



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 117-90

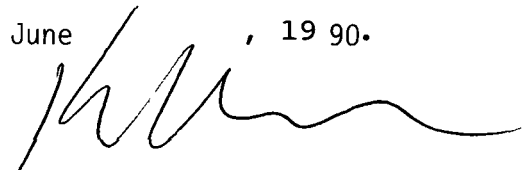
To adopt Amendment Number 181  
and Amendment Number 181 A  
to the Official Plan of the City  
of Brampton Planning Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

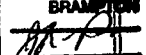
1. Amendment Number 181 and Amendment Number 181 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 181 and Amendment Number 181 A to the Official Plan of the City of Brampton Planning Area.

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

this 25th day of June, 19 90.

  
KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 6/10/90

06/90/jo

ORIGINAL

61-117-90

AMENDMENT NUMBER 181  
AND  
AMENDMENT NUMBER 181 A  
to the Official Plan of the  
City of Brampton Planning Area

21-0P 0031-181-1

AMENDMENT NO. 181 and 181 A

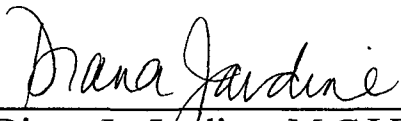
TO THE

OFFICIAL PLAN FOR THE

CITY OF BRAMPTON

This Amendment No. 181 and 181-A to the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act, 1983.

Date: 1991-01-23

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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 117-90

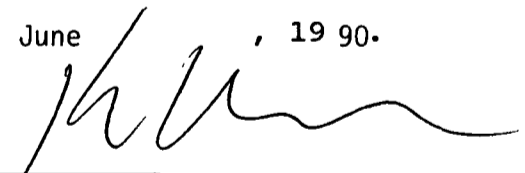
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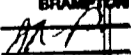
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KENNETH G. WHILLANS - MAYOR

  
LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 12/10/92

06/90/jo

CERTIFIED A TRUE COPY

  
ACTING City Clerk  
City of Brampton  
July 6<sup>th</sup> 19 90

AMENDMENT NUMBER 181  
AND  
AMENDMENT NUMBER 181 A  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this official plan amendment is to change the lands use designation of land from public school to permit its development for a low density residential subdivision incorporating surplus land of an Ontario Hydro-Electric Power Commission transmission corridor.

2.0 Location

The land subject to this amendment is located on the west side of McLaughlin Road, abutting an Ontario Hydro-Electric Power Commission Transmission power line, approximately 355 metres south of Ray Lawson Boulevard. The Property is more particularly described as Block 194, Plan 43M-841 and part of Lot 14, Concession 2, West of Hurontario Street, in the geographic Township of Toronto.

The site has a dimension on McLaughlin Road of about 112 metres, a dimension along its southerly limit of approximately 166 metres, and comprises an area of 3.2 hectares.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 181 :

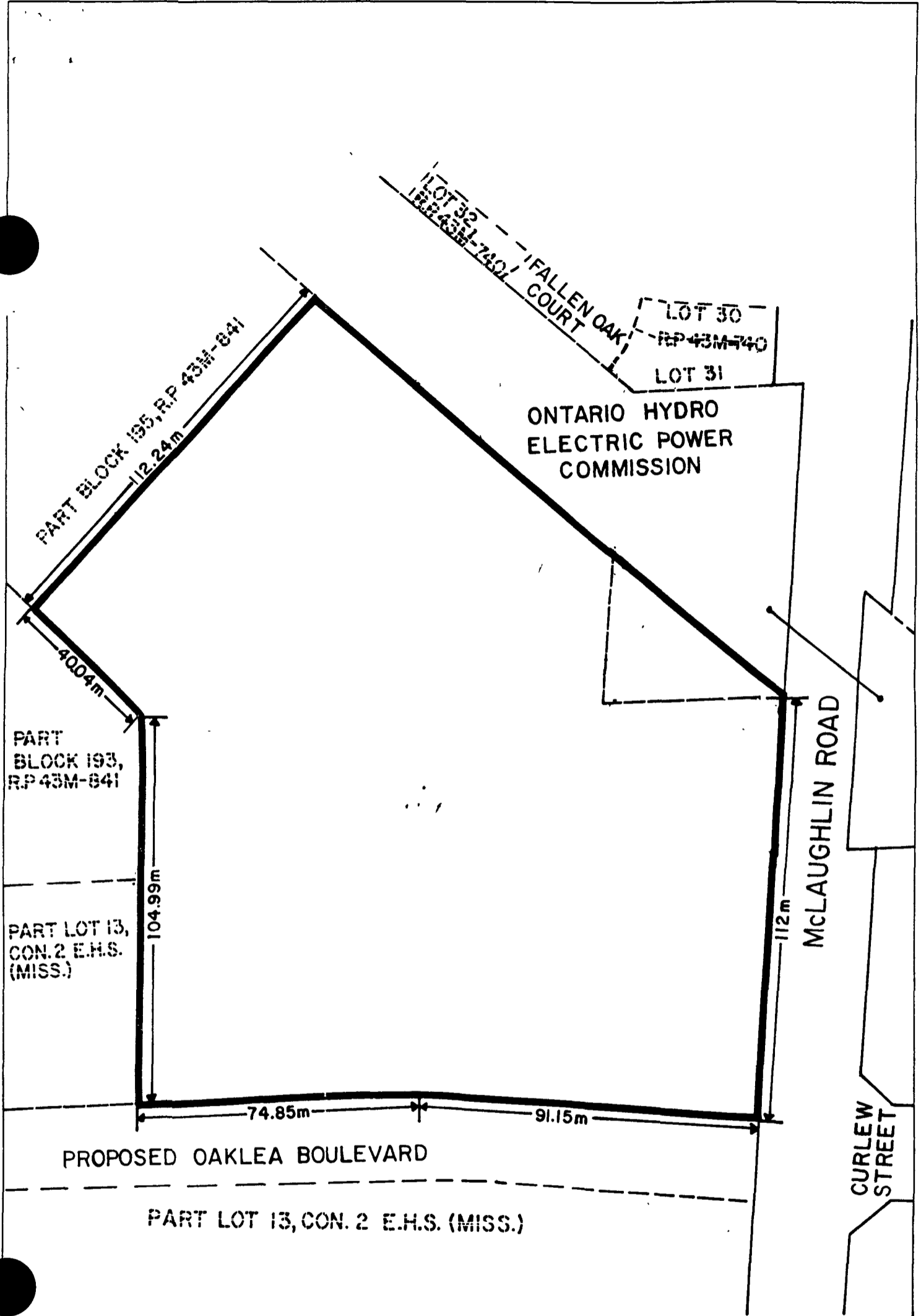
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 and set out in the first paragraph of section 7.2.7.24, Amendment Number 181 A.

3.2 Amendment Number 181 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by changing, on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from PUBLIC SCHOOL TO RESIDENTIAL LOW AND MEDIUM DENSITY.



BOUNDARY OF LANDS TO BE REDESIGNATED  
 m METRES

OFFICIAL PLAN AMENDMENT No. 181  
 OFFICIAL PLAN AMENDMENT No. 181 A

Schedule A



1:1230

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1990 05 31 Drawn by: CJK  
 File no. T2W14.6 Map no. 74-9C

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 181  
AND  
AMENDMENT NUMBER 181 A

Attached are copies of a report from the Planning and Development Services Division, dated August 10, 1989 and a copy of a report from the Director, Planning and Development Services Division, forwarding the notes of a public meeting held on Wednesday, September 6, 1989.

