



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 99-89

To adopt Amendment Number 160
and Amendment Number 160 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 160 and Amendment Number 160 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 160 and Amendment Number 160 A to the Official Plan of the City of Brampton Planning Area.

[Handwritten signature]

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

this 24th day of April 1989.

[Handwritten signature]
KENNETH G. WHILLANS - MAYOR

[Handwritten signature]
LEONARD J. MIKULICH - CLERK

7/89/hg/icl

ORIGINAL

99-589

AMENDMENT NUMBER 160
to the Official Plan of the
City of Brampton Planning Area
and
AMENDMENT NUMBER 160 A
to the Consolidated Official Plan
of the City of Brampton Planning Area

21 - 0 P 0031 - 160 - 1

Amendment Number 160

to the

Official Plan

for the

City of Brampton

This amendment to the Official Plan for the City of Brampton Planning Area which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved pursuant to Section(s) 17 and 21 of the Planning Act, R.S.O. 1983, as Amendment Number 160 to the Official Plan for the City of Brampton Planning Area.

Date: 1989.06.20

Diana Jardine

Diana Jardine, M.C.I.P.
Director (Acting)
Plans Administration Branch
Central and Southwest



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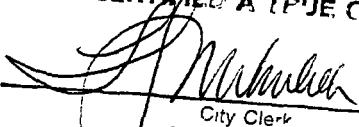
this 24th day of April 1989.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

7/89/hg/icl

CERTIFIED A TRUE COPY


City Clerk
City of Brampton
MAY 02 1989

AMENDMENT NUMBER 160
AND
AMENDMENT NUMBER 160 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the land use designations of the lands shown outlined on Schedule A to this amendment from Low Density Residential - Single Family and Semi Detached, Low Density Residential - 7 to 16 Units per Acre, and Public Open Space to Low Density Residential - Single Family and Semi Detached in the document known as the Consolidated Official Plan.

2. Location

The lands subject to this amendment are located on the west side of Nuffield Street, east of Highway Number 410, being part of Lots 9 and 10, Concession 3, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 160 :

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 10 and set out in the first paragraph of subsection 7.2.7.10 thereof, Amendment 160 A.

3.2 Amendment Number 160 A:

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 amended) is hereby further amended:

IN THE MATTER OF the Planning Act,
1983, section 34;

AND IN THE MATTER OF the City of
Brampton By-law 101-89.

DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, in
the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City
of Brampton and as such have knowledge of the
matters herein declared.
2. By-law 99-89 which adopted Official Plan
Amendment Number 160 was passed by the Council
of the Corporation of Brampton at its meeting
held on April 24th, 1989.
3. Written notice of By-law 101-89 as required by
section 34 (17) of the Planning Act, 1983 was
given on May 5th, 1989, in the manner and in
the form and to the persons and agencies
prescribed by the Planning Act, 1983, the last
day for appeal being May 25th, 1989.
4. No notice of appeal under section 34 (18) of
the Planning Act, 1983 has been filed with me
on or before the last day for appeal.
5. Official Plan Amendment 160 was approved by
the Ministry of Municipal Affairs on June
20th, 1989.

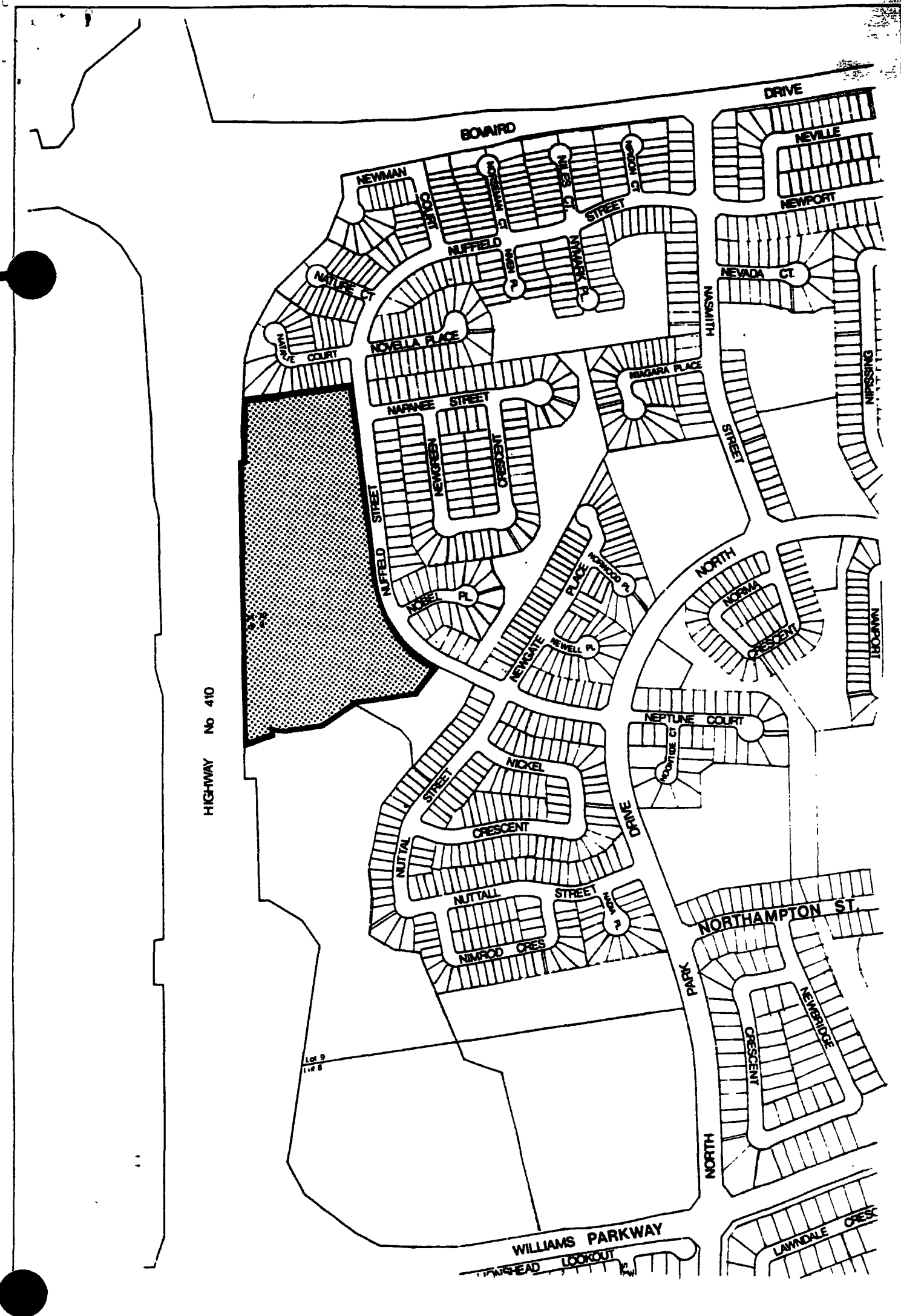
DECLARED before me at the
City of Brampton in the
Region of Peel this 25th
day of June, 1989.

A Commissioner, etc.

ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1991.

Leonard J. Mikulich

- (1) by changing, on Plate Number 20 thereto, the designation of the lands shown outlined on Schedule A to this amendment, from LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND SEMI DETACHED, LOW DENSITY RESIDENTIAL - 7 TO 16 UNITS PER ACRE, and PUBLIC OPEN SPACE to LOW DENSITY RESIDENTIAL - SINGLE FAMILY AND SEMI DETACHED.



