but that floodlights are installed in such a manner not to intrude on neighbours.

Mr. Von Bloedau questioned whether the boxing in of the drainage channel would affect the number of residential units.

J. Corbett replied this would result in an additional 7 acres of residential area or approx. 50 extra homes.

As Mr. Von Bloedau is experiencing traffic jams in the morning at Highway 10 and Steeles, he wanted to know if anything was in the works to alleviate that problem.

J. Corbett replied that Mavis Rd. will be phased in and will accommodate much of the traffic out of that area and that when

the secondary plan was prepared, a thorough traffic analysis was done.

Mr. Von Bloedau expressed his opinion that the residents had been misled into believing there would be a greater separation.

J. Corbett replied that the public was informed when the secondary plan was approved in August, 1987.

The meeting adjourned at 7:52 p.m.



August 10, 1988

Mr. John Corbett
Department of Planning
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

City of Brampton PLANNING DEPT.	
Date	AUG 16 1988 Rec'd
File No.	OPA # 11

Re: Proposed Official Plan Amendment in New
Development Area #11
Our file: 21 DP 88002

Dear Mr. Corbett:

Thank you for providing us with the opportunity to review the above-named draft official plan amendment. In light of our mandate, we have no objections to this amendment.

Should this amendment be adopted and submitted to us for approval, we will circulate the amendment to those agencies and Ministries who we feel may be affected. At that time we will provide you with detailed comments. As a result of this draft review process we trust that you will have identified and mitigated the concerns of these agencies prior to Council's consideration of this document.

Yours truly,

Janet Amos
Area Planner
Plans Administration Branch

The Regional Municipality of Peel

Planning Department

August 9, 1988

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

Attention: Mr. John B. Corbett,
Policy Planner

JPC

City of Brampton PLANNING DEPT.	
Date	AUG 11 1988 Rec'd
File No.	6P34

Re: Proposed Official Plan Amendment
(Lakeview Estates Limited and
Brampton 4-2 West Limited)
New Development Area No. 11 (Revision)
City of Brampton
Your File: S.P. 34
Our File: R41 (New Dev. Area No. 11)

Dear Mr. Corbett:

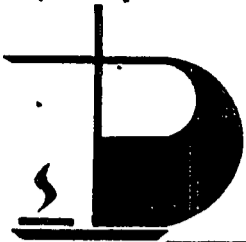
Further to our letter dated July 28, 1988 on the above subject please be advised that we have reviewed with the Public Works Department the above noted proposal and have no objection or comments to make.

I trust that this information is of assistance.

Yours truly,

D. R. Billett
Director of
Development Control

IAP/rme

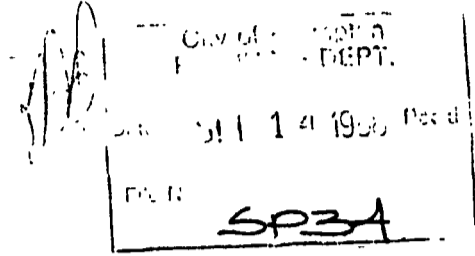


THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD
LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

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

September 8, 1988

Mr. John B. Corbett
Policy Planner
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9



Dear Mr. Corbett:

**Re: Proposed Official Plan Amendment
Lakeview Estates Limited
Brampton 4-2 West Limited
New Development Area Number 11
Secondary Plan (OPA 123)
Your File Number: SP34**

The Dufferin-Peel Roman Catholic Separate School Board has no comment with respect to this proposed official plan amendment.

Yours truly,

Sherryl Daoust

Sherryl Daoust
Manager of Planning

SAD/is

John C. 8/20/88



BY COURIER

CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE
THIS FILE NUMBER

August 30, 1988

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

Attention: Mr. J.B. Corbett
Policy Planner

Dear Sir:

Re: Official Plan Amendment 123
New Development Area Number 11
Lakeview Estates Limited
Brampton 4-2 West Limited
Part of Lots 2 to 5, Concession 2, W.H.S.
City of Brampton
Your File No. SP34

City of Brampton PLANNING DEPT.	
Date	SEP - 2 1988 Rec'd
File No.	SP34

Further to our letter of August 9, 1988 to the applicant, we have now had the opportunity to review the formal Amendment Application, and we provide the following comments for your information and reference.

The proposed Amendment, if approved, will result in a revision to the implementation of the Brampton West Stormwater Management Study. This Study was formally approved by the Executive Committee of the Authority at its meeting held on September 13, 1985. At that time, the following resolution was adopted:

269 EC 85

"RESOLVED THAT: The Staff Report regarding the Stormwater Management Study for the Brampton West Area, City of Brampton, prepared by Rand Engineering Corporation and dated August, 1985, be received; and furthermore

THAT: The recommendations contained therein be approved in principle, and form the basis of this Authority's position on future development/Draft Plans of Subdivision in the Brampton West Area".

Accordingly, formal approval of this revised storm drainage proposal will be required from the Authority's Executive Committee.

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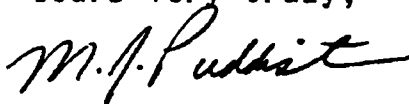
August 30, 1988

In this regard, Authority staff have reviewed the supporting technical documentation for the watercourse enclosure and channelization and have several concerns. A copy of our letter dated August 19, 1988 to the consultant, Rand Engineering Corporation, is enclosed herewith for your information. Additional concerns relate to the actual design of the open channel and the proposed pedestrian bridge crossing.