The following written submissions were also received.

Credit Valley Conservation Authority.....December 7, 1988  
Ontario Hydro.....December 20, 1988  
.....October 23, 1989  
The Regional Municipality of Peel.....January 25, 1989  
Peel Board of Education.....February 2, 1989  
.....August 10, 1989  
Ministry of Culture and Communications.....March 7, 1989

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# INTER-OFFICE MEMORANDUM

PC-Aug 14

Office of the Commissioner of Planning & Development

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August 10, 1989

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Proposed Subdivision and  
Application to Amend the Official Plan and  
Zoning By-law  
Block 194, Plan 43M-841 and Part of Lot 14,  
Concession 2, W.H.S.,  
Ward Number 4  
SANROSE CONSTRUCTION  
Region of Peel File Number: 21T-88042B  
Our File Number: T2W14.6

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## 1.0 INTRODUCTION

An application has been filed with the City Clerk's office to amend the zoning by-law to permit the development of a single family residential subdivision on a previously designated elementary school site. This application was referred to staff for a report and recommendation by City Council at its meeting September 12, 1988.

The applicant subsequently amended the application on January 21, 1989, to include an amendment to the Official Plan.

A draft plan of proposed subdivision has been submitted by the applicant for the City's recommendations with regard to conditions of draft plan approval.

## 2.0 PROPERTY DESCRIPTION

The subject property is located at the north-west corner of the intersection of McLaughlin Road South and future Oaklea Boulevard. The lands consist of Block 194, Plan 43M-841, and part of the east half of Lot 13, Concession 2, W.H.S., Toronto Township. The land in Lot 13, Concession 2, W.H.S., also occupies a portion of a draft plan of proposed subdivision, Region of Peel File Number 21T-85020B, our File T2W13.1, 728184 Ontario Limited (formerly Ashley Hume) draft approved on June 16, 1988.

The area of the property is approximately 2.731 hectares (6.749 acres). The dimension along Oaklea Boulevard, excluding a day light triangle, is 145.49 metres (477.33 feet), and along the west limit of McLaughlin Road South 99.84 metres (327.56 feet).

The majority of the site's area has been stripped of its top soil and consequently is about 0.5 to 1.0. metre lower than the boundary roads of Oaklea Boulevard and McLaughlin Road South.

A sales pavilion is located at the south-east corner of the property with access from McLaughlin Road South.

The surrounding land uses are as follows:

North: Ontario Hydro - Electric Power Commission transmission corridor and beyond that facility is Phase I residential development of Beacon Hall, draft plan 21T-84040B, now registered as Plan 43M-740.

West: vacant land, though intended to be used partly for recreational purposes and partly as a junior separate school site; (Blocks 195 and 193, Plan 43M-841, and Region of Peel file Number 21T-85020B, Our File T2W13.1).

South: Future Oaklea Boulevard, and beyond Oaklea Boulevard, future residential development.

East: Block 218, Plan 43M-841, a 0.3 metre reserve which separates part of the property from McLaughlin Road South; McLaughlin Road South; and beyond this road to the east are a future church site and residential development of Fletcher's Green Developments Limited (Region of Peel File 21T-76018B, our File T1W13.2).

### 3.0 OFFICIAL PLAN AND ZONING BY-LAW STATUS

Designated Residential on Schedule "A", General Land Use Designations, and Public School, Fletchers Creek South Secondary Plan.

By-law 139-84, as amended, zones the property Institutional One (I1).

### 4.0 PROPOSAL

The applicant is proposing that the Official Plan and zoning by-law be amended to permit the development of a subdivision having a total of 57 detached dwellings on 9.14

metre, 9.75 metre and 12.2 metre (29.99 feet, 31.99 feet and 40.03 feet) lots. A triangular parcel of land with an approximate area of 709.0 square metres (7632.0 square feet) will be acquired from Ontario Hydro to complete 3 lots.

5.0 COMMENTS FROM OTHER AGENCIES AND DEPARTMENTS

Public Works and Building Department, the Development and Engineering Services Division has provided the following comments:

- (1) a storm water management report and storm drainage report must be submitted prior to final approval;
- (2) sidewalks shall be provided on one side of the cul-de-sac and on Oaklea Boulevard both sides;
- (3) the applicant shall be responsible for the completion of Oaklea Boulevard complete from McLaughlin Road to Ray Lawson Boulevard with top asphalt and full municipal services, and
- (4) Cash-in-lieu for sidewalk on McLaughlin Road shall be provided.

Traffic Engineering Services Division has advised that the department will accept the proposed location of Street A as it has been aligned opposite the street to the south even though it is preferred nearer to the westerly limits of the property.

Building Division indicates that the streets shall be named prior to the further comment.

Planning and Development Department, Community Design Section has the following comments:

- (1) a preliminary noise study is required prior to draft approval, and
- (2) the noise study should reflect the potential that the Hydro Electric Power Commission land is not acquired and the noise attenuation facilities should be designed to protect the lots at the intersection of McLaughlin Road and the Hydro Corridor.

Planning Policy and Research Division have advised that the subject property was designated Institutional Public School by OPA102. The proposal requires a secondary plan (Official Plan Amendment) as Section 5.14 of the Fletchers Creek South Secondary Plan states that "in the event that one or more of the school sites may not be required, then the appropriate residential density or alternative use for this school site will be determined by an amendment to this plan".

The School Board may not be prepared to support this proposal until purchase agreements are secured for another public school site to the north-west in the new development area 13a (OPA133).

The Region of Peel Public Works Department comments as follows:

Sanitary Sewer Facilities

- (1) Sanitary sewer facilities are available in a 250 millimetre diameter sewer located on Curlew Street at the east side of McLaughlin road;
- (2) external easements and construction will be required, and
- (3) densities are much higher than originally designed. As a result, the downstream sewer system will require an analysis by the applicant for Region of Peel's review and approval. Any deficient sewers will require upgrading.

Water Facilities

- the lands are located in the water pressure zone five;
- water facilities are available in a 300 millimetre diameter water main on McLaughlin Road, and
- provision will be required for watermain looping from Street "A" to McLaughlin Road.

Region Roads

- region roads are not adversely affected.

Waste Management

Brampton Residential

- there are no waste disposal sites on or adjacent to subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1990;
- notwithstanding the waste generation for the above subdivision, release of the plan for registration will not be permitted until such time the regional clerk is in receipt of a Regional Council resolution, indicating that Council is satisfied that adequate landfill arrangements exist or will exist;
- in the event there is any doubt about the integrity of the subject lands with respect to the possibility of waste disposal site or hazardous waste located on any portion of the subject property or any adjacent property, we recommend that prior to the commencement of development activities, the developer carry out a detailed soil investigation by a qualified Geotechnical Engineer, and
- 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.

Financial Impact

- (1) Lot Levies: full residential lot levies apply.
- (2) Frontage charges: watermain frontage charges apply on McLaughlin Road calculated at the current rate.
- (3) Budget: there is no negative impact upon Regional capital budget as this development does not create a need for sanitary, watermain or road improvements in Five Year Capital Budget Forecast.