HIGHWAY No 410



LAND SUBJECT TO THESE AMENDMENTS

OFFICIAL PLAN AMENDMENT NO. 160
 OFFICIAL PLAN AMENDMENT NO. 160A
 SCHEDULE A



1:6100

CITY OF BRAMPTON
 Planning and Development

Date: 89 02 28 Drawn by: KMH
 File no. C3E8.4 Map no. 45-31J

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 160
AND
AMENDMENT NUMBER 160 A

Attached is a copy of a report from the Director, Planning and Development Services Division, dated December 8, 1988, and a copy of a report from the Director, Planning and Development Services Division dated January 12, 1989, forwarding the notes of a Public Meeting held on January 4, 1989, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

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

Ministry of Transportation of Ontario	September 15, 1987 and September 21, 1988.
Ministry of Natural Resources	July 22, 1987.
Ministry of the Environment	January 11, 1988.
Ministry of Citizenship and Culture	September 1, 1987.
Metropolitan Toronto and Region Conservation Authority	August 14, 1987 and November 22, 1988.
Peel Board of Education	August 26, 1987, January 20, 1989, and January 30, 1989.
The Dufferin-Peel Roman Catholic Separate School Board	July 2, 1987.
Consumers' Gas	July 6, 1987.
Peel Regional Police Force	July 3, 1987.
The Regional Municipality of Peel	June 6, 1988 and October 4, 1988.

7/89/hg/icl

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

December 8, 1988

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and
Application to Amend the Official Plan
and Zoning By-law
Part of Lots 8, 9 and 10, Concession 3, E.H.S.
BRAMALEA LIMITED
Region of Peel File Number: 21T-87038B
Our File Number: C3E8.4

1.0 Introduction

A draft plan of subdivision for the above noted lands 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 has been received by the City Clerk's Department and has been referred to staff for a report and recommendation.

2.0 Site Description

The subject property consists of 23.225 hectares (57.39 acres) located on the west side of Nuffield Street, east of Highway Number 410, and north of Williams Parkway. The property subject to this application has a frontage of approximately 420 metres (1377.95 feet) on Nuffield Street and is irregular in shape.

The northerly portion of the subject lands is currently vacant with the exception of a few scattered shrubs and trees located near the westerly boundary of the lands. The southerly portion of the subject lands consists of a former gravel pit which is currently being re-developed for park purposes.

Surrounding land uses are as follows:

- NORTH - lands to the north are presently vacant and are subject to a draft approved plan of subdivision (Region of Peel File Number 21T-82018B, Our File C3E10.6).
- EAST - lands to the east are either developed or being developed for residential, open space and institutional uses.
- SOUTH - lands to the south, on the opposite side of Williams Parkway are developed for a variety of single family and semi-detached dwellings, and open space.
- WEST - abutting the gravel pit being developed for park purposes is an access road to an operating gravel pit which is located on the opposite side of Highway Number 410. Lands to the south of this gravel pit are developed for park purposes.

3.0 Official Plan and Zoning By-law Status

The lands subject to this application are designated in the Official Plan as "Residential" and "Open Space". The subject lands are situated within the Westgate Secondary Plan Area, which consists of Chapter C34 of Section C of

Part C and Plate 20 of the document known as the Consolidated Official Plan.

The northerly portion of the subject lands is symbolically designated in the Westgate Secondary Plan as "Low Density Residential (Single Family and Semi-Detached)", "Low Density Residential (7 to 16 Units per Acre)" and "Public Open Space". The southerly portion of the subject lands is symbolically designated by a mixture of the following uses: "Low Density Residential (Single Family and Semi-Detached)", "Low Density Residential (7 - 16 Units per Acre)", "Public Open Space", "Fire Hall", "Senior Public School", and "High School".

By-law 151-88, as amended, zones the subject lands Residential Single Family C(1) (HOLDING) R1C(1)(H) and Open Space.

4.0 Proposal

The proposed plan of subdivision submitted in support of the subject application indicates that the northerly 8.525 hectares (21.06 acres) be subdivided into 151 detached dwelling lots with frontages ranging from 9.2 metres to 12.2 metres in width. The southerly portion of the subject lands which consists of 14.7 hectares (36.32 acres) is proposed to be used for active park purposes. The major features of the plan involves short local streets in the form of a cul-de-sac, crescent and a "P" loop with access from Nuffield Street.

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 large open space

block, the site be designated for low density residential purposes and zoned to permit single family detached dwellings on the northerly portion of the site with the following requirements:

	9.2m Lots	11.0m Lots	12.2m Lots
Minimum Lot Area			
Interior	308 m ²	369 m ²	409 m ²
Corner	427 m ²	469 m ²	-
Minimum Lot Frontage			
Interior	9.2 m	11.0 m	12.2 m
Corner	12.2 m	14.0 m	-
Minimum Front Yard Depth			
to main wall of the building		4.5 m	
to the front of a garage		6.0 m	
Minimum Lot Depth	33.5 m	33.5 m	33.5 m
Minimum Side Yard Width			
for a side yard flanking a road allowance			
- where the dwelling and garage both face front lot line		3 m	
- where the garage faces a side lot line		3 m and 6 m for the garage	
- for a side yard flanking a public walkway or lands zoned G		1.2 m plus 0.6 m for each additional storey above the first	
- for other side yards		0 provided the distance between walls of adjacent dwellings is 1.8 m	
		where the distance between adjacent dwellings is less than	

2.4 m, no window below grade is permitted on either wall

the total width of side yards on any lot shall not total less than 1.8m

Minimum Rear Yard Depth	7.6 m
Maximum Building Height	2 storeys
Minimum Number of Parking Spaces per Dwelling Unit	2

Minimum Front Yard Landscaped Open Space			
Interior	40%	45%	50%
Corner	50%	55%	60%
Converging Side Lots	30%	35%	40%

5.0 Comments from Departments and Agencies

The Planning Community Design Section makes the following comments:

The draft plan of subdivision has been reviewed by this section and appears to address our concerns about noise attenuation along Highway Number 410. To assure that the results of our previous discussions with the applicant are implemented, a condition of draft approval is required to the affect that every lot shall have an area extending 10 metres from the rear wall of the dwelling within which slopes shall not exceed 2 per cent. It would also be desirable to have a minimum rear yard depth in the zoning by-law for all lots backing onto Highway Number 410. A standard minimum of 16m. would, in most cases allow sufficient space for the level area and the required berm with a 3:1 slope.

D7-6

The Planning Policy and Research Division makes the following comments:

1. Fire Hall designation should be deleted as it is not required in this location, and
2. the requirement for a continuous open space link through the former Residential 9 pit should be addressed.

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

1. the details of the berm configuration must be submitted prior to approval of the plan;
2. the existing top-of-bank line must be relocated to south of the rear lot lines of lots 124, 138 and 139, and
3. the proposed grading of lots 1 to 12, inclusive, must be compatible with the grades of the lots to the north.

The Zoning and By-law Enforcement Division provides the following comment:

If zero lot lines are to be permitted, a provision should be made to require a 1.2 metre working easement on adjacent properties.

The Ministry of Transportation of Ontario makes the following comments:

1. the easements shown on the draft plan are no longer required as the berm construction has now been completed;

- 2. a drainage plan and report shall be submitted for the approval of the Ministry prior to the issuance of any building permits;
- 3. the applicant shall be required to obtain building/land use permits prior to the construction of any buildings within the Ministry's permit control area, and
- 4. a building setback distance of 13.7 metres (45.0 feet) is required from the highway property limits.

The Ministry of the Environment provides the following comments:

The plan proposes the creation of 151 residential lots on the basis of full municipal services. The subject site is located on Lots 8, 9 and 10, Concession 3, E.H.S. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

We have reviewed the plan and have identified a serious noise concern due to the developments proximity to Highway Number 410. We therefore recommend that the proponent be required to undertake a noise feasibility study to the satisfaction of the City, the Region and the Ministry of the Environment prior to draft approval.

