



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 123-86

To adopt Amendment Number 86
and Amendment Number 86 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 86 and Amendment Number 86 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 86 and Amendment Number 86 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 9th day of June, 1986.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 86

and

Amendment Number 86 A


to the Official Plan of the
City of Brampton Planning Area

21' OP 0031-086 - /

Amendment No. 86A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 86 to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act, 1983, as Amendment No. 86 to the Official Plan for the Brampton Planning Area.

Date ... *July 28, 1986*


L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



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KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 86
AND
AMENDMENT NUMBER 86 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 designation of a portion of a school site from Institutional to Low and Medium Density Residential to permit the eventual redevelopment of a portion of a surplus school site for residential purposes.

2. Location:

The land subject to this amendment is described as Block 217 in Registered Plan 43M-614 and is located on the south side of Havelock Drive, approximately 146 metres (479 feet) southeast of the easterly intersection of County Court Boulevard and Havelock Drive.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 86 :

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 set out in subsection 7.2.7.24, Amendment Number 86 A.

3.2 Amendment Number 86 A:

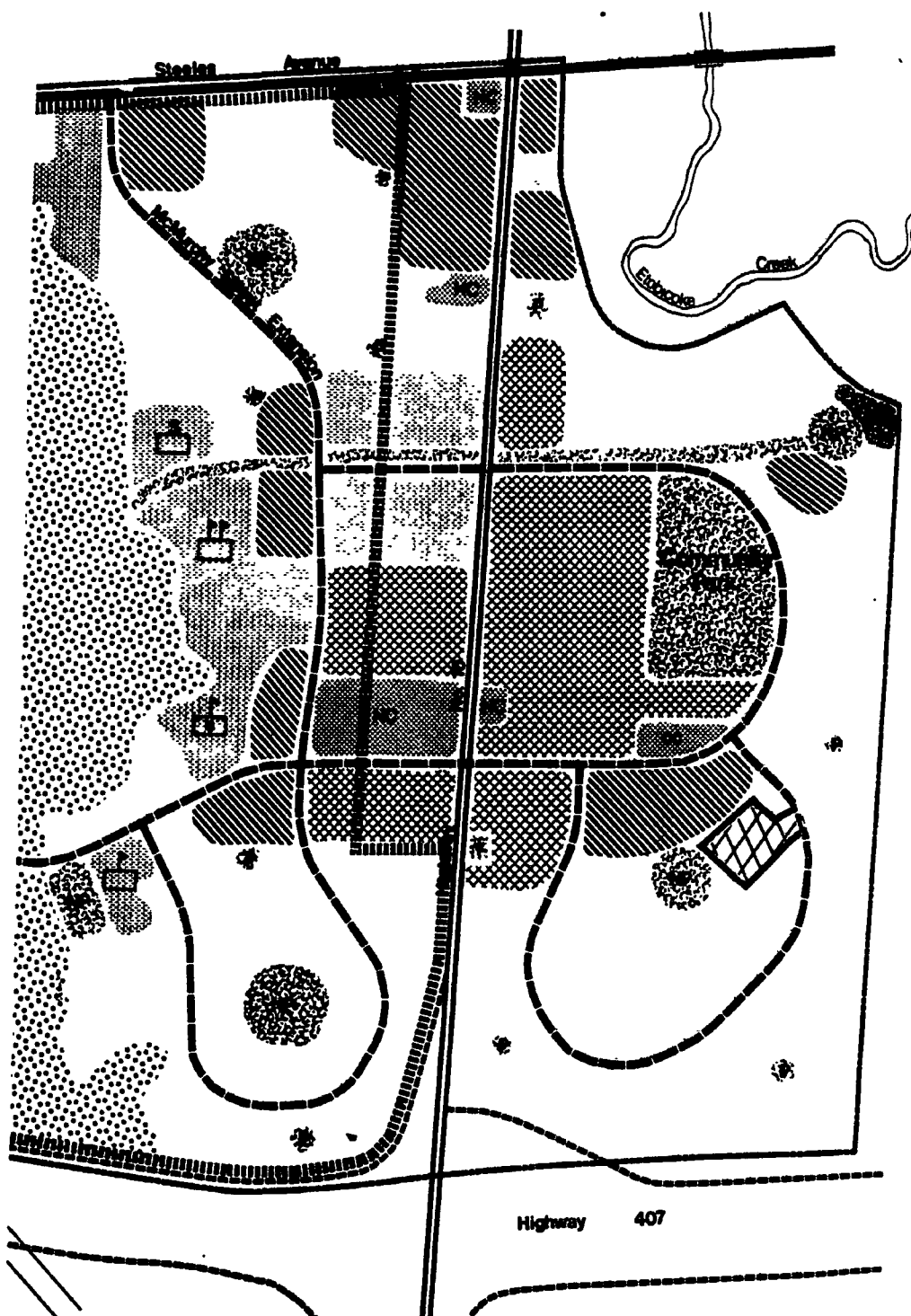
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by changing on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereof, the land use designation of the lands outlined on Schedule A to this amendment, from "INSTITUTIONAL - PUBLIC SCHOOL" to "RESIDENTIAL - LOW AND MEDIUM DENSITY."
- (2) by deleting therefrom subsection 5.14, and substituting therefor the following:

"5.14 It is estimated that two junior public schools, two junior separate schools, and a combined senior public and high school campus will be required in the Fletchers Creek South Area in the locations indicated on Plate 43.

These school sites shall be included in the relevant plans of subdivision to the satisfaction of the school boards. In the event that one or more of the school sites may not be required, then the appropriate residential density or alternative use for the site will be determined by an amendment to this plan."