Specific Draft Plan Conditions

- the developer will be required to enter into a subdivision agreement with the City and Region for the construction of municipal sewer, water, and region road services associated with the lands. These services will be in accordance with the latest region standards and requirements.

Credit Valley Conservation Authority has indicated that the subject property, being located within the former draft plan of subdivision (File: 21T-84040B), should not be of major concern as it is located within a proposed school block. As a condition of draft plan approval, the applicant must provide the Authority with a satisfactory engineering submission which shall indicate the means whereby storm water will be conveyed from the property, and the means whereby erosion, sedimentation and their effects will be controlled on site.

The Peel Board of Education indicate that the former Block O was designated a Junior Public School site. The expansion of Fletchers Creek Community precipitated the relocation of the Junior Public School to the west and is contained within 21T-86082B Eight Acres, 21T-88043B Southbridge Developments and 21T-86105B Kingknoll Developments Limited.

On May 27th, 1988 the Board indicated that Block O, 21T-84040B was no longer required for school purposes.

Recently the Board received a letter from Mr. Renzo Belluz, solicitor for Southbridge advising that file 21T-88043B was being withdrawn and that the Junior Public School Block would not be available.

The Board is concerned that the school park site in Amendment 133 may be compromised and are requesting attention to this matter as the former school site may indeed be required.

Ontario Hydro has advised that the applicant has not contacted Hydro to discuss purchasing of surplus lands. Hydro requests that the surplus, triangular property be zoned as per the abutting property.

The Archaeology Unit of the Ministry of Culture and Communications has advised that the subdivision has a low archaeological potential. The lack of registered archaeological sites and nineteenth century farmstead sites near the property, the lack of water sources, and the clay loam soils of the property provide the rationale for this rating. Thus, no archaeological condition of approval is recommended.

Community Services Department - Parks and Recreation has advised that the plan should not be processed until the developer has submitted a park landscape plan and is approved by the City for the abutting parkland to the north-west (Beacon Hall, Phase II, our File T2W14.1).

Fire request the provision of fire break lots, which will be determined for the final plan prior to registration.

The following agencies have no comments, Public Works and Building Department, Building Division, Zoning and By-law Enforcement, Community Services Department - Transit.

#### 6.0 DISCUSSION

Since the draft plan of proposed subdivision affects a previously approved draft plan, amendments to the conditions of draft plan approval for 21T-85020B, 728184 Ontario Limited (formerly Ashley Hume) will be required. In this regard, that portion of the subject subdivision located in Lot 13, Concession 2, W.H.S., in the geographic Township of Toronto, extending to the original road allowance of McLaughlin Road South should be removed from the previously draft approved plan. Therefore, the subject draft plan should be redlined and appropriate conditions imposed. These conditions would include, dedication of road widening, conveyance of 0.3 metre reserves to the City, construction of a sidewalk on McLaughlin Road South, planting of boulevard trees and production of a satisfactory highway noise feasibility study.

The Development and Engineering Services Division has requested that standard engineering requirements pertaining to storm water management and drainage and sidewalk construction be imposed. The requirement that Oaklea Boulevard be completed from McLaughlin Road South to Ray Lawson Boulevard can be achieved by a stipulation, that will require either the prior registration or the contemporaneous registration of the plan to the south and that prior to the issuance of building permits for lots in the subject subdivision, road access satisfactory to the Commissioner of Public Works and Building shall be provided.

The preliminary noise report, to be provided prior to draft plan approval, will address the relationship of the location and design of noise attenuation facilities and acquisition of surplus Ontario Hydro property. The existing noise attenuation facility of the residential subdivision to the north is designed on an earth berm and wood noise wall concept that requires a significant portion of the berm's exterior slope to be located on the west boulevard of McLaughlin Road South. The necessity of using the boulevard to the same extent should be reported upon by the noise feasibility study and particularly in the case if

Ontario Hydro does not permit encroachment upon their hydro corridor. The applicant should be prepared to accept appropriate landscaped inserts at strategic locations along the noise wall which will reduce the depth of the lots abutting McLaughlin Road South by a minimum of 1.2 metres (3.94 feet).

The Region of Peel engineering and financial requirements can be satisfied by the standard subdivision agreement to address these issues.

The Credit Valley Conservation Authority's concern can be addressed through engineering submissions as a usual draft plan condition.

The concern of the Peel Board of Education regarding the status of a future junior public school site occupying lands proposed for development by Eight Acres, 21T-86082B; Southbridge Developments, 21T-88043B, Kingknoll Developments Limited, 21T-86105B will have to be resolved to the Board's satisfaction. It is staff's understanding that Southbridge Developments position regarding the school site has altered as the developer has submitted a revised draft plan for processing which is consistent with the intent of Amendment Number 133 to the Official Plan. However, until the Southbridge Developments plan has been draft approved and the combination school/park site has been subject to a conceptual design satisfactory to both the Board and the City, the Peel Board of Education will have concerns.

The Dufferin-Peel Roman Catholic Separate School Board has not forwarded their comments respecting the draft plan. However, it is assumed that the Board will require the applicant to erect a warning sign at the entrance of the subdivision advising that temporary school facilities or busing may have to be used and that a warning clause will be required in purchase and sale agreements.

Ontario Hydro as a commenting agency has not responded with respect to their requirements. In a similar situation for the Beacon Hall and Fletcher's Green Developments Limited draft plans, Ontario Hydro had requested that the following conditions be incorporated into the subdivision agreement:

1. A copy of the lot grading and drainage plan, showing existing and proposed grades, must be submitted to Ontario Hydro for review. Drainage must be controlled and directed away from Ontario Hydro property.



2. Temporary fencing must be installed along the edge of the right-of-way prior to the start of construction at the developer's expense.
3. Permanent fencing must be installed after construction is completed along Ontario Hydro owned land.
4. Ontario Hydro property is not to be used without the express written permission of Ontario Hydro. The proponent will be responsible for restoration of any damage to the right-of-way resulting from construction of the subdivision.

The surplus Ontario Hydro lands abutting the draft plan should be consolidated with the subdivision as a draft plan condition. Consolidation and development of the surplus land for residential purposes should occur contemporaneously with the development of the subdivision to ensure that erection of noise attenuation facilities, fencing, grading and drainage, dedication of road widening and conveyance of 0.3 metre reserve will be completed.

Comments on the detailed design of the subdivision are as follows:

1. The depth of the lots abutting the reserve parallel to McLaughlin Road South as widened, be increased to a minimum depth of 36.5 metres, excluding landscaped inserts, and that a flat area with a minimum depth of 6 metres be provided adjacent to the rear wall of the dwelling unit.
2. Several lots with irregular shapes, Lots 20 to 23, and Lots 43 and 44 are not suitable for conventional dwellings because of restricted depth for dwellings. Therefore, the applicant should advise the builder that dwellings with a shallower depth are only suitable for the irregular shaped lots.
3. A 0.3 metre reserve is required at the dead end of Street "A".

The Official Plan will require amendment to change the designation from Public School to Low Density Residential. The zoning by-law amendment would change the Institutional One (I1) designation to Residential Single-Family D (R1D) to accommodate the 9.14 metres (29.99 feet) and 9.75 metres (31.99 feet) lots, and to Residential Single-Family C (R1C) to accommodate the 12.2 metres (40.03 feet) lots.