The Ministry of Citizenship and Culture has reviewed the plan and notes that a considerable area of the north portion of the property has been extensively disturbed (i.e. stream channelization and topsoil stripping). This reduces the archeological potential of the property from moderate to low. Consequently, the Ministry recommends that the subject property requires no archeological assessment.

The Ministry of Natural Resources makes the following comments:

The property lies adjacent to several headwater tributaries to Spring Creek. Spring Creek drains to Etobicoke Creek which supports a warmwater fishery resource. There is concern that, unless proper erosion and sediment controls and stormwater management techniques are used on site, especially during construction, this development could negatively impact the nearby tributaries and the downstream resources. During construction, there is a very high potential for sediment to be carried from the site in stormwater flows. This is of concern to our fisheries program should sediment laden stormwater be allowed to enter nearby watercourses or storm sewers which discharge to watercourses. Sediment laden stormwater may result in negative impact on the quality of receiving waters as it relates to fish and their habitat.

Accordingly, the Ministry of Natural Resources encourages the municipality to consider the following with respect to this development:

- 1) The exposed area should be kept to a minimum at all times to minimize the potential for erosion.
- 2) Exposed surfaces should be restabilized and revegetated as soon as possible. This may require phasing should there be long periods of time between the development of lots.
- 3) Appropriate sediment control devices or structures should be used during construction to retain sediment on

the site. If necessary temporary sediment ponds should be used to provide the detention time required for sufficient dewatering.

- 4) Appropriate stormwater management techniques must be employed both during and after construction to minimize the amount of sediment laden stormwater entering nearby watercourses or storm sewers which discharge to watercourses.

The Metropolitan Toronto and Region Conservation Authority has reviewed the plan and requires that the following conditions be included in a development agreement:

- (1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:

- (a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands. This report should include:

- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?

- storm water management techniques which may be required to control minor or major flows;

- proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- location and description of all outlets and other facilities which may require permits under Ontario Regulation 170.

(b) overall grading plans for the subject lands.

The Dufferin-Peel Roman Catholic Separate School Board notes that the separate school pupils generated by this plan will be accommodated at St. Marguerite Bourgeoys for elementary grades and temporarily at St. Thomas Aquinas for secondary grades.

It is estimated that the separate school yield from the 151 single family units proposed will be 4 J.K. to Grade 8 students and 16 Grades 9 to 12 A.C. students.

The Peel Board of Education advise that this plan of subdivision proposes a significant number of units for which there is no available accommodation. The Board will therefore be utilizing portable accommodation and bussing 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:

38	K-5
23	6-8
31	9-13

The students generated are presently within the following attendance areas:

Birchbank P.S.	K-5
Balmoral Dr. Sr. P.S.	6-8
North Park S.S.	9-13

These schools have the following enrolments and capacities:

	<u>Enrol.</u>	<u>OME - 10%</u>
Birchbank P.S.	516	608
Balmoral Dr. Sr. P.S.	516	718
North Park S.S.	1578	1328

To ensure that prospective purchasers of homes in this area are aware of the school accommodation situation the Board requires that the following statements be included in the Conditions of Draft Approval as well as the Engineering Agreement:

1. 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 from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.

The above signs are to be to the Board's specifications and at locations determined by the Board.

2. 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 hare hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."

The Regional Public Works Department provides the following observations:

1. There are no waste disposal sites on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1990.

It is expected that this development will generate approximately 171 tonnes of solid waste per year. (0.33 tonnes/capita/year X 517 people = 171 tonnes/year).

In the event there is any doubt about the integrity of the subject lands with respect to the possibility of a waste disposal site or hazardous wastes located on any portion of the subject property or an adjacent property, we recommend that prior to the commencement of developing activities, the developer carry out a detailed soil investigation by a qualified Geotechnical Engineer.

Should the subject property be found to contain an old landfill site, then the developer shall take appropriate measures to clean up the landfill to the satisfaction of the Ministry of the Environment, the Region of Peel, and the Area Municipality.

- 2. Lot levies are subject to a 20% reduction by prior agreement with Bramalea Limited, and
- 3. The developer will be required to enter into a Subdivision Agreement with the City and Region for the construction of municipal sanitary, water, and Region road services associated with the lands. These services shall be in accordance with the latest Region standards and requirements.

The following departments and agencies have advised that they have no comments: Ministry of Housing; Ontario Hydro; Consumers' Gas; Regional Housing Department; Regional Transportation Department; Peel Regional Police Department; Bell Telephone; Law Department; Community Services Department; Transit, and Traffic Engineering Services Division.

6.0 Discussion

As noted earlier, the Official Plan and secondary plan designate the majority of the subject lands for residential and open space purposes. Concerning the narrow "Public Open Space" designation as shown on the secondary plan for the area along the future Highway Number 410, it is noted that this designation in the secondary plan was intended to facilitate a landscaped buffer between the future highway facility and any residential development. The purpose of this landscaped buffer was to minimize any adverse impact

this road may have on the designated residential areas. Since noise is a significant impact of such a major road, and since it has been determined that the provision of narrow landscaped buffers will not achieve acceptable levels of noise attenuation, this method of providing landscaped buffers along major roads was abandoned for the residential development to the north and south in favour of barrier walls as the more effective noise attenuation methods. Considering this, staff are of the opinion that the proposed amendment to the Official Plan to remove the narrow "Public Open Space" designation on the subject lands can be supported from a planning perspective, provided that satisfactory indoor and outdoor noise levels can be achieved for the dwellings proposed by other means.

With further regard to the land use designations as delineated on Plate 20 of the Westgate Secondary Plan, staff note that the majority of the northerly portion of the subject property is designated "Low Density Residential (Single-Family and Semi-Detached)" and "Low Density Residential (7-16 Units per Acre)". Discussions with the Planning Policy and Research Division have revealed that the subject proposal does not conflict with the intent of the aforementioned designations. As a result, staff can support an amendment to the Official Plan in order to implement the proposed draft plan of subdivision.

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 single family detached dwellings in accordance with the proposed plan.

With respect to these single family detached dwellings, the applicant has requested 3 separate single family zoning categories. The first involves 6 lots, which front on

Nuffield Street, opposite Noble Place. For these lots, the applicant is requesting a single family zoning which would permit lots having a minimum frontage of 12.0 metres (40.0 feet). The second involves 91 lots, for which a single family zoning permitting lots having a minimum frontage of 11.0 metres (36.0 feet) is requested. The third involves the balance of the lots, for which a single family zoning permitting lots having a minimum frontage of 9.0 metres (30.0 feet) is requested. In all of these single family zoning categories, the applicant has requested specific setback provisions including a request that side yards may be reduced to 0 metres provided 1.8 metres is maintained between dwellings.

In considering the proposed zoning, staff note that the existing residential development to the north and east consists primarily of single family detached dwellings. These single family detached dwelling lots range in size from 9 metres on Natalie Court to 14 metres on Nuffield Street. Staff are of the opinion that the size and scale of the dwellings which will result from the three single family zoning categories requested will not have a detrimental effect on the surrounding residential area and that the proposed single family development will be compatible with the existing and approved development in the area. It is noted that the provision of maintenance easements will be necessary for all lots where less than 1.2 metres (4 feet) side yards are being provided.

Also concerning zoning, the Ministry of Transportation of Ontario has noted that a 13.7 metre minimum building setback is required from future Highway Number 410. Considering this requirement, it is recommended that any amending zoning by-law for the subject lands include the provision that no building or structure shall be located within 13.7 metres of

future Highway Number 410. Since the plan has been designed to accommodate such setback requirements no revisions to the proposed plan are necessary.

Staff note that the proposed draft plan of subdivision illustrates lots 1, 24, 25, 60 and 151 as having substandard lot widths. In this respect, accepted City standards dictate that corner lots have lot widths which are a minimum of 3.0 metres larger than the corresponding interior lots. Staff have no concerns with respect to this proposal provided the applicant agrees to provide a minimum exterior side yard of 3.0 metres, and provided the applicant agrees that the affected lots are subject to site plan approval by the Commissioner of Planning and Development.