8/5/2



LEGEND

— Secondary Plan Boundary

RESIDENTIAL

- Low and Medium Density
- ▨ High Density

COMMERCIAL

- ▨ Highway Commercial
- ▨ Convenience Commercial
- ▨ Neighbourhood Commercial
- ▨ Specialty Office - Service Commercial

PUBLIC OPEN SPACE

- ▨ Public Open Space
- ▨ District Park
- ▨ Community Park
- ▨ Neighbourhood Park
- ▨ Parkette
- ▨ Woodlot
- ▨ Cemetery
- ▨ Hazard Land

- ▨ Subject Lands — Change from Institutional — Public School to Residential — Low and Medium Density

INSTITUTIONAL

- ▨ Institutional
- ▨ Secondary School
- ▨ Senior Public School
- ▨ Public School
- ▨ Separate School

ROADS

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

OFFICIAL PLAN AMENDMENT NO. 86

OFFICIAL PLAN AMENDMENT NO. 86 A

SCHEDULE A



1:10000

CITY OF BRAMPTON

Planning and Development

Date: 86 04 08 Drawn by: K. L.

File no. TIE13.5 Map no. 76-15G

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 86
AND
AMENDMENT NUMBER 86 A

Attached is a copy of a planning report dated March 12, 1986 and the notes of a Public Meeting held on April 9, 1986 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

March 12, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision
Application to Amend the Official Plan
and Zoning By-law
Block 217, Registered Plan 43M-614
Part of Lot 13, Concession 1, E.H.S.
(former Town of Mississauga)
Ward Number 3
UPPER NINE PROPERTIES LIMITED
Region of Peel File: 21T-85033B
Our File Number: T1E13.5

1.0 Introduction

A proposed draft plan of subdivision has been circulated by the Region of Peel. An application to amend the Official Plan and Zoning By-law to permit the proposal has been submitted to the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Uses

The subject property is located in part of Lot 13, Concession 1, E.H.S. (former Town of Mississauga) and is more particularly described as Block 217 in Registered Plan 43M-614. The subject property is located on the south side of Havelock Drive, approximately 146 metres (479.0 feet) southeast of the easterly intersection of County Court Boulevard and Havelock Drive. The irregular shaped parcel has a frontage of 56.41 metres (185.1 feet)

on the south side of Havelock Drive and a lot area of approximately 2.00 hectares (4.94 acres).

The property is relatively flat and open, although some top soil mounds have been deposited on the site as a result of construction in the surrounding area. The subject property contains no mature vegetation of a significant nature.

The following land uses surround the subject parcel:

- to the north, on the north side of Havelock Drive, are single family detached dwellings which are under construction on 13.7 metre (44.9 foot) lots;
- to the south and east is a recently registered residential subdivision (Upper Nine Properties Limited - Region of Peel File Number 21T-77034B, City of Brampton File Number C1E13.1) which is under construction;
- to the west are two vacant parcels, one is currently designated and zoned for park purposes (neighbourhood park) and the second is designated and zoned for a 20 storey residential condominium which will contain 198 units; and
- to the northwest is a vacant parcel (part Block 93, Plan 43M-523) which constitutes the remainder of the school site subject to this application and which is subject to a recently submitted draft plan of subdivision (Rodney-Whitehouse - Region of Peel File Number 21T-85027B, City of Brampton File Number T1E14.7).

3.0 Proposal

The applicant proposes to subdivide a portion of an excess school

site for single family residential purposes. The attached reduction of the proposed draft plan illustrates the following features:

- 32 interior lots with a basic width of 9.1 metres (29.9 feet);
- 1 interior lot with a width of 13.7 metres (44.9 feet);
- 1 corner lot with a width of 12.8 metres (42.0 feet);
- 3 blocks to be developed with adjoining lands for single family residential purposes;
- 1 block (1370 square metres) for parkland conveyance;
- 1 block for a 3.0 metre wide walkway; and
- a 20 metre wide cul-de-sac to provide access for the subdivision.

The School Boards have indicated that they no longer require the subject school site for the construction of a school due to a reduction in the projected population for the area. The proposal for the development of the remainder of the school site has been submitted by Rodney-Whitehouse (Region of Peel File Number 21T-85027B, City of Brampton File Number T1E14.7).

4.0 Official Plan and Zoning By-law Status

The subject parcel is identified for residential purposes on Schedule A (General Land Use Designations) to the Brampton Official Plan. In the Fletchers Creek South Secondary Plan (Official Plan Amendment Number 61), the subject property is identified as a public school site. Section 5.14 of the Fletchers Creek South Secondary

Plan reads as follows, the emphasis is added:

"It is estimated that three junior public schools, two junior separate schools and a senior public and high school campus will be required in the Fletchers Creek South Area in the locations indicated on Plate 43. These school sites shall be included in the relevant plans of subdivision to the satisfaction of the School Boards. In the event that one or more of the school sites may not be required, then the appropriate residential density or alternative use for the site will be determined by an amendment to this plan."

Comprehensive By-law 187-82, as amended by By-law 280-84, zones the subject property I1 - Institutional. Comprehensive By-law 139-84, as amended by By-law 11-85, also zones the subject parcel as I1 - Institutional. These zones permit a public or private school, a religious institution, a day nursery and a park or recreation facility operated by a public authority.

Given the relationship to the relevant planning documents, the subject proposal requires Official Plan and Zoning By-law amendments.

5.0 Comments

The Region of Peel conducted their customary circulation of the proposed draft plan to various agencies which normally comment on proposed draft plans of subdivision. The City Planning and Development Department conducted an internal circulation to consolidate relevant City concerns. The following comments have been received:

The Ministry of Transportation and Communications has advised:

they have no objections although they ask to be advised of the registration date and number.

full municipal services are available on Havelock Drive and Regional Roads are not directly affected.

that the following clause shall be included in all agreements of purchase and sale for any lot within the subject subdivision for a period of 5 years from the date of registration of the subdivision agreement:

The Board also provided the following statistics which apply for a 2 year period:

Students generated are presently within the following school attendance areas and the schools have the following enrolments and capacities:

		<u>Enrol.</u>	<u>OME-10%</u>
Parkway P.S.	K-6	282	553
W.G. Davis Sr. P.S.	7-8	305	436
J.A. Turner S.S.	9-13	1162	1158

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

that the following clause shall be included in all agreements of purchase and sale for any lot within the subject subdivision until the school for the area is constructed:

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

It is also noted the separate school students generated from the above noted subdivision will be bused to St. Brigid School on Torrance Woods until the permanent school for the area is completed.