7.0 RECOMMENDATION

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

- A. A Public Meeting be held in accordance with Council's procedures;
- B. Subject to the results of the Public Meeting, staff be directed to prepare an appropriate amendment to the Official Plan;
- C. Region of Peel be requested to amend the conditions of draft plan approval of proposed subdivision, Region of Peel File Number 21T-85020B, our file T2W13.1 as follows:
  1. Condition 1 be amended by adding thereto the following as condition 1(j):

"1(j) Block 183, junior public school; 7.5 metre widening of McLaughlin Road South contiguous to Block 183, and 0.3 metre reserve be deleted from the plan and the notation "Not Part of this Subdivision" be added."
  2. Condition 1(d) be deleted and the following substituted therefor:

"1(d) A 0.3 metre reserve be shown along the north limit of Ashley Hume Boulevard, as widened to 26 metres, within Block 183, and along the hypotenuse of the daylight triangle created by the widening of McLaughlin Road South to 18 metres from the centre line of the original road allowance and to the west limit of the original road allowance of McLaughlin Road South."
  3. Condition 29 be deleted and the following substituted therefor:

"29 The applicant shall agree that lands identified as "Not Part of the Subdivision" formerly comprising Block 183, McLaughlin Road South widening and 0.3 metre reserve shall be developed only in conjunction with Blocks 194 and 218, Plan 43M-841 by means of a subdivision application."

4. Condition 44 be amended by deleting therefrom reference to condition 29.
- D. Prior to submission of draft plan conditions to the Region of Peel, the applicant shall:
1. submit a park landscape plan, satisfactory to the Commissioner of Community Services, for Block 195, Plan 43M-841, and
  2. submit a preliminary noise study, satisfactory to the Commissioner of Planning and Development.
- E. Subject to the results of the Public Meeting and the presentation of satisfactory documents as required by Condition D above, staff be directed to prepare an appropriate amendment to the Zoning By-law and that the draft plan of proposed subdivision be subject to the following conditions:
1. The approval be based on the draft plan, dated August 10, 1988, revised November 9, 1988, prepared by Team Three and redlined revised as follows:
    - a) the boundary of the draft plan be expanded to coincide with the west limit of the original right-of-way of McLaughlin Road South and to include Block 218, Plan 43M-841;
    - b) McLaughlin Road South be widened to 18 metres from the centre line of the original road allowance equivalent to a widening of about 7.94 metres;
    - c) 0.3 metre reserves be provided along the west limit of McLaughlin Road South as widened to 18 metres from centre line of original road allowance, on the hypotenuse of the daylight triangle and at the northerly end of Street "A".
  2. The applicant shall agree to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.
  3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.

4. The applicant shall agree to support an appropriate amendment to the Official Plan and zoning by-law.
5. The proposed road allowance and widening shall be dedicated as public highways upon registration of the plan.
6. The proposed street shall be named to the satisfaction of the City of Brampton and the Region of Peel.
7. The maximum number of single family lots permitted on the site shall be 57.
8. 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.
9. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense.
10. The applicant shall pay cash-in-lieu for the parkland requirement in accordance with the Planning Act and City Policy.
11. The applicant shall agree to erect fencing in accordance with the City's policy, including fencing along the lot lines of all residential lots abutting any existing or proposed, parkland or open space area.
12. 0.3 metre reserves shall be conveyed to the City along all residential lots and blocks where they abut the widened limit of McLaughlin Road and at the dead end of the road allowance.
13. Where less than 2.4 metres of separation between structures is being provided, no back to front drainage shall be permitted unless agreed to by the Commissioner of Public Works and Building, and that the applicant, at this 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 draft plan approval, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the City of Brampton, the Region of Peel and the Ministry of the Environment.
18. 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 offers of purchase and sale for the affected lots:
  - a) Purchasers shall be 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 a concern, occasionally interfering with some activities of the dwelling occupants. In this regard, revisions to the plan may be necessary to achieve acceptable rear yard areas in conjunction with satisfactory noise attenuation measures for residences abutting McLaughlin Road.

19. 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 City of Brampton, and the Region of Peel, shall be implemented as approved, by requirements of the subdivision agreement.
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 17, 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 City of Brampton.
21. 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".
22. 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 parks and open space and sidewalks are located;
  - c) the type of parks and open space (i.e. passive or active). Active parks area should indicate the following wording:

"playground equipment or active sports fields"
  - d) the type and location of fencing and noise attenuation features;
  - e) the location of all Canada Post "Supermailboxes" as approved by Canada Post and the City;

- f) the location of lots designated by the Fire Department as fire break lots;
- g) the following information must also be shown in **BOLD CAPITAL 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".

- 23. The map required in condition 22, 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.
- 24. Prior to registration, arrangements shall be made to the satisfaction of the Commissioner of Public Works and Building for a suitable construction traffic route.
- 25. The applicant shall agree that stormwater overland flow routes shall be kept within roads or approved walkways only.
- 26. The applicant shall prior to the initiation of any grading and prior to the registration of this plan submit for the approval of the City and the Credit Valley Conservation Authority, a detailed engineering and drainage report which describes:
  - (i) the means whereby stormwater will be conducted from the site to a receiving body, and
  - (ii) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.
- 27. The applicant shall agree to advise purchasers in **BOLD CAPITAL TYPE** in all purchase and sale agreements and by the erection of signs to the satisfaction of The Dufferin-Peel Roman Catholic Separate School Board of the following:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you area hereby notified that students may be accommodated at temporary facilities and/or bused to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

28. The applicant shall prior to registration of the plan, agree to construct a sidewalk on McLaughlin Road where it abuts the subject lands, or pay to the City an amount equal to the estimated cost of constructing said sidewalk, as determined by the Commissioner of Public Works and Building.
29. The applicant shall make satisfactory arrangements with the City for the provision of street trees on McLaughlin Road where it abuts the subject lands.
30. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements.
31. The applicant shall agree by agreement to designate fire break lots to the satisfaction of the Chief Building Official and the Fire Chief.
32. The applicant shall agree by agreement that all existing buildings located on the property will be removed, when required by the City.
33. The applicant shall agree by agreement to reimburse the Fletcher's Green Developments Limited at the rate of \$40.00 per acre as their share of the cost of the Fletchers Creek South Stormwater Management Study.
34. The application shall agree by agreement to the following requirements of Ontario Hydro, affecting the adjacent transmission corridor:
  - a) A copy of the lot grading and drainage plan, showing existing and proposed grades, must be submitted to Ontario hydro for review. Drainage must be controlled and directed away from Ontario Hydro.

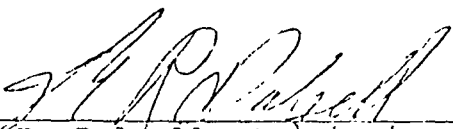


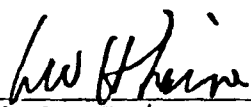
- b) Temporary fencing must be installed along the edge of the corridor right-of-way prior to the start of construction at the developer's expense.
- c) Permanent fencing must be installed along Ontario Hydro owned land, after construction is completed.
- d) Ontario Hydro property is not to be used without the express written permission of Ontario Hydro. The proponent will be responsible for restoration of any damage to the right-of-way resulting from construction of the subdivision.