The design of the draft plan has been primarily determined by the location of Nuffield Street and the need to provide a satisfactory noise attenuation measures due to the proximity of future Highway Number 410. As a result, solar orientation is not a prominent feature of the plan. However, the constraints to the development of the site 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.

As indicated the impact of noise from the future Highway Number 410, has been a major consideration in the design of the subject proposal. Recognizing the potential impact from this noise source, lots which abut this road have been provided with increased depths or widths. These increased lots depths and widths not only meet the spatial separation

between the residential units and this road, as required by the Ministry of Transportation of Ontario, but provides sufficient space to accommodate a suitable noise attenuation treatment along this road.

After reviewing the preliminary noise analysis submitted by the applicant, it is the opinion of staff that satisfactory indoor and outdoor noise levels can be achieved within the proposal. A combination acoustical wall and earth berm will be necessary where lots abut the future Highway Number 410, as well as specific construction aspects for the dwellings on the lots adjacent to this road. In addition, the applicant has indicated that where a rear lot line, or portion thereof, corresponds with the widened limit of the future Highway Number 410, a minimum area extending 10.0 metres (33.0 feet) from the rear wall of a dwelling shall be provided, within which slopes shall not exceed 2 per cent to 4 per cent. Planning staff concur with the recommendations of the Planning Community Design Section in that lots which abut the future Highway Number 410 shall have a minimum rear yard depth of 16.0 metres (52.5 feet), which will provide sufficient space for a level area together with the required berm with a 3:1 slope.

The details of the abatement measures will be dealt with through the final noise report required prior to the registration of the plan. It is also noted that it will be necessary for any portion of the proposed lots between the acoustical wall and any road allowance, in excess of the standard one foot setback of the wall, to be deeded to the applicable road authority.

Although the Development and Engineering Services Division has indicated that the proposed plan meets with their approval, they have raised concerns regarding detailed

aspects of the proposal involving grading, drainage, and the top of bank line. It is recommended that the appropriate conditions be imposed to address these concerns.

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, dated February 23, 1988, prepared by Philip Weinstein and Associates Limited, and redlined revised as follows:
 - i) the 0.3 metre reserve shown at the south end of D Place shall be deleted.
 2. The applicant shall make satisfactory arrangements with the City to obtain the 0.3 metre reserve along the west side of Nuffield Street and include it as part of the proposed draft plan of subdivision.

3. 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.
4. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
5. The applicant shall agree to support the appropriate amendment to the Official Plan and the zoning by-law.
6. The proposed road allowance shall be dedicated as public highways upon registration of the plan.
7. Development of the plan shall be staged to the satisfaction of the City.
8. 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".
9. The maximum number of lots permitted shall be 151.
10. 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.
11. Block 152 shall be conveyed to the City for park purposes in a condition satisfactory to the City.

12. 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.
13. 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.
14. The applicant shall agree to the establishment of an Architectural Control Committee to deal with the external appearance of the dwellings.
15. 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.
16. 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.

17. Prior to final approval, the applicant shall engage the services of a consultant to submit, and to revise if necessary, a final noise study recommending noise control measures satisfactory to the Region of Peel, the Ministry of the Environment and the City of Brampton.
18. Prior to final approval, the Ministry of the Environment shall be notified by a copy of the fully executed subdivision agreement between the developer and the municipality that the noise control features recommended by the acoustical report and approved by the Ministry of the Environment, the Region of Peel and the City of Brampton shall be implemented as approved, by requirements of the subdivision agreement.
19. The applicant shall agree that the noise control measures recommended by the acoustical report, as in condition number 17 above, shall be implemented to the satisfaction of the Region of Peel, the Ministry of the Environment and the City of Brampton, and in the event that a slight noise level excess will remain despite the implementation of the noise control measures, the following clause shall be included in a registered portion of the subdivider's agreement and in all subsequent offers of Purchase and Sale for the affected lots:
 - (a) "Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may

continue to be of concern occasionally interfering with some activities of the dwelling occupants."

20. Those portions of lots located between a road allowance for which the lot does not obtain access, and any noise attenuation wall, required pursuant to condition number 18, in excess of the standard 0.3 metre setback, shall be shown on the plan to be registered as a separate block, and shall be deeded to the applicable road authority.
21. 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) those lots or blocks in a colour coded form that have existing and potential noise environmental problems;
 - (b) where sidewalks, walkways, fencing and noise attenuation barriers are located;
 - (c) the type of fencing and noise attenuation features;
 - (d) the following information must also be shown in Bold type:

"For further information on proposed and existing land use, please call the City of Brampton, Planning and Development

Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., telephone number 793-4110".

22. The map required in condition 21, 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.
23. 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.
24. The applicant shall agree to remove any trees and any vegetation on the subject lands so designated for removal by the City.
25. Prior to registration arrangements shall be made to the satisfaction of the Commissioner of Public Works and Building for a suitable construction traffic route.
26. 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 Metropolitan Toronto and

Region Conservation Authority and the Ministry of Transportation of Ontario, 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 Metropolitan Toronto and Region Conservation Authority; the City and the Ministry of Transportation of Ontario:
 - (i) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the City and the Ministry of Transportation of Ontario, the recommendations referred to in the report(s) as required in condition 25(a) above.
27. The grade difference between the existing lots on Natalie Court and the proposed lots on 'A' Place shall be in accordance with the City of Brampton engineering design standards.

28. The applicant shall agree to erect and maintain signs to the satisfaction of the Peel Board of Education 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 bussed to schools, according to the Board's Transportation Policy.
29. The applicant shall agree to place in any agreement of purchase and sale entered into with respect to any lots on the plan, within a period of five years from the date of registration of the subdivision agreement, the following statement:
- "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 bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."
30. 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.
31. The applicant shall make satisfactory arrangements with the Ministry of Transportation of Ontario for

the provision of security fencing where necessary abutting Highway Number 410.

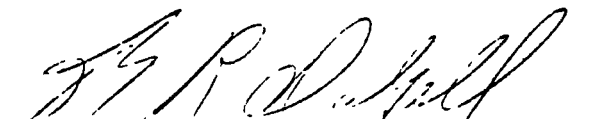
32. The applicant shall agree that where a rear lot line, or portion thereof, corresponds with the widened limit of the future Highway Number 410, a minimum area extending 10.0 metres from the rear wall of a dwelling shall be provided. In this regard, slopes within this 10.0 metre area shall not exceed 2.0 per cent to 4 per cent.
33. Prior to the issuance of any building permits, the applicant shall obtain all necessary permits from the Ministry of Transportation of Ontario.
34. The applicant shall agree to provide fire break lots as required by the Community Services Department: Fire.