The Development Section of the Public Works Department has advised:

that a 17.0 metre (55.8 foot) road right-of-way width and a cul-de-sac radius of 15 metres (49.2 feet) is required. The intersection of the proposed road with Havelock Drive should also have a 5.0 metre (16.4 foot) corner radius. A 1.5 metre (4.9 foot) wide sidewalk is required from the walkway in the draft plan to Havelock Drive. Standard development requirements for roads and services will apply.

The Zoning and By-law Enforcement Section of the Public Works Department has advised:

that the lot frontages and areas shown on the proposed plan conform to the By-law requirements.

The Parks and Recreation Section of the Community Services Department has advised:

that an alternate park access is required by providing a walkway. The Department will accept Block 39 as parkland conveyance although it is of limited value to the park block and to the subdivision.

The Department does not agree with the small 9.1 metre residential lots in an area that has existing 12+ metre lots. Lot 113 on Bexley Court (R.P. 43M-6714) would have 4.5 neighbours at their rear lot line.

The proposed walkway (Block 38) is not required and now that the property is no longer a school site, Block 218 leading from Bexley Court (R.P. 43M-614) is not required. The City should sell this walkway to the abutting owners of Lots 113 and 114.

Fencing is required at the rear of Lots 20 to 33 and on the side boundaries of all walkways, in accordance with the City fencing policy.

The Community Design Section of the Planning and Development Department has advised:

that the standard City landscaping and architectural control requirements are applicable to the proposed subdivision.

The following agencies and departments have no objections or no comments with respect to the subject proposal:

- Bell Canada
- Consumer's Gas
- Ontario Hydro
- Ministry of the Environment
- Ministry of Municipal Affairs
- Metropolitan Toronto and Region Conservation Authority
- Region of Peel Social Services

- Region of Peel Transportation Policy
- Region of Peel Police Force
- Region of Peel Socio-Economic Analysis
- Brampton Hydro Electric Commission
- City of Brampton Law Department
- City of Brampton Traffic Section (Public Works)
- City of Brampton Fire Department (Community Services)
- City of Brampton Transit Department (Community Services)

6.0 Discussion

By a letter dated May 15, 1985, the Peel Board of Education informed the Planning and Development Department that the Fletchers Creek East Junior School site (Block 217, Plan M-614) was no longer required and that the Board had released its purchase agreement on the subject site. The Board indicated that the lower densities developing in the area covered by the Fletchers Creek Secondary Plan had created a situation where there are insufficient students to justify a junior school east of Highway Number 10.

The proposed development of the subject portion of the excess school site is generally appropriate in the manner submitted. Single family detached dwellings will surround the subject site with the exception of a neighbourhood park abutting to the southwest and a 20 storey condominium development which is under construction to the northwest, fronting onto County Court Boulevard. A subdivision proposal for the remainder of the school site (part Block 93, Plan 43M-523) was recently reviewed and approved by Planning Committee and City Council (Rodney-Whitehouse - Region of Peel File Number 21T-85027B, City of Brampton File Number T1E14.7).

The subject proposal is in keeping with the housing mix recommended for the area by Official Plan Amendment Number 61 (Fletchers Creek South Secondary Plan), as amended by Official Plan Amendment 25. Due to market conditions, developers have found it difficult to meet

the proportion of housing units allocated for the semi-detached density and townhouse density categories. As 9.1 metre (29.9 foot) lots fall into the semi-detached density category, the subject proposal will assist in fulfilling the unit target set for that density category.

Despite the fact that the subject proposal will assist in meeting housing mix targets for the general area, staff have difficulty with the perceived compatibility and appropriateness of the proposed 9.1 metre (29.9 foot) lots being centrally established within a subdivision primarily composed of 12.2 metre (40.0 foot) and 13.7 metre (44.9 foot) lots. The only 9.1 metre lots in the original subdivision plans (43M-614 and 43M-615) developed by Upper Nine Properties for Lot 13, Concession 1, E.H.S. (former Town of Mississauga), are those lots which have reverse frontage abutting Highway Number 10 and proposed Highway Number 407. Therefore, these existing 9.1 metre (29.9 foot) lots are located in the southwest section of the overall subdivision plan, well removed from the 9.1 metre lots subject to this application.

Lots 21 to 34 on the attached reduction of the subject subdivision are of no concern since they abut a City owned park. Lots 15 to 20 which are located on the bulb of proposed cul-de-sac, although abutting 12.2 metre (40.0 foot) lots fronting onto Blackmere Circle, are of a shape and size which will be compatible with the abutting 12.2 metre lots.

Staff concern is with the integration of Lots 2 to 14 and Block 35 with abutting lots which are in the 12.2 to 13.7 metre width range. Staff are also concerned with the streetscape appearance from Havelock Drive of this isolated enclave of 9.1 metre lots. Staff are of the opinion that redline revisions will be necessary to the proposed lotting pattern to integrate the subject subdivision with surrounding development and to mitigate its impact.

Proposed Blocks 35 and 36 will respectively combine with Blocks B and C of the Rodney-Whitehouse subdivision to form whole lots. As Block C of that plan was widened to 15.2 metres as a corner lot, Block 36 in the subject application will need to be 15.2 metres wide. This does not present a problem as Public Works proposes to reduce the road allowance from 20 metres to 17 metres. Block B in the Rodney-Whitehouse subdivision was approved with a width of 12.2 metres. Staff recommend that Block 35 in the subject application be widened to 12.2 metres as it abuts rear lot lines of 12.2 metre lots fronting onto Havelock Drive. This would also help to disguise the 9.1 metre lots when viewing the eventual streetscape of proposed Street A from a vantage point on Havelock Drive.