35. The applicant shall agree by agreement, that prior to the release for registration of the final plan, the Peel Board of Education shall advise that:

- a) satisfactory arrangements have been completed to reserve a suitable school site as a replacement for the site occupied by the subject subdivision, and
- b) appropriate draft plan conditions have been imposed.

AGREED:

  
\_\_\_\_\_  
F. R. Dalzell, Commissioner of  
Planning and Development

  
\_\_\_\_\_  
L.W.H. Laine, Director,  
Planning and Development

LL/bem/icl



**SANROSE CONSTRUCTION INC.**

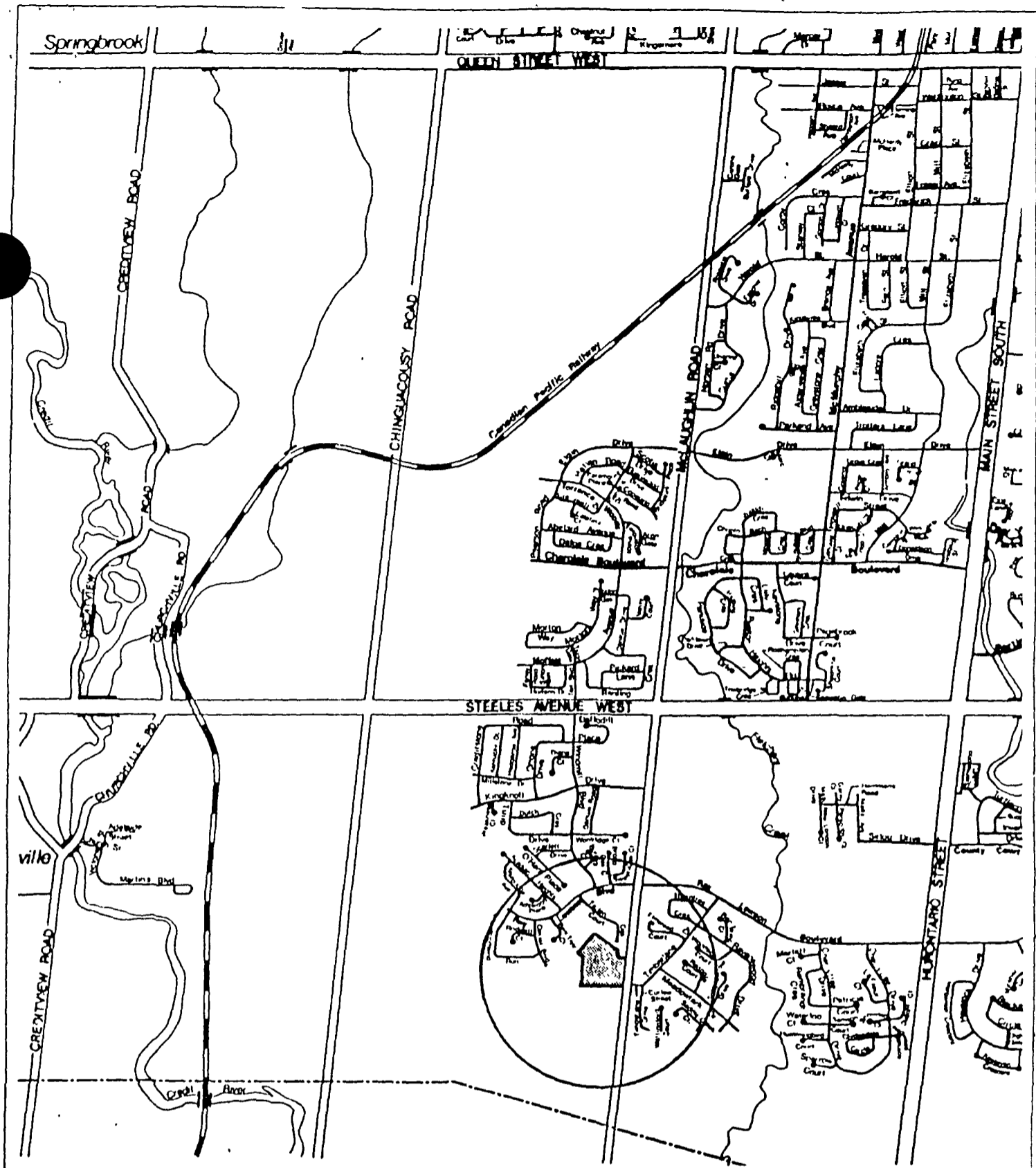
Subdivision Proposal



1:1870

**CITY OF BRAMPTON**  
 Planning and Development

Date: 1988 11 01      Drawn by: C.R.E.  
 File no. T2W14-6      Map no. 74-98



SANROSE CONSTRUCTION INC.

Location Map



1:25000

**CITY OF BRAMPTON**

Planning and Development

Date: 1988 11 01 Drawn by: C.R.E.

File no. T2W14-6 Map no. 74-9A

# INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 11, 1989

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Draft Plan of Proposed Subdivision and  
Application to Amend the Official Plan  
and Zoning By-law  
Block 194, Plan 43M-841 and  
Part of Lot 14, Concession 2, W.H.S.  
Ward 4  
SANROSE CONSTRUCTION  
Region of Peel File: 21T-88042B  
Our File: T2W14.6

---

The notes of the Public Meeting held on Wednesday, September 6, 1989, are attached for the information of Planning Committee. It is noted that no members of the public were present.

While staff has not received any correspondence registering an objection to the proposal, one telephone call and an inquiry have been received objecting to the relocation of the proposed school site. The individuals were advised to contact the Peel Board of Education to express their opinion with respect to the provision of school facilities.


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

- A) the notes of the Public Meeting be received;
- B) the proposed development be approved, subject to the conditions approved by City Council on August 23, 1989, and

- cont'd. -

C) staff be directed to present the appropriate documents for the consideration of City Council.