Respectfully submitted,



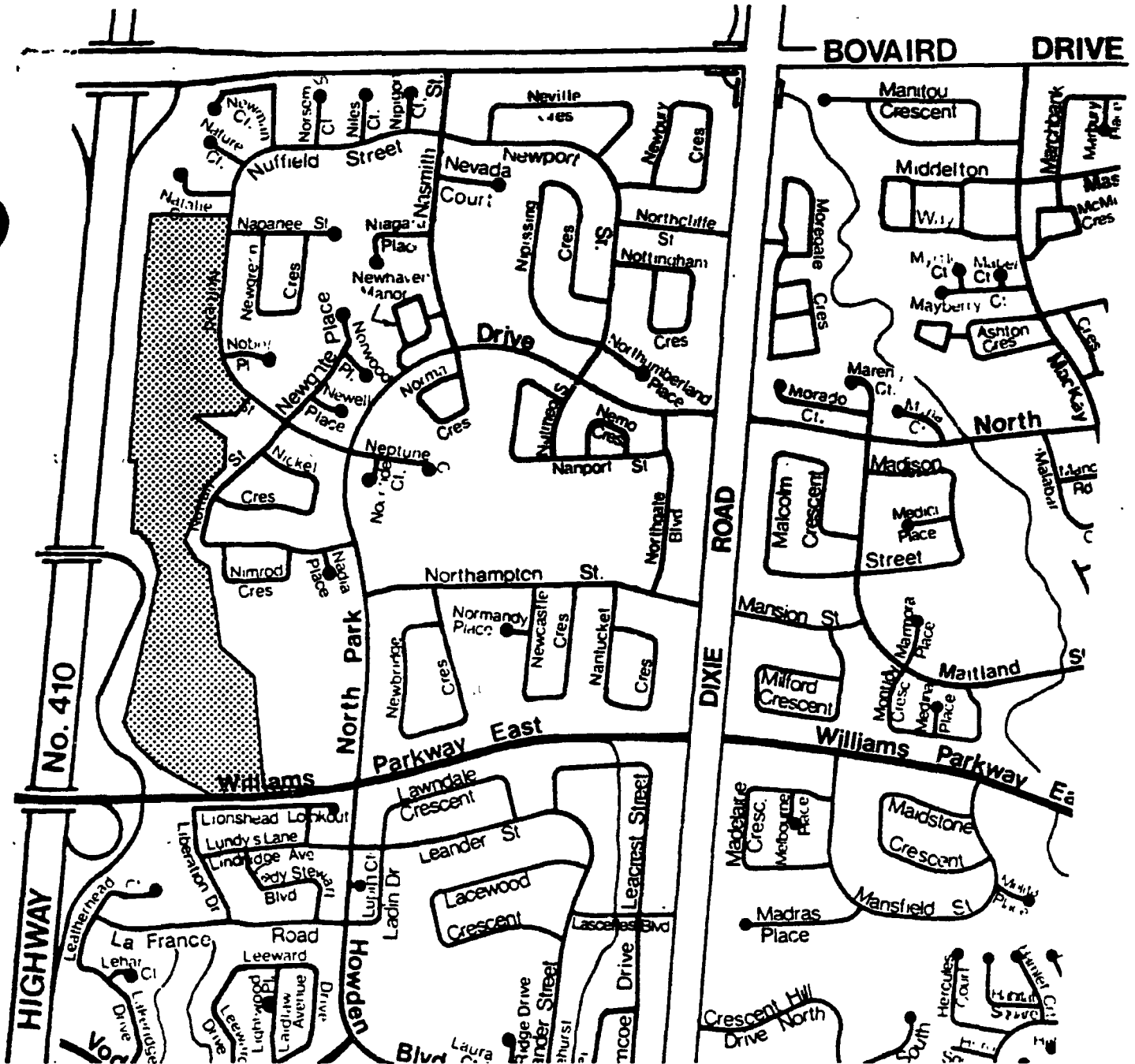
L. W. H. Laine, Director,
Planning and Development
Services Division

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development

JA/hg/icl



LOCATION MAP

BRAMALEA LTD.

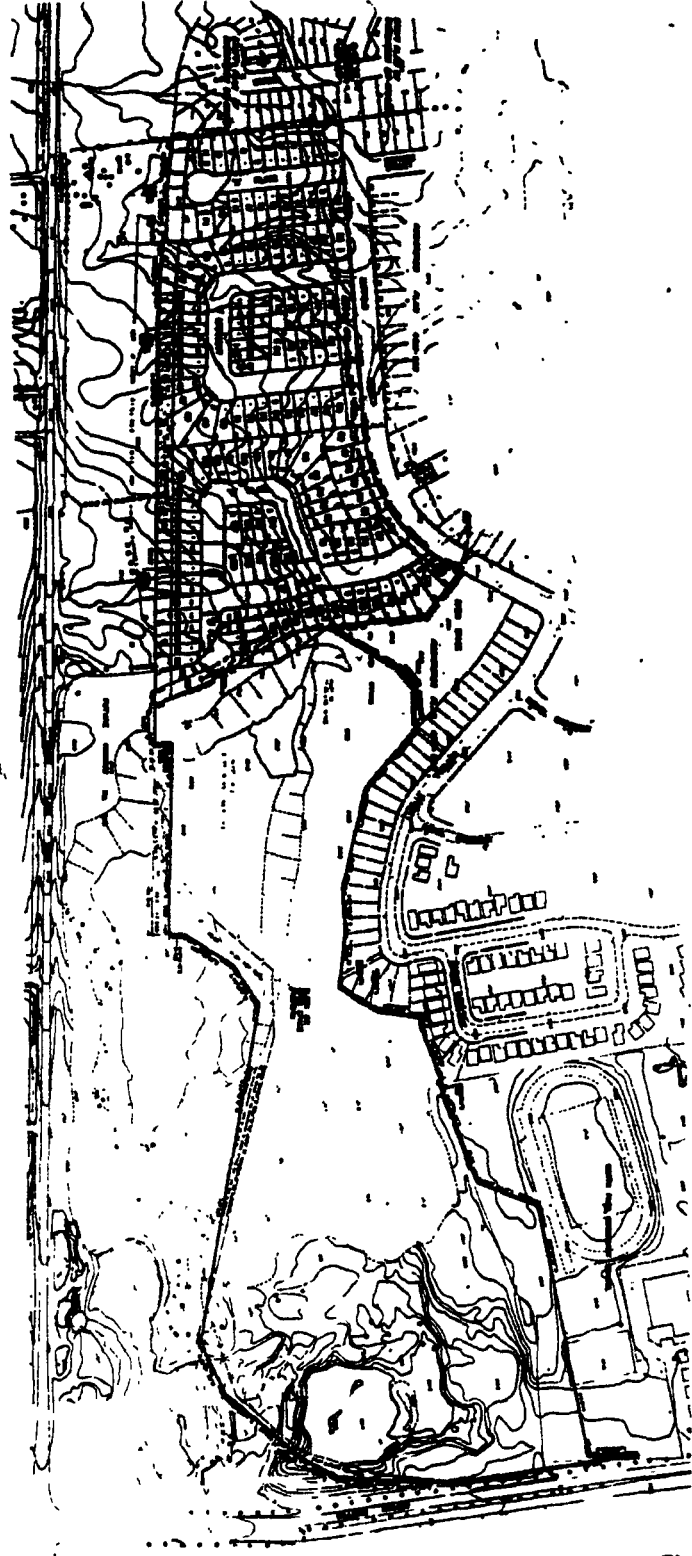


1:2000

CITY OF BRAMPTON
Planning and Development

Date: 88. 11. 5 Drawn by: J.K.
File no. C3E8.4 Map no. 45-3E

D7-08



PROPOSED DRAFT PLAN OF SUBDIVISION

BRAMALEA LTD.



1:6515

CITY OF BRAMPTON
Planning and Development

Date: 88 11 15

Drawn by:

File no. C3E84

Map no. 45-31F

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 12, 1989

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and
Application to Amend the Official Plan
and Zoning By-law
Part of Lots 8, 9 and 10, Concession 3, E.H.S.
BRAMALEA LIMITED
Region of Peel File Number: 21T-87038B
Our File Number: C3E8.4

The notes of the Public Meeting held on Wednesday, January 4, 1989 with respect to the above noted application are attached for the information of Planning Committee.

Approximately four members of the public were in attendance in order to voice their concerns with respect to this application.

The concerns raised by the public with respect to this development included the excessive speed of private automobiles using Nuffield Street, the noise and dust created by the high volume of construction traffic on Nuffield Street, and the need for a school bus pick-up area and Brampton Transit bus shelter in the area.

With respect to the excessive speed of private automobiles along Nuffield Street, staff note that it is not standard procedure to deal with this issue during the processing of a draft plan of subdivision. It is also noted that the Traffic Engineering Services Division of the Public Works and Building Department have reviewed the plan from a traffic standpoint and have no comments or concerns.