Staff also recommend redline revisions for the proposed lots at the southeast corner of proposed Street "A" and Havelock Drive. Proposed Lot 1 is 13.7 metres in width and similar to existing lots on both sides of Havelock Drive. Staff recommend that proposed Lots 2, 3 and 4 be combined to form 2 lots, a 16.5 metre (54.1 foot) corner lot and a 14.5 metre (47.6 foot) interior lot. Given the exterior side yard requirement of 3.0 metres, the 16.5 metre corner lot will enable the construction of a dwelling similar to dwellings on surrounding 13.7 metre lots which front onto Havelock Drive. The 14.5 metre lot is similar to the lot (15.2 metre) across proposed Street "A" and the lot abutting the rear lot line. It is also recommended that proposed Lot 5 be widened to a 12.2 metre lot to mirror the redline revised Block 35 across proposed Street "A". The redline revisions for proposed Lots 2, 3, 4 and 5 will ensure lots and dwellings which will be compatible with and similar to surrounding development. The revisions will also provide for a smooth progression into the 9.1 metre (29.9 foot) lots on proposed Street "A" and disguise the streetscape appearance of the 9.1 metre lots, given a Havelock Drive vantage point. The Public Works Department has also requested that Lot 2 provide for a 5.0 metre (16.4 foot) corner rounding radius.

Proposed Lots 6 to 14 will back onto existing lots with frontage onto Bexley Court. Staff have some concern with this interaction, particularly when Lot 113 in Plan 43M-614 will be subjected to 5 abutting rear lot lines. Even though the lots in the subject application are quite deep, staff recommend a slight variation in the lotting pattern which will account for the widening of Lot 5 to 12.2 metres and reduce the number of abutting rear yards on Lot 113 of Plan 43M-614 to 4. As the Public Works Department also recommends a reduction in the proposed road allowance width of 3.0 metres, the majority of this 3.0 metre width should be allocated to proposed Lots 2 to 13 to further enhance the depth of these lots. Public Works also recommended a reduction in the cul-de-sac bulb radius from 17.5 metres (57.4 feet) to 15.0 metres (49.2 feet).

The Community Services Department suggested that proposed Block 38 (walkway) is not required although staff recommend that it be retained as a feature of the subdivision plan. The Public Works Department has identified Block 218 in Plan 43M-614 (the walkway extension of Block 38 to Bexley Court) as an important overland drainage route. Since the deletion of the walkway would necessitate the retention of easements for an overland drainage swale, staff see merit in retaining the subject blocks as a walkway with a secondary drainage purpose. Proposed Block 38 will also provide a footpath link to a walkway entrance to the park on the opposite side of the cul-de-sac.

The proposed plan of subdivision identifies Block 39 as a parkland conveyance of .137 hectares. This block accommodates the proposed lotting pattern for the subject school site and abuts lands held by the City for a neighbourhood park (Block 181, Plan 43M-615). The Parks and Recreation Department has also requested that a walkway entrance to the abutting neighbourhood park be provided from the subject subdivision plan.

A 3.0 metre walkway to the park should more or less align with the proposed walkway (Block 38) on the southeast side of the cul-de-sac bulb. Therefore, the walkway should be located in proposed Lot 23. The 3.0 metre widening of proposed Block 35 to a 12.2 metre width creates the necessity of redlining proposed Lots 24 to 34. This revision to the lotting pattern may terminate at the 3.0 metre wide walkway to be provided across proposed Lot 23. The remaining 3.0 metres of frontage in Lot 23 can be redistributed through proposed Lot 15 to 22 at the end of the cul-de-sac.

With regard to fencing in the subject subdivision, chain link fencing in accordance with City policy will be required on lot lines abutting City parkland and the proposed walkways. This would dictate fencing on the easterly boundary of Block 39, as well as the side boundaries of the proposed walkways.

In addition to the above noted fencing, a short stretch of wood privacy fencing may also be required of the applicant. It is noted that in conjunction with the development of the high rise condominium building on part of Block 93 and Blocks 94 and 95 of Plan 43M-523, a wood privacy fence will be provided along the eventual rear lot lines of Blocks 34 and 35 in the subject subdivision, to the limit of the property which will accommodate the condominium building. As it is not known whether the end of the wood privacy fence will coincide with the rear lot corner of a lot in the subject subdivision, the applicant should be obliged to construct an identical wood privacy fence to the next rear lot corner on the easterly limit of Block 39 in the subject subdivision.

Staff note that the proposed draft plan indicates that the frontage of the subject property on Havelock Drive is 41.09 metres (134.8 feet) whereas Registered Plan 43M-614 indicates that this distance is 56.41 metres (185.1 feet). As well, proposed Lot 34 is not a full lot and should be reassigned as a block. Further conditions to approval will deal with a 1.5 metre sidewalk from proposed Block 38

to Havelock Drive, the requirements of the two School Boards and standard City conditions such as architectural control and energy conservation considerations.

In conclusion, staff are of the opinion that the subject application, with the previously described redline revisions, is an appropriate development alternative for the subject school site. The proposal, as redline revised, will not detract from existing development in the area or the streetscape appearance on Havelock Drive. The 9.1 metre (29.9 foot) lots within the proposed subdivision will also assist in alleviating the disparity in the density mix for housing units within the Fletchers Creek Secondary Plan Area.