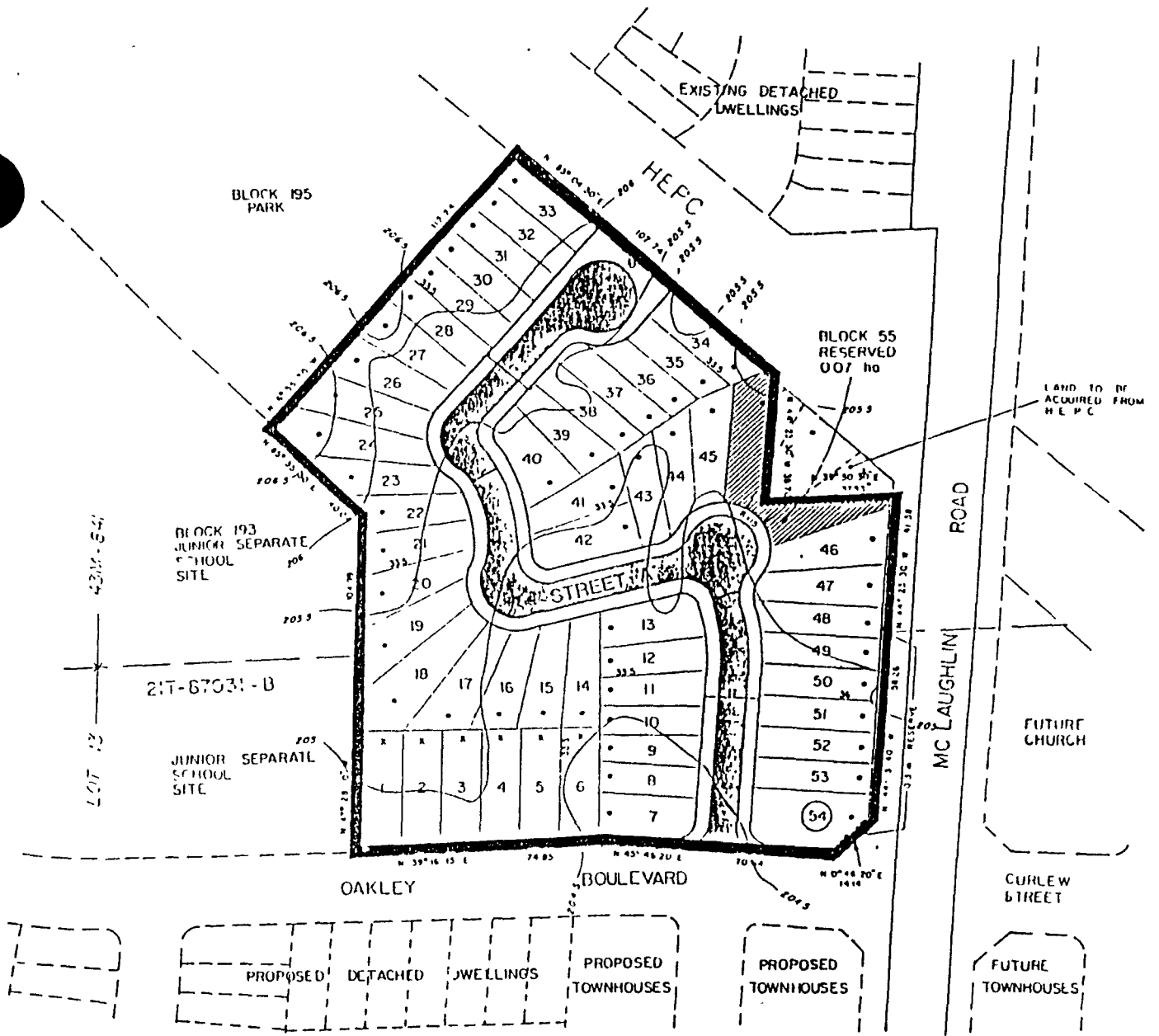
AGREED

  
F. R. Dalzell,  
Commissioner of Planning  
and Development



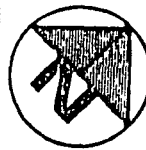
L.W.H. Laine,  
Director, Planning and  
Development Services Division

LWIL/ec  
attachment



SANROSE CONSTRUCTION INC.

Subdivision Proposal



1:1870

**CITY OF BRAMPTON**  
Planning and Development

Date: 1988 11 01  
File no. T2W14-6

Drawn by: C.R.E.  
Map no. 74-98

PUBLIC MEETING

---

A Special Meeting of Planning Committee was held on Wednesday, September 6, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:30 p.m., with respect to an application by SANROSE CONSTRUCTION (File: T2W14.6 - Ward 4) to amend both the Official Plan and the Zoning By-law to permit the development of a subdivision having a total of 57 detached dwellings.

Members Present: Alderman A. Gibson - Chairman  
Councillor F. Russell  
Councillor F. Andrews  
Alderman S. Fennell  
Alderman L. Bissell

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
J. Marshall, Director of Planning Policy and Research  
L. Laine, Director, Planning and Development Services  
K. Ash, Development Planner  
C. Brawley, Policy Planner  
E. Coulson, Secretary

---

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

Mr. Marshall replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:35 p.m.



700 University Avenue, Toronto, Ontario M5G 1X6

*[Handwritten initials]*

City of Brampton PLANNING DEPT.	
Date	OCT 25 1989 Rec'd
File No.	T2W14.6

BY COURIER

October 23, 1989

File: 713.00544.207 T20

Mr. F. Dalzell  
 Commissioner  
 Planning and Development Department  
 City of Brampton  
 150 Central Park Drive  
 Brampton, Ontario  
 L6T 2T9

Dear Mr. Dalzell:

Subject: **Official Plan and Zoning By-law Amendment Application**  
**Lots 13 and 14, Conc. 2, W.H.S.**  
 City of Brampton  
Your File No. T2W14.6

Further to our letter of December 20, 1988 concerning the subject Application, we have reviewed the related Public Meeting Notice and provide the following comments.

To ensure our lands can be accommodated to the plan of subdivision for the subject property, we request that our lands illustrated in blue on the attached map be included in both the proposed official plan and zoning by-law amendments for this development.

Please forward a copy of the draft amendments for our review. If you have any questions with regard to the above, please contact me at 592-3973.

Yours truly,

E.J. Chandler  
 Senior Planner  
 Land Use & Environmental Planning Department  
 Room H8 B13

Attach.