Noise and dust caused by a high level of construction traffic within the area is an issue which was addressed in the original staff report dated December 8, 1988. In this regard, staff note that as a condition of draft approval, the applicant is required to make arrangements satisfactory to the Commissioner of Public Works and Building for a suitable construction traffic route.

In response to the concerns regarding the need for a school bus pick-up area and a Brampton Transit bus shelter, staff note that the Peel Board of Education, The Dufferin-Peel Roman Catholic Separate School Board and the Community Services Department: Transit, reviewed the proposed plan and offered no comments with respect to aforementioned perceived needs. While staff do not recommend that additional conditions of approval be included with respect to bussing, staff will refer the issue to the attention of both school boards for their action.


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

- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the conditions approved by City Council on December 19, 1988, and
- C) staff be directed to present the appropriate documents for City Council's consideration.

AGREED:



F. R. Dalzell, Commissioner of
Planning and Development



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

JA/hg/icl

PUBLIC MEETING

E13-3

A Special Meeting of Planning Committee was held on Wednesday, January 4, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:52 p.m., with respect to an application by BRAMALEA LIMITED (File: C3E8.4 - Ward 7) to amend both the Official Plan and Zoning By-law to permit the northerly 8.525 hectares (21.06 acres) of the lands to be subdivided into 151 detached dwelling lots and the remaining southerly portion to be used for active park purposes.

Members Present: Councillor R. Begley - Chairman
Councillor F. Russell
Councillor P. Robertson
Alderman S. DiMarco
Alderman A. Gibson
Alderman S. Fennell
Alderman G. Miles
Alderman J. Spovieri
Alderman E. Ludlow

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

Approximately 4 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. Dalzell 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. -

Mr. D. Dabrowski, 2 Nuffield Street, expressed concern relating to additional traffic that would be generated on Nuffield Street by the proposal, considering the existing traffic concerns of excessive speed, heavy volume and traffic hazard to children. Also, he pointed out that a new bus pick-up area for children would have to be designated, and that a transit shelter is needed on North Park Drive.

Mr. B. Hulley, 10 Nuffield Street, voiced objection and expressed concern relating to the heavy flow of traffic, excessive speed, construction traffic, a health concern of dust generated by the traffic flow and noise. He commented on the lack of comment on concerns by the Traffic Division and said the issue should be addressed in the report.

Mr. B. Brooks, 49 Nuffield Street voiced concern relating to on-street parking on Nuffield, excessive traffic volume and speed, lack of traffic control for safety, and suggested 3-way stop signs at each Crescent. Also, he asked about the size of the proposed houses, which was outlined by the representative of Bramalea Limited.

Mr. S. Mistry, 12 Nuffield Street, suggested speed bumps for the traffic on Nuffield.

He was advised that speed bumps are not allowed on City Streets, however, the Police have radar equipment to monitor traffic. Consequently, the matter of excessive traffic speed should be directed to the attention of the Ward Alderman and Regional Councillor for possible action by Peel Regional Police Department.

There were no further questions or comments and the meeting adjourned at 9:15 p.m.



[Handwritten signature]
 SEP 21 1988
 RECEIVED

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

Telephone: 235-3830

September 21, 1988

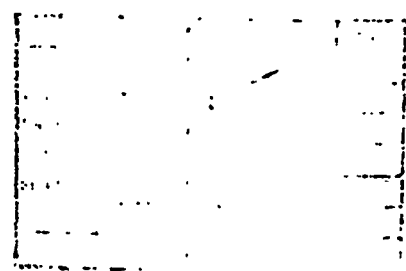
File No. 21T87038 (Revised)

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

Attention: D.R. Billett

Dear Sir:

Re: Plan of Subdivision, City of Brampton,
 Part of Lot 8-10, Concession 3, E.H.S.
 Highway 410, District No. 6
 Toronto - Bramalea Ltd.



The revised plan has been reviewed and our comments/recommendations dated September 15, 1987 are still applicable.

In addition the developer should be made aware that prior to construction being undertaken, building/land use permits are required from this Ministry for all buildings within our permit control area.

A building set-back distance of 13.7 m (45.0 feet) is required from highway property line as indicated in dotted line on the revised plan.

Yours truly,

[Handwritten signature: K. Ainsworth]

K. Ainsworth
 Senior Planner (West
 Land Development Review)

KA/ss

cc District No. 6
 Central Region
 Brampton

[Handwritten note: J. K. ...]

[Handwritten signatures: John ...]

Date JUL 24 1987 Rec'd

File No.

July 22, 1987

Our ref: 21T-87038B

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

Attention: P. E. Allen

Dear Sirs:

SUBJECT: Draft Plan of Subdivision
21T87038B-Bramalea Limited
Part Lots 9 and 10, Conc.3 EHS
City of Brampton

Staff of the Ministry of Natural Resources have now reviewed the above plan of subdivision.

The property lies adjacent to several headwater tributaries to Spring Creek. Spring Creek drains to Etobicoke Creek which supports a warmwater fishery resource. There is concern that, unless proper erosion and sediment controls and stormwater management techniques are used on site, especially during construction, this development could negatively impact the nearby tributaries and the downstream resources. During construction, there is a very high potential for sediment to be carried from the site in stormwater flows. This is of concern to our fisheries program should sediment laden stormwater be allowed to enter nearby watercourses or storm sewers which discharge to watercourses. Sediment laden stormwater may result in negative impact on the quality of receiving waters as it relates to fish and their habitat.

Accordingly, the Ministry of Natural Resources encourages the municipality to consider the following with respect to this development:

- 1) The exposed area should be kept to a minimum at all times to minimize the potential for erosion.
- 2) Exposed surfaces should be restabilized and revegetated as soon as possible. This may require phasing should there be long periods of time between the development of lots.
- 3) Appropriate sediment control devices or structures should be used during construction to retain sediment on the site. If necessary temporary sediment ponds should be used to provide the detention time required for sufficient dewatering.
- 4) Appropriate stormwater management techniques must be employed both during and after construction to minimize the amount of sediment laden stormwater entering nearby watercourses or storm sewers which discharge to watercourses.

Page 2
July 22, 1987
Regional Municipality of Peel

These principles are offered for your information. We encourage the Town and the consultant to consider them in the preparation and review of stormwater management plans for this development.

The Ministry of Natural Resources has no objection to the proposed plan. Please advise us of your decision. Should you have any questions, please contact Kathleen Armstrong (832-7229) of this office.

Yours truly,

I.B. Earl
I.B. Earl
District Manager
Maple District
10401 Dufferin Street
Maple, Ontario
LOJ LEO

Telephone: 416-832-7222

KA:tp

c.c. M.T.R.C.A.
City of Brampton Attn. Planning Dept.

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

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

1988 01 11

City of Brampton PLANNING DEPT.	
Date	JAN 14 1988 Rec'd
File No.	C-21T-87038B

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

Dear Mr. Allen:

Re: Proposed Plan of Subdivision
City of Brampton
File: 21T-87038B

The plan proposes the creation of 153 residential lots on the basis of full municipal services. The subject site is located in Lots 9 and 10, Concession 3 EHS. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

We have reviewed the plan and have identified a serious noise concern due to the developments proximity to Highway 410. We therefore recommend that the proponent be required to undertake a noise feasibility study to the satisfaction of the City, the Region and the Ministry of the Environment prior to draft approval.