7.0 Recommendation

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

- A. A Public Meeting be held in accordance with City Council procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law and that draft approval of the proposed plan of subdivision be subject to the following conditions:
 1. The approval be based on the draft plan prepared by Marshall, Macklin, Monaghan Ontario Limited, numbered drawing 20-5-3074-000 and dated October 7, 1985, redline revised as follows:
 - (a) Lot 2 shown as a 16.5 metre wide lot, incorporating a 5.0 metre corner rounding radius,

- (b) part of Lot 3 and Lot 4 combined and shown as a 14.5 metre wide lot,
 - (c) Lot 5 and part of Lot 6 combined and shown as a 12.2 metre wide lot,
 - (d) part of Lot 6 and Lots 7 to 14 redlined to create 8 lots, of which only 4 lots will have rear lot lines abutting the rear lot line of Lot 113, Plan 43M-614,
 - (e) part of Lot 23 to be reassigned as a 3.0 metre walkway,
 - (f) Block 36 increased to a width of 15.2 metres,
 - (g) Block 35 increased to a width of 12.2 metres,
 - (h) part of Lot 23 and Lots 24 to 33 and part of Lot 34 redlined to create 11 lots,
 - (i) the frontage of the subject property on Havelock Drive shall read 56.41 metres rather than 41.09 metres, and
 - (j) the lots and blocks shall be renumbered to reflect the redline revisions to the subdivision plan.
2. The applicant shall agree by agreement to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.
3. The applicant shall agree by agreement to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.

4. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed development.
5. The proposed road allowance shall be dedicated as a public highway upon registration of the plan.
6. The proposed road allowance and cul-de-sac bulb shall be of a width and radius satisfactory to the Commissioner of Public Works and Building. The minimum road allowance width shall be 17.0 metres and the minimum cul-de-sac radius shall be 15.0 metres.
7. The proposed street shall be named to the satisfaction of the City of Brampton and the Region of Peel.
8. 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.
9. Development of the subject lands shall be staged to the satisfaction of the City.
10. The maximum number of lots permitted on the site shall be 33.
11. The 4 blocks to be reserved for future development shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the Zoning By-law.

12. The applicant shall agree by agreement to convey the parkland block to the City for park purposes in a condition satisfactory to the City.
13. The applicant shall agree by agreement that the 2 blocks identified as walkways shall be 3 metres in width and shall be conveyed to the City.
14. The applicant shall agree by agreement to erect fencing in accordance with the City's fencing policy, along the side lot lines abutting the walkways and along the rear lot lines abutting the parkland block, with the exception of fencing as required by condition 15.
15. The applicant shall agree by agreement to erect a 1.8 metre high wooden screen fence, identical to that which will be provided on the eventual rear lot boundaries of the reserve blocks fronting onto proposed Street A, to the first rear lot corner south of the southerly limit of Block 93 in Plan 43M-523, on the easterly limit of the parkland block (i.e. southerly rear lot corner of redline revised Block 31).
16. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to review and approve the external design and appearance of the dwellings.
17. The applicant shall agree by agreement that prior to Architectural Control Committee approval, the sale of any dwellings or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.

18. The applicant shall agree by agreement to create easements for maintenance purposes for all lots where less than 1.2 metres (4 feet) side yards are being provided.

19. The applicant shall agree by agreement, in wording acceptable to the City, that:

(1) Prior to the final approval of this plan or any on-site grading, the owner or his agent shall submit for the review and approval of the City, a report describing:

(i) the means by which storm water will be conducted from the site and any storm water management techniques that will be used; and

(ii) the construction practices which will be used to limit the effects of siltation and erosion on the site, prior to, during and after the construction period.

(2) To carry out, or cause to be carried out the works recommended in Condition 19(1) parts (i) and (ii) above.


20. The applicant shall agree by agreement to advise purchasers, through purchase and sale agreements in wording acceptable to the Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board, that students may be accommodated at temporary school facilities and/or bused to a school outside the area and subsequently transferred to a neighbourhood school.

21. The applicant shall agree by agreement to construct a 1.5

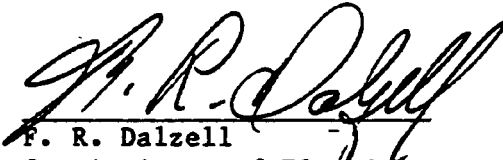
metre wide sidewalk along the east side of Street "A" from the walkway block to Havelock Drive.

22. The applicant shall agree by agreement to place a map on the wall of the sale office(s) which clearly indicates where sidewalks and walkways will be constructed within the plan of subdivision.