On this basis, we would not object, in principle, to the proposed Official Plan Amendment. However, prior to recommending formal approval, the following conditions must be addressed to our satisfaction:

1. That a detailed hydrologic and hydraulic analysis of the enclosure be completed. (Specific reference should be made to the concerns raised in our letter of August 19, 1988).
2. That details be provided on the design of the open channel upstream of the pond. (In this regard, we recommend a 'naturalistic' channel design, incorporating a meandering low flow channel and variable side slopes, as well as a thorough rehabilitation and revegetation of all disturbed areas).
3. That detailed plans and analysis of the proposed pedestrian bridge crossing of the channel be provided. (In this regard, the bridge must pass the flow for the 25 year storm, the bridge deck elevation must maintain a 305 mm (1 foot) freeboard above the 25 year floodline elevation, and the bridge structure must not result in an adverse backwater effect).
4. That the appropriate approvals be applied for and received from the Authority's Executive Committee, pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations).

Yours very truly,



M.J. Puddister
Senior Resource Planner

MJP:d1
Encl.

cc: City of Brampton
Attention: Mr. D.J. Van Beilen, P. Eng.
Director, Development and Engineering Services
Attention: Mr. D. Gordon
Commissioner of Parks and Recreation
(BY COURIER)

Lakeview Estates Limited
200 Bridgeland Avenue
Toronto, Ontario
M6A 1Z4
Attention: Mr. R. Parfitt
Development Planner

Rand Engineering Corporation
Attention: Mr. R. Baldesarra

To: Manager, Resource Planning - For info.
Then Return To: Water Resources Engineer.

August 19, 1988

Brampton West
Secondary Plan

Rand Engineering Corporation
40 Village Centre Place
Mississauga, Ontario
L4Z 1V9

Attention: Mr. G. Ron Faldesarra, P. Eng.

Dear Sir:

Re: Erampton West Area
Stormwater Management Study
Part of Lots 2 to 5, Concession 2, W.H.S.
City of Brampton

We have completed our detailed review of the above named report in which a new proposal to enclose the existing creek was analyzed. We have serious concerns about this proposal and offer the following comments.

1. In Table 3, at reference location H for the 2-year storm, there appears to be an 18 percent increase over the existing flows. We were unable to tell from your printout whether this occurred because of the peaks coinciding. Please provide some clarification on this point.
2. Table 8 gives the indication that, as far as total storage is concerned, there appears to be sufficient capacity. However, we would prefer that this analysis be based on incremental storage and, on this basis, the incremental storage is less for the box culvert and detention pond system for flows above 15 cu. m / sec. This represents the 5-year and all storms above it.
3. Table 9 shows the postdevelopment flows with the existing floodplain. On reviewing the computer printouts for this analysis, it would appear that these flows were not routed through the detention pond. We are requesting this information in order that the impact of the times to peak be assessed.

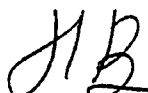
...2

August 19, 1988


4. As stated on page 23 of the report, additional sedimentation traps will be installed in the existing pond. We would like the opportunity to review these details.
5. Please provide a cross section, with dimensions, of the ditch which was used to route flows along Second Line West to the confluence with the main watercourse south of Queen Street.
6. We require some clarification why, in routing flows to point P, a concrete channel was used to simulate flow in pipes and on roads.
7. We also require clarification as to why reservoir routing was used for flows through the proposed channel as opposed to a channel routing.
8. We would like to see the culvert flow for the 825-mm culvert in the control structure analyzed for outlet control, bearing in mind that there will be backwater effects from the culvert under the CPR.

We trust that the above comments will be of assistance to you. Should you have any questions, please contact the undersigned.

Yours very truly,


Hazel Freton, P. Eng.
Water Resources Engineer

HE/gc



File: SP-34

10401 Dufferin Street
Maple, Ontario
L0J 1E0

October 11, 1988

Ref: OPA 123/SP34

The City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

ATTENTION: Mr. John Corbett

Dear Sirs:

SUBJECT: Proposed Official Plan Amendment
Lakeview Estates Limited,
Brampton 4-2 West Limited
(Brampton West Detention Facility)
Lots 3, 4, 5 concession 2 WHS
City of Brampton

Staff of the Ministry of Natural Resources have now reviewed the above application.

The subject lands are traversed by a headwater tributary of the Credit River. It is our objective to maintain or enhance the quality of these feeder tributaries so that their contribution to downstream receiving waters will allow us to meet our fisheries program objectives.

The original plan for these lands was to maintain this watercourse in an open channel as part of a continuous open space system. Maintaining the watercourse in an open channel with provision for a vegetative buffer strip of natural streamside vegetation contributes to the environmental quality of the downstream watercourse. We would prefer this option over the proposed enclosure. However, recent site inspections have found this stream to be intermittent (dry this summer), and given that this tributary enters the Credit River in a less sensitive area we would therefore, not object to its enclosure although we do discourage this treatment of natural watercourses when alternatives clearly exist. This approval in principle is subject to the proposal meeting engineering design details, to the satisfaction of the Regional Engineer of the Ministry of Natural Resources.

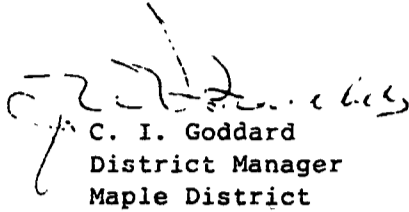
Accordingly, the Ministry of Natural Resources would not object to this proposed Official Plan Amendment as we are satisfied that any other concerns can be addressed through our involvement in the review of plans of subdivision for this area.

...2

Page 2
October 11, 1988
The City of Brampton

Please advise us about your decision. Should you have any questions, please contact Lorrie Pella (832-7230) of this office.

Yours sincerely,



C. I. Goddard
District Manager
Maple District

LP:jw

cc. The Credit Valley Conservation Authority
The Regional Municipality of Peel
The Ministry of Municipal Affairs
Regional Engineer, Central Region
Lakeview Estates, Attention: Ray Parfitt