Yours truly,

A. Edwards, Planner
Approvals and Planning
Technical Support Section

cc: F. Dalzell
G. Nelson
D. Beach

LS/AE/BRAM/J11F

*John
8401 18
J.A.*



Ontario



Ministry of Ministère des
Citizenship Affaires civiques
and Culture et culturelles

77 Bloor Street West
Toronto, Ontario
M7A 2R9

77 quai, rue Bloor
Toronto, Ontario
M7A 2R9

Archaeology Unit,
Heritage Branch, 2nd Floor
(416) 965-4490

Your File:

Our File:

SEARCHED	INDEXED
SERIALIZED	FILED
SEP 1 1987	
FBI - TORONTO	

September 1, 1987

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

Re: Subdivision File No.: 21T-87038B
Pt. Lots 9 and 10, Con. 3 E.H.S., Brampton

Dear Mr. Billett:

Our office has reassessed our review of the archaeological potential of subdivision plan (21T-87038B). In consultation with the site engineer and Mr. Allan Windrem (Bramalea Ltd.) on site, on August 31, it was revealed that a considerable area of the north portion of the property had been extensively disturbed (i.e. stream channelization and topsoil stripping). This reduces the archaeological potential of the property from moderate to low. Consequently, this office recommends that this project requires no archaeological assessment. Thus, the condition applied to this property in our letter of July 22 is waived. It is hoped that this alteration has not caused any great inconvenience.

Yours truly,

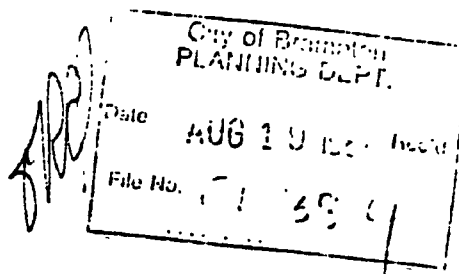
Gary Warrick, Archaeological Consultant
to the Ministry of Citizenship and Culture

MCC Contact:
William Fox
Senior Archaeologist

the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600
1987.08.14.

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



Attention: Peter E. Allen
Commissioner of Planning

Dear Sir:

Re: Draft Plan Approval Conditions
File No. 21T-87038B
Part Lot 9 & 10, Concession 3, EHS
City of Brampton
(Bramalea Ltd.)

Authority staff has had an opportunity to review the above-noted draft plan (Drawing No. J, Job No.76-27H, prepared by Johnson Sustronk Weinstein and Associates, and dated February 2, 1987) and would have no objections to draft plan approval subject to the following conditions:

- (1) Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:
 - (a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands. This report should include:
 - plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?
 - storm water management techniques which may be required to control minor or major flows;

. . . /2

The Regional Municipality of Peel
Planning Department

Attention: Peter E. Allen
Commissioner of Planning

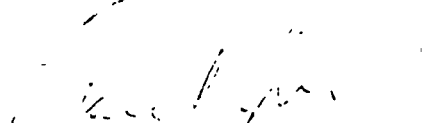
Re: Draft Plan Approval Conditions
File No. 21T-87038B
Part Lot 9 & 10, Concession 3, EHS
City of Brampton
(Bramalea Limited)

- proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- location and description of all outlets and other facilities which may require permits under Ontario Regulation 170.

N.B.: It is recommended that the developer or his consultant contact the Authority prior to preparing the above report to clarify the specific requirements of this development.

(b) overall grading plans for the subject lands.

Yours truly,


(Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division

CP/al

c.c. City of Brampton, Planning Dept.
City of Brampton, Engineering Dept.
MNR - Maple

City of Brampton
PLANNING DEPT.
Date: Feb 23 1988
File No:

the metropolitan toronto and region conservation authority
5 shoreham drive, downsview, ontario. m3n 1s4 (416) 661-6600 FAX 661-6896

November 22, 1988

M.T.R.C.A. File No. -15939

Regional Municipality of Peel
Planning Dept.,
10 Peel Centre Drive,
BRAMPTON, Ontario
L6T 4B9

ATTENTION: D.R. Billett, Director of Development Control

Dear Sir/Madame:

RE: File No. 21T-87038B Revised Draft Plan of Subdivision
Part Lots 9 & 10, Conc. 3 E.H.S., City of Brampton
(DELTA EQUITIES)

This will acknowledge receipt of the revised plans for the above-captioned application prepared by Philip Weinstien & Associates Ltd., and dated February 23, 1988.

Our staff has examined these revisions and advise that our comments dated August 14, 1987 (copy enclosed) remain unaltered.

Yours truly,

Craig Piper
Craig Piper, Plans Analyst
Plan Review Section
Water Resource Division
SAS:dm

cc... City of Brampton - Planning Dept.
City of Brampton - Engineering Dept.
M.N.R. - Maple

Encl.

Jan 11 1988
JA

This plan of subdivision proposes a significant number of units for which there is no available accommodation. The board will therefore be utilizing portable 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:

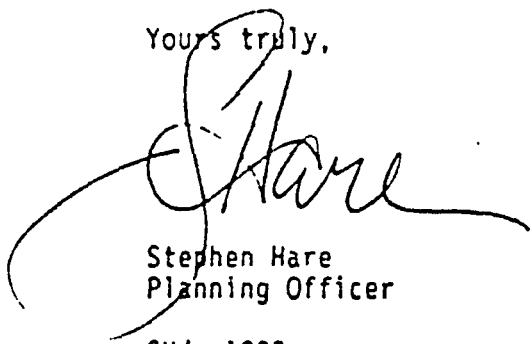
38 JK-5
23 6-8
31 9-13.

The students generated are presently within the following attendance areas, which have the following enrolments and capacities;

	<u>Enrol.</u>	<u>OME = 10%</u>
Birchbank P.S. K-5	516	608
Balmoral Sr. 6-8	516	718
North Park S.S. 9-13	1578	1328

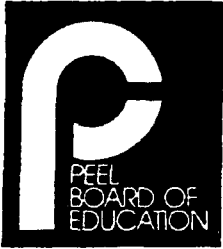
The foregoing comments apply for a two year period, at which time, updated comments will be supplied upon request.

Yours truly,



Stephen Hare
Planning Officer

SH/sr1338



TRUSTEES
Carolyn Parrish
(Chairman)
L Cliff Gyles
(Vice-Chairman)

Roger Barrett
Joanne Booth
Cathrine Campbell
George Carlson
Karen Carstensen
Beryl Ford
Gail Green
Dr Ralph Greene
Gary Heighington
Alex Jupp
William Kent
Robert Lagerquist
Thomas McAuliffe
Janet McDougald
Marolyn Morrison
Sandy Ransom
Rosemary Taylor
Ruth Thompson
Carolyne Wedgbury

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

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

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

January 20, 1989

Mr. John Armstrong
Planning Interne
Planning & Development Department
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

C3E8.4

Dear Mr. Armstrong:

Re: Draft Plan of Subdivision and Application
To Amend the Official Plan and Zoning By-law
Part of Lots 8, 9, and 10, Concession 3, E.H.S.
Bramalea Limited 21T-87038B
Your File: C3E8.4

Thank you for forwarding Mr. Dabrowski's comments of January 4, 1989, with regard to the need for a new bus pick-up area.

I have referred your letter to Tom Howe, Regional Business Officer, for response.

Yours truly,

John Greeniaus
Chief Planning Officer
Planning and Resources Department

JG/sr
CPO/966

c. T. Howe

540125

H J A Brown Education Centre
5650 Hurontario Street
Mississauga Ontario L5R 1C6
Telephone (416) 890-1099
Fax (416) 890-6747

An Equal Opportunity Employer



TRUSTEES
 Carolyn Parrish
 (Chairman)
 L. Cliff Gyles
 (Vice-Chairman)

Roger Barrett
 Joanne Booth
 Cathrine Campbell
 George Carlson
 Karen Carstensen
 Beryl Ford
 Gail Green
 Dr. Ralph Greene
 Gary Heighington
 Alex Jupp
 William Kent
 Robert Lagerquist
 Thomas McAuliffe
 Janet McDougald
 Marilyn Manson
 Sandy Ransom
 Rosemary Taylor
 Ruth Thompson
 Carolyne Wedgbury

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

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

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

January 30, 1989

Handwritten initials and scribbles

Mr. John Armstrong
 Planning Interne
 Planning and Development Department
 City of Brampton
 150 Central Park Drive
 Brampton, Ontario
 L6T 2T9

Dear Mr. Armstrong:

**Re: Draft Plan of Subdivision and Application to Amend
 the Official Plan and Zoning By-law
 Part of Lots 8, 9, and 10, Concession 3, E.H.S.
 Your File: C3E8-4**

Your letter of January 16, 1989, containing Mr. Dabrowski's comments from the Public Meeting, has been forwarded to me for response.