*[Handwritten notes]*  
 To file  
 To be done  
 8/9/02/6

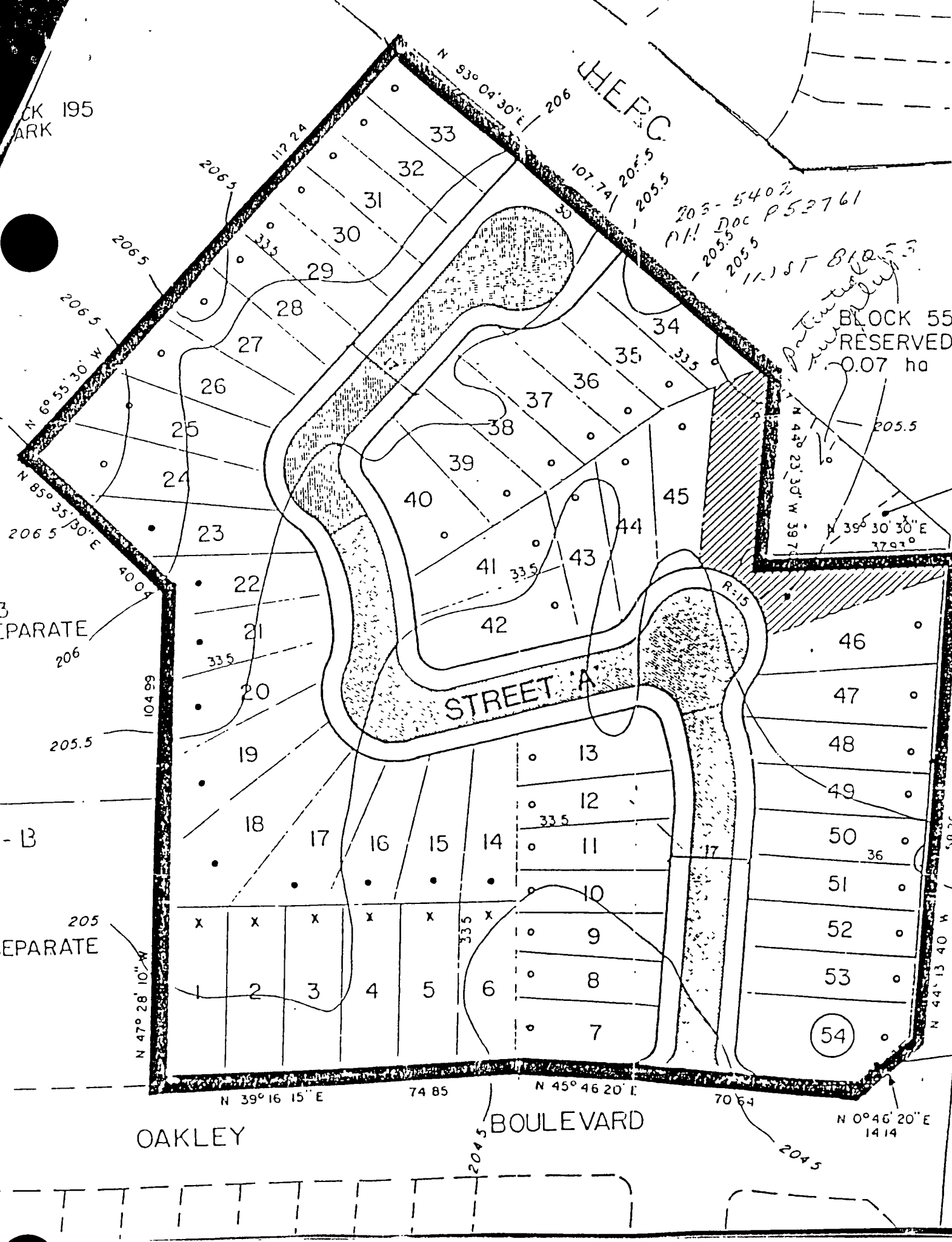


CK 195  
ARK

HERC

205-5402  
Pl. Doc P53761  
-2055  
-2055

11.15T 812.53  
BLOCK 55  
RESERVED  
0.07 ha



3  
SEPARATE

-B

205  
SEPARATE

OAKLEY

BOULEVARD

N 0°46'20" E  
1414

5205

N 44°13'40" W

7064

2045

2045

2045

2045

2045

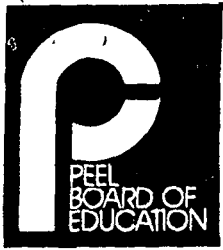
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 Carolyn Parrish  
 (Chairman)  
 L. Cliff Gyles  
 (Vice Chairman)

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

August 10, 1989

City of Brampton  
 PLANNING DEPT.  
 Date AUG 16 1989 Rec'd  
 File No. 210:1416

Mr. Doug Billett  
 Director of Development Control  
 Region of Peel  
 10 Peel Centre Drive  
 Brampton, Ontario  
 L6T 4B9

Dear Mr. Billett:

RE: 21T-88042B  
 Sanrose Construction

Further to my letter of February 2, 1989 please be advised that with the circulation of the revised plan for 21T-88043 Southbridge, the Board is satisfied that the school in Amendment 133 is possible.

The Board therefore has no objection to the further processing of 21T-88042B formerly Block 0, 21T-84040.

Yours truly,

Stephen Hare  
 Assistant Chief Planning Officer  
 Planning Department

SH/eb  
 CPO/1439

c. F. Dalzell  
 B. Meyer

*Public 590 817*

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

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Ontario

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

77 Bloor Street West Toronto, Ontario M7A 2R9

77 ouest, rue Bloor Toronto, Ontario M7A 2R9

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

Your File

Our File

March 7, 1989

Fred Dalzell Commissioner of Planning and Development City of Brampton 150 Central Park Dr. Brampton, Ontario L6T 2T9

Stamp: CIVIL ENGINEERING PLANNING DEPT. Date: MAR 10 1989. File No: 26. TZW. 4/6

Re: Archaeological Potential of Subdivision 21T-88042B, Pt. Lots 13 and 14, Con. 2 WHS, City of Brampton

Dear Mr. Dalzell:

This office has reviewed the named subdivision and finds that it has a low archaeological potential. The lack of registered archaeological sites and nineteenth century farmstead sites on or near the property, the lack of water sources, and the clay loam soils of the property provide the rationale for this rating. Consequently, no archaeological condition of approval is recommended for this draft plan of subdivision.

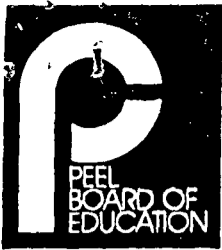
Yours truly,

Gary Warrick

Gary Warrick Archaeological Consultant to the Ministry of Culture and Communications

MCC Contact: William Fox Senior Archaeologist

Handwritten signature and date: 890310



February 2, 1989

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

*PR*  
City of Brampton  
PLANNING DEPT.  
Date FEB 15 1989 Rec'd  
File No. T2W14.6

Dear Mr. Allen:

Re: 21T-88042B  
Sanrose Construction

The above noted draft plan of subdivision was formerly Block O, 21T-84040 and was designated as a Junior Public School Site.

The expansion of the Fletcher's Creek Community precipitated the relocation of the junior public school to the west and is contained within 21T-86082B Eight Acres, 21T-88043B Southbridge and 21T-86105B Kingknoll.

On May 27, 1988, the Board indicated that Block O, 21T-84040 was no longer required for school purposes.

Recently the Board received a letter from Mr. Renzo Belluz, solicitor for Southbridge advising that file 21T-88043B was being withdrawn and that the junior public school block would not be available.

The Board is concerned that the school park site in Amendment 133 may be compromised.

We are therefore requesting your attention to this matter as the former school site may indeed be required.

Yours truly,

Stephen Hare  
Assistant Chief Planning Officer  
Planning and Resources Department

SH/sr  
CPO/1007

c. F. Dalzell  
D. Gordon

*PR*  
890213

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  
Carolyn Wedgbury

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

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

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# The Regional Municipality of Peel

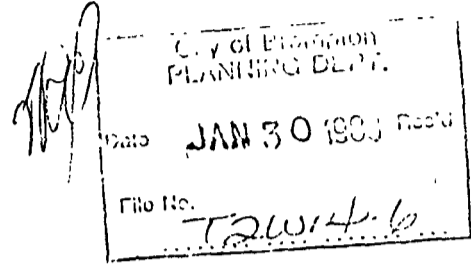
Planning Department

January 25, 1989

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

Attention: Ron Burnett  
Development Planner

Re: Application for Rezoning  
21T-88042B - Sanrose Construction  
Your File: T2W14.6



Dear Sir:

In reply to your letter dated January 16, 1989 concerning the above noted application, attached for your consideration is a copy of comments as received from our Public Works Department.

We trust that this information is satisfactory.

Yours truly,

D. R. Billett  
Director of  
Development Control

VZ:nb

*Handwritten note:* 5901 30

To: D.R. Billett

Date: December 19, 1988

From: M.D. Zamojc

File: T-88042 (B-6)  
(Rev. Nov. 9, 1988)

Re: Residential Draft Plan  
Sanrose Construction  
Part Lot 14, Conc. 2, W.H.S.  
City of Brampton

Planning Dept.  
RECEIVED  
JAN 11 1989


PART A - SERVICING

1. Sanitary Sewer Facilities
  - o Sanitary sewer facilities are available in a 250mm dia. sewer located on Curlew Street at the east side of McLaughlin Road.
  - o External easements and construction will be required.
  - o Densities are much higher than originally designed. As a result, the downstream sewer system will require analysis by the applicant for Region of Peel's review and approval. Any deficient sewers will require upgrading.
2. Water Facilities
  - o The lands are located in Water Pressure Zone 5.
  - o Water facilities are available in a 300mm dia. watermain on McLaughlin Road.
  - o Provision will be required for watermain looping from Street "A" to McLaughlin Road.
3. Region Roads
  - o Region roads are not adversely affected.
4. Waste Management

Brampton Residential

- 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 64 tonnes of solid waste per year. (0.33 tonnes/capita/year X 194 people = 64 tonnes/year).
- o Notwithstanding the waste generation for the above subdivision, release of the plan for registration will not be permitted until such time as the Regional Clerk is in receipt of a Regional Council resolution, indicating that Council is satisfied that adequate landfill arrangements exist or will exist.