Respectfully submitted,

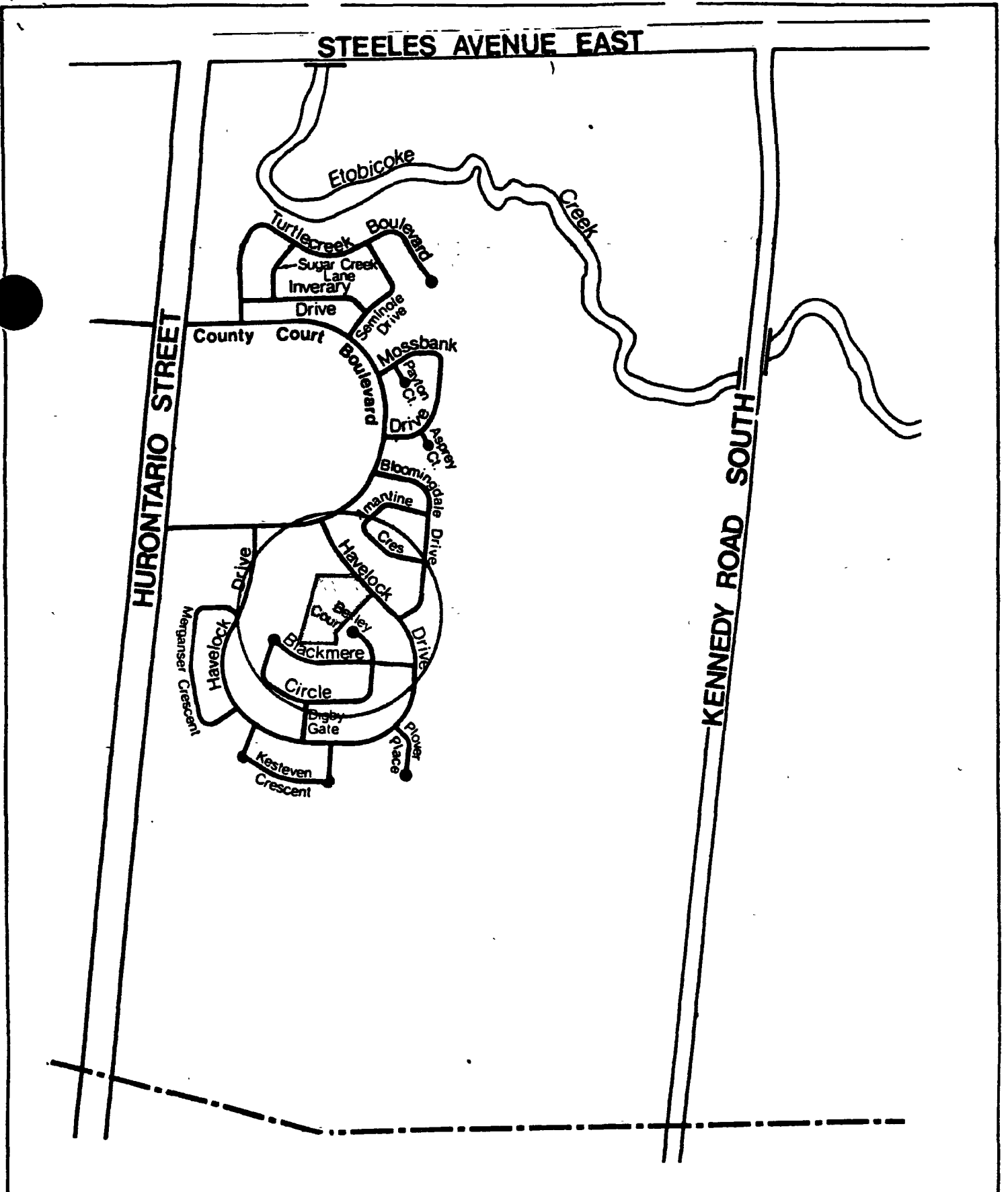

Carl Brawley, M.C.I.P.
Development Planner


AGREED:

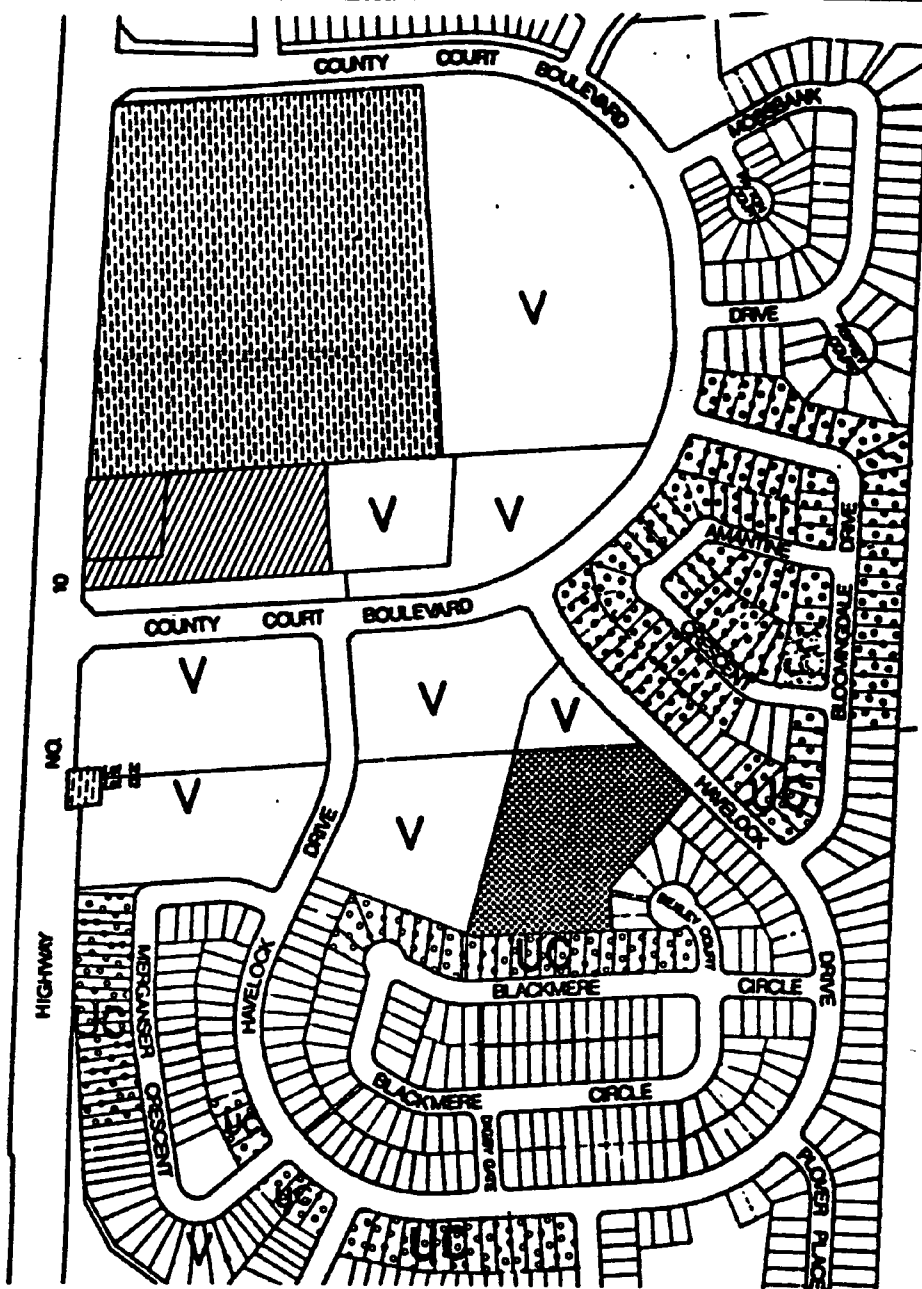

F. R. Dalzell
Commissioner of Planning
and Development

CB/thk/4






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






<p>UPPERNINE PROPERTIES LTD. 21T-85033B Location Map</p>	 <p>1:2000</p>	<p>CITY OF BRAMPTON Planning and Development</p> <p>Date: 85 12 13 Drawn by: K.L. File no. TIE13.5 Map no. 76-15A</p>
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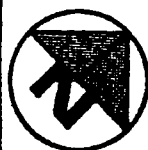


LEGEND

-  SUBJECT PROPERTY
-  SINGLE RESIDENTIAL
-  INSTITUTIONAL
-  COMMERCIAL

-  OPEN SPACE
-  VACANT
-  UNDER CONSTRUCTION

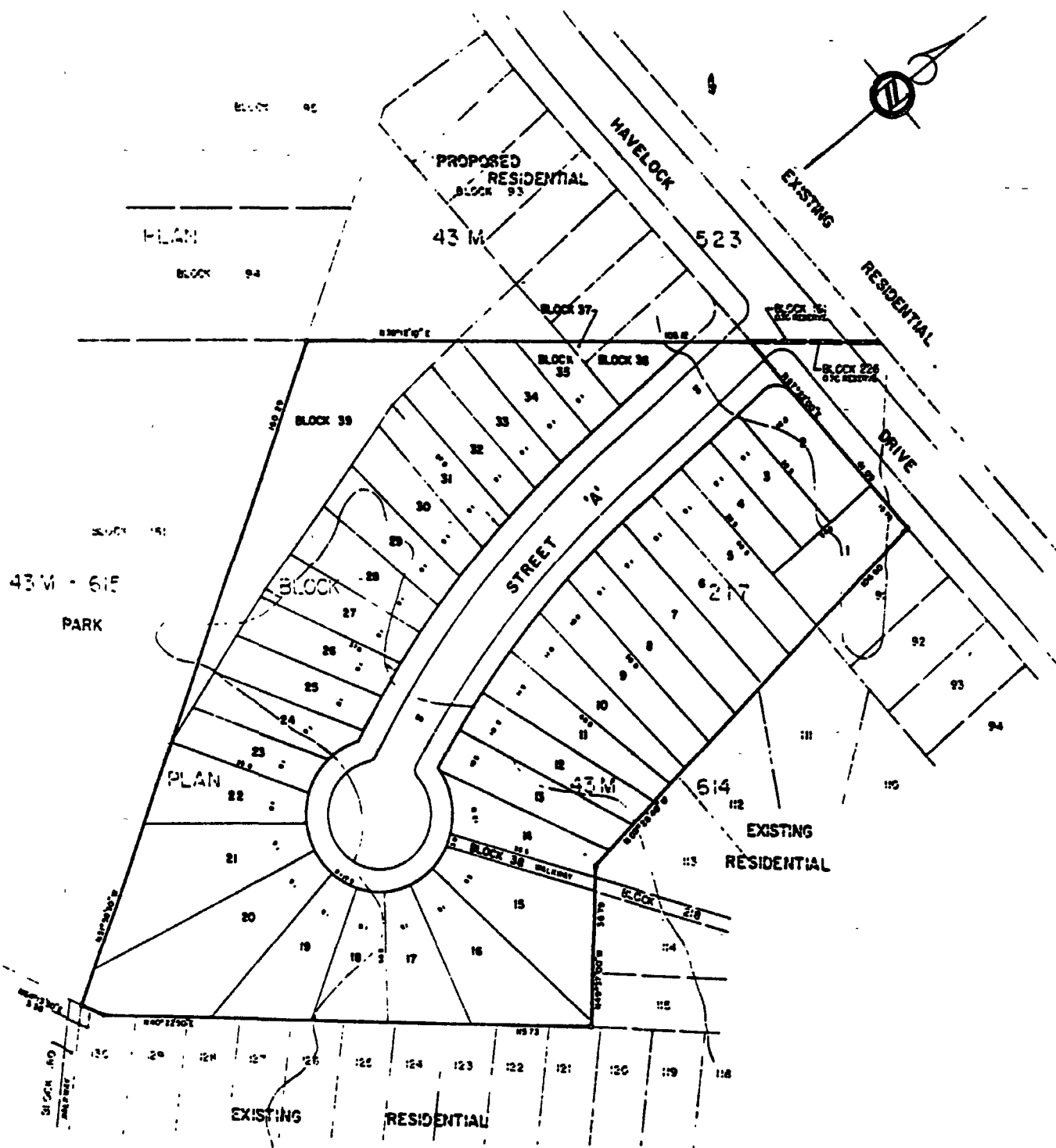
UPPERNINE PROPERTIES LTD.
21T-85033B
Land Use Map