With respect to the requirement for a school bus pick-up area, designation of same would be accommodated at such time as the subdivision is completed and students eligible for transportation are generated from this location. It should be noted that bus stops may be located up to 1.6 kilometres from a student's residence under present Board of Education Policy.

Please be assured that Peel Board of Education staff closely monitors residential development and bus stops are identified as soon as an eligible student is registered.

Sincerely,

Handwritten signature

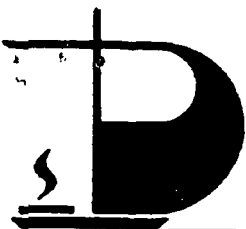
T. G. Howe
 Regional Business Officer

mb

Handwritten number: 890202

H.J.A. Brown Education Centre
 5650 Hurontario Street
 Mississauga Ontario L5R 1C6
 Telephone (416) 890-1099
 Fax (416) 890-6747

An Equal Opportunity Employer



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

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

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

City of Brampton PLANNING DEPT.	
Date	JUL 02 1987 Rec'd
File No.	1-2-1-1

[Handwritten initials]

Dear Sir:

Re: 21T - 87038B
Bramalea Limited
P.E. Lots 9 and 10, Concessions E.H.S.
City of Brampton

Separate school pupils generated by this plan of subdivision will be accommodated at St. Marguerite Bourgeoys for elementary grades and temporarily at St. Thomas Aquinas for secondary grades.

It is estimated that the separate school yield from the 200 - 153 single family units proposed in the plan will be 40 Junior Kindergarten to Grade 8 and 16 Grades 9 - 12 A.C. students.

Yours truly,

Sherryl Daoust

Sherryl Daoust
Chief Planner

c.c. F. Dalzell, Commissioner of Planning, City of Brampton
J. Greeniaus, Chief Planning Officer, Peel Board of Education
Bramalea Limited



Consumers Gas

950 Burnhamthorpe Road West
Mississauga, Ontario L5C 3B4

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

July 6, 1987

City of Brampton PLANNING DEPT.	
Date	JUL 08 1987 Rec'd
File No.	

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

Dear Mr. Allen:

RE: 21T-87038B - Bramalea Limited
Pt. Lots 9 & 10, Conc. 3, E.H.S.
City of Brampton
Our Ref: EM-246-87

We hereby acknowledge receipt of your plan as noted above.

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

Yours truly,

CONSUMERS GAS

S. Szilard
S. Szilard
Operations Manager
Western Region
276-3595

/gcm

cc: City of Brampton ✓
Planning Department
Sales (Residential)
File

*John noted 19.
87.07.08*
870708

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



PEEL REGIONAL
POLICE FORCE
P.O. BOX 7750
7750 HURONTARIO ST.
BRAMPTON, ONTARIO
CANADA
L6V 3W6

City of Brampton PLANNING DEPT.	
Date	JUL 07 1987 Rec'd
File No.	← 525-11

Telephone Area Code 416
433-3311

Address all correspondence to
The Chief of Police
Referring to.

Our File No
Your File No.
Attention of

July 3, 1987

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

Dear Sir:

Re: *Subdivision*
File 21T-870388 / Pt. Lot 9 & 10, Con. 3 EHS

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

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

Yours truly,

M. Haslett
Staff Sergeant
Planning and Research Bureau

DM:tmh

C.C. City of Brampton, Planning Department

June 6, 1988

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

Attention: Mr. S. Dewdney

Re: Noise Feasibility Study
J. E. Coulter - February 16, 1988
Draft Plan of Subdivision 21T-87038B
Bramalea Limited

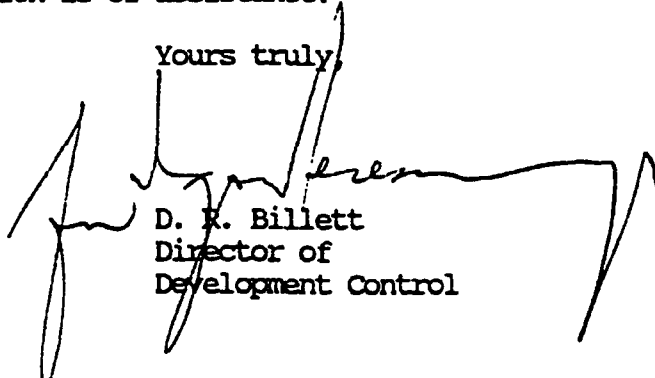
City of Brampton PLANNING DEPT.	
Date	JUN 9 1988 Rec'd
File No.	C3EB-4

Dear Sir:

We have examined the above noted feasibility report and based on the information provided we concur that adequate noise attenuation can be provided within the current subdivision design. With regard to the noise prediction method to be used in the full noise study, the Ministry of the Environment who retains full approval over format of this report may insist on the use of Stamson. In addition, confirmation should be provided that Ministry of Transportation will use open-graded (quiet) asphalt on the new construction/paving at this locale.

We trust that this information is of assistance.

Yours truly,



D. R. Billett
Director of
Development Control

VZ:nb

John 980609

The Regional Municipality of Peel

Planning Department

October 4, 1988

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

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

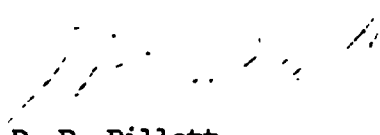
Re: Proposed Plan of Subdivision
21T-87038B - Bramalea Limited
Pt. Lots 8, 9 & 10, Con. 3, E.H.S.
City of Brampton

Dear Sir:


Please find attached a copy of comments dated September 27, 1988 as received from our Public Works Department concerning the above noted draft plan.

We trust that this information is of assistance.

Yours truly,


D. R. Billett
Director of
Development Control

JL:nb
Encl.

 881007

10 Peel Centre Drive, Brampton, Ontario L6T 4B9 - (416) 791-9400



MEMORANDUM

To: D. R. Billett
Director,
Development Control

Date: September 27, 1988

From: M. D. Zamojc

Re: Draft Plan of Subdivision -
Bramalea Limited,
City of Brampton

File: T-87038

Further to your recent memo in regard to the above subdivision, we have reviewed the servicing requirements with respect to sanitary sewers, watermains, and Regional roads, and find that our previous comments of July 3, 1987, apply.

We note that Waste comments are revised, as follows:

- o There are no waste disposal sites on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1990.
- o It is expected that this development will generate approximately 171 tonnes of solid waste per year. (0.33 tonnes/capita/year X 517 people = 171 tonnes/year).
- o In the event there is any doubt about the integrity of the subject lands with respect to the possibility of a waste disposal site or hazardous wastes located on any portion of the subject property or an adjacent property, we recommend that prior to the commencement of developing activities, the developer carry out a detailed soil investigation by a qualified Geotechnical Engineer.
- o Should the subject property be found to contain an old landfill site, then the developer shall take appropriate measures to clean up the landfill to the satisfaction of the Ministry of the Environment, the Region of Peel, and the Area Municipality.

M. D. Zamojc

M. D. Zamojc, P. Eng.,
Planning & Development Engineer,
Engineering &
Construction Division,
Department of Public Works.

MDZsh