- 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.

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PART B - FINANCIAL IMPACT

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1. Lot Levies
  - o Full residential lot levies apply.
2. Frontage Charges
  - o Watermain frontage charges apply on McLaughlin Road, calculated at the current rate.
3. Capital Budget
  - o There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain or road improvements in the Five Year Capital Budget and Forecast.

---

PART C - SPECIFIC DRAFT PLAN CONDITIONS

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- o The developer will be required to enter into a Subdivision Agreement with the City and Region for the construction of municipal sewer, water, and Region road services associated with the lands. These services shall be in accordance with the latest Region standards and requirements.

M. Zamojc  
M.D. Zamojc, P.Eng.  
Engineering & Construction  
Division

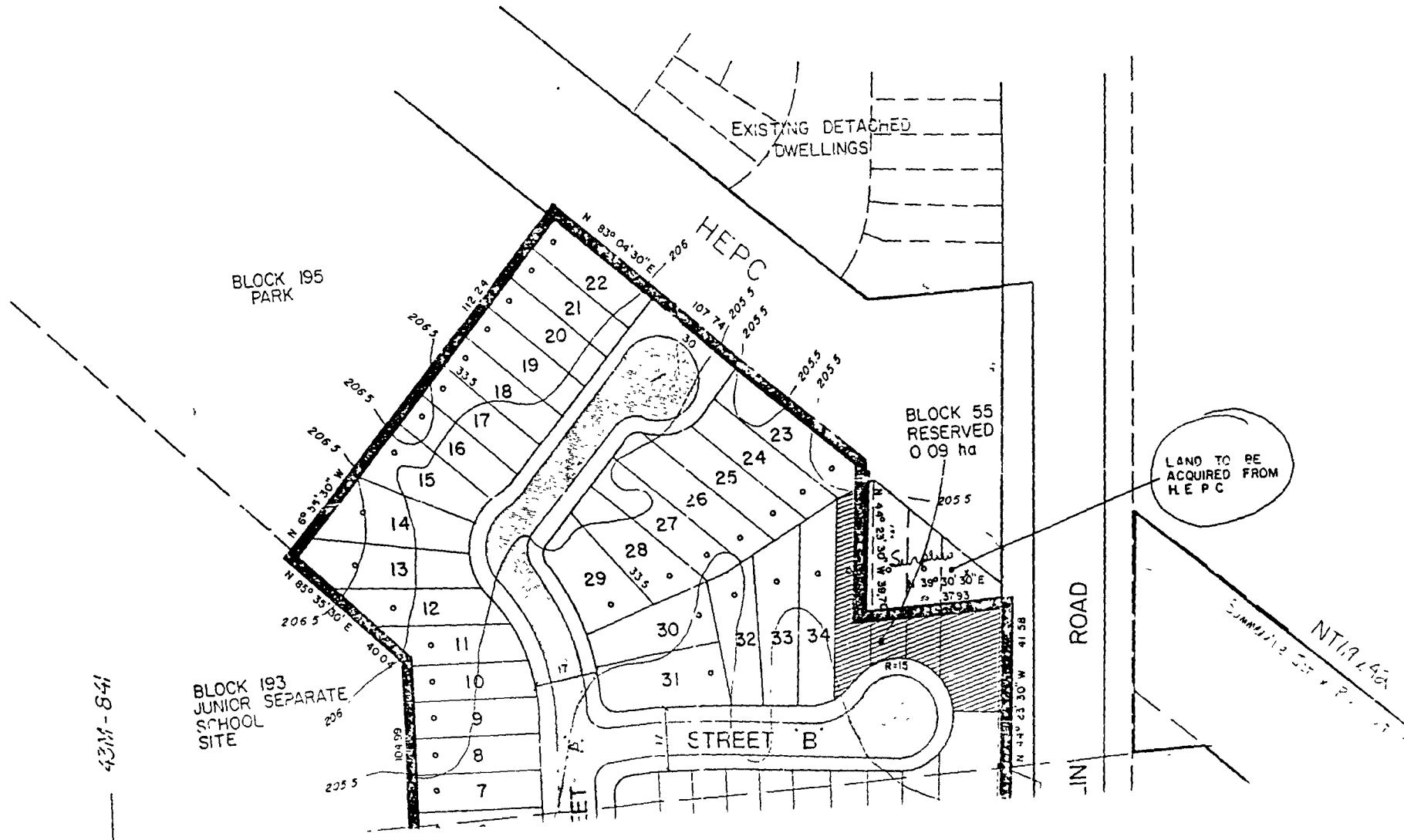
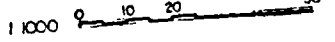
Dec 21 1988  
Dated

R.M. Moskal, M.C.I.P.  
R.M. Moskal, M.C.I.P.  
Waste Management

6 Jan '89  
Dated

# FLETCHER'S CREEK

DRAFT PLAN OF SUBDIVISION  
PART OF THE EAST HALF OF LOT 14, L. N 2 W H S  
CITY OF BRAMPTON & BLOCK 194, PLAN 43M-841  
REGION OF P.E.E.L.



43M-841





BY COURIER

# CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHERE NO OTHER INFORMATION IS GIVEN THIS FILE NUMBER

December 7, 1988

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

Attention: Mr. Ron Burnett  
Development Planner

Dear Sir:

Re: File No. OZ/B/10/88  
Application to Amend the Zoning By-law  
Part of Lots 13 and 14, Concession 2, W.H.S.  
City of Brampton  
Ward Number 3  
SANROSE CONSTRUCTION  
Regional Municipality of Peel's File No. 21T-88042-B  
Your File No. T2W14.6

City of Brampton PLANNING DEPT.	
Date	DEC 13 1988 Rec'd
File No.	T2W14.6

We have now had the opportunity to review the above noted application, and provide the following comments for your information and reference.

The subject property is located within a former Draft Plan of Subdivision (File No. 21T-84040-B). It is anticipated, therefore, that the Authority would not have any major concerns with the proposed residential development as it is to be located within a proposed school block. We will recommend, however, that as a condition of draft plan approval, the applicant provide the Authority with a satisfactory engineering submission which shall indicate the means whereby stormwater will be conveyed from the property, and the means whereby erosion, sedimentation and their effects will be controlled on-site.

On this basis, we would have no objection to the approval of the subject Rezoning Application.

Yours very truly,

M.J. Puddister  
Senior Resource Planner

MJP:d1

cc: City of Brampton  
Attention: Mr. D.J. Van Beilen, P. Eng.  
Director,  
Development and Engineering Services

(BY COURIER)