1:6200

CITY OF BRAMPTON
Planning and Development

Date: 85 12 13 Drawn by: K.L.
File no. T1E13.5 Map no. 76-15B



UPPERNINE PROPERTIES
PROPOSED DRAFT PLAN
21T-85033B

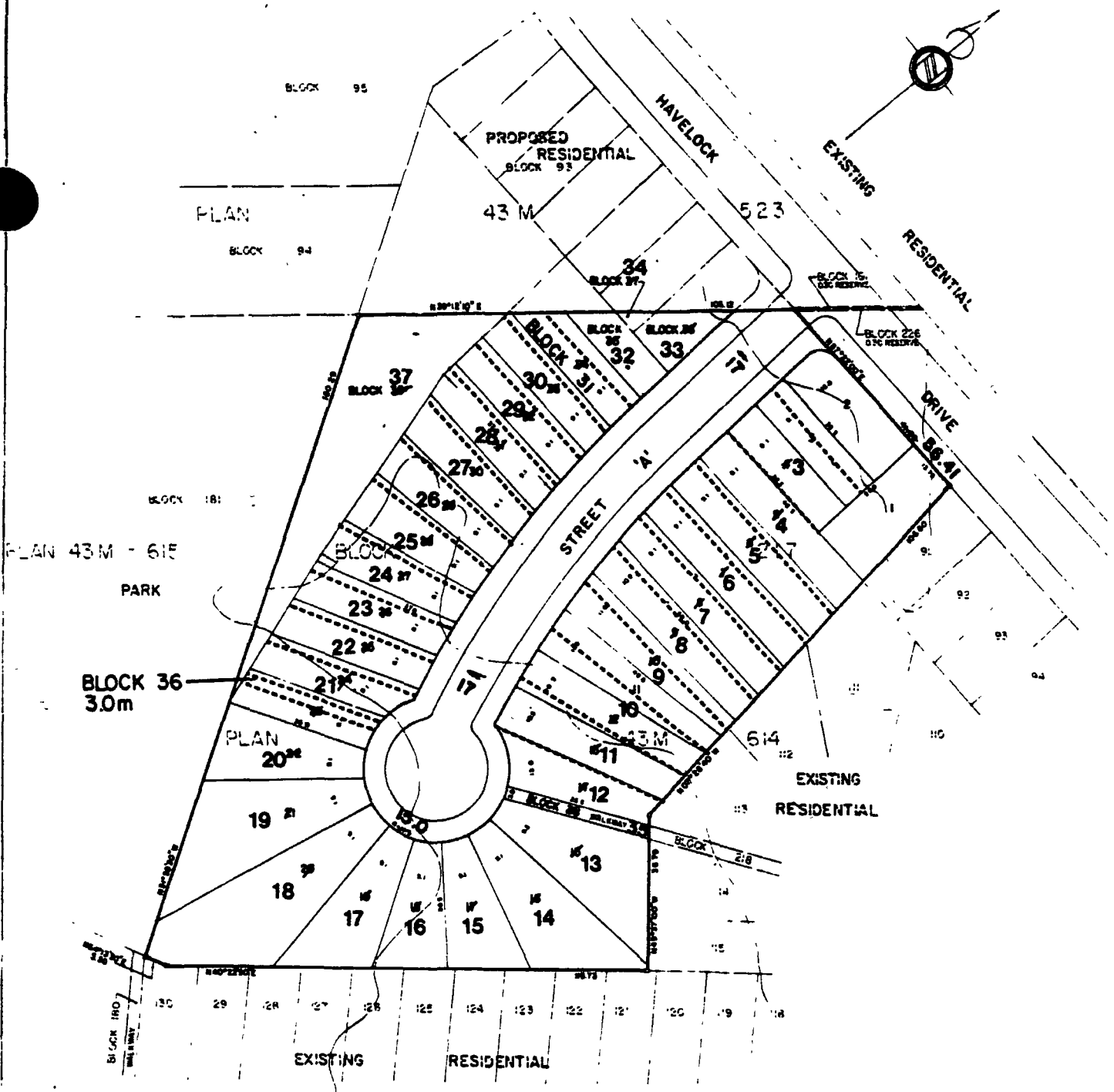


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CITY OF BRAMPTON
 Planning and Development

Date: 86 02 27 Drawn by: K.L.
 File no. TIE13.5 Map no. 76-15D

C8-22



UPPERNINE PROPERTIES
REDLINED REVISED DRAFT PLAN
21T-85033B



1:380

CITY OF BRAMPTON
Planning and Development

Date: 86 02 27 Drawn by: K.L.
File no. T1E13.5 Map no. 76-15C

INTER-OFFICE MEMORANDUM

ES

Office of the Commissioner of Planning & Development

April 14, 1986

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision
Application to Amend the Official Plan
and Zoning By-law
Block 217, Registered Plan 43M-614
Part of Lot 13, Concession 1, E.H.S.
(former Town of Mississauga)
Ward Number 3
UPPER NINE PROPERTIES LIMITED
Region of Peel File Number 21T-85033B
Our File Number: T1E13.5


Attached are the notes of the Public Meeting held on April 9, 1986 for the above noted application.

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

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

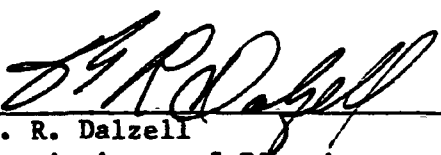
1. the notes of the Public Meeting be received;
2. the application to amend the Official Plan and Zoning By-law be approved subject to the conditions contained within the planning report dated March 12, 1986; and,
3. staff be directed to prepare the appropriate documents.

Respectfully submitted,




Carl Brawley, M.C.I.P.
Development Planner

AGREED:



F. R. Dalzell
Commissioner of Planning
and Development



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

CB/thk/0

E5-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, April 9, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:54 p.m. with respect to an application by UPPER NINE PROPERTIES (File: T1E13.5 - Ward 3) to amend both the Official Plan and the Zoning By-law to permit the subdivision of a portion of a surplus school site for 33 single family residential lots.

Members Present: Councillor F. Russell - Chairman
Councillor N. Porteous
Alderman J. Hutton
Alderman H. Chadwick
Alderman A. Gibson
Alderman J. Shadrach
Alderman L. Bissell
Alderman S. DiMarco

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
J. Robinson, Development Planner
D. Ross, Development Planner
J. Corbett, Policy Planner
C. Brawley, Development Planner
E. Coulson, Secretary

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

Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:55 p.m.