



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 126-86

To adopt Amendment Number 88
and Amendment Number 88 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 88 and Amendment Number 88 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 88 and Amendment Number 88 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

ORIGINAL

By-law 126-86

AMENDMENT NUMBER 88
to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 88 A
to the Consolidated Official Plan for the
City of Brampton Planning Area

21st OP 0031-088-1

Amendment No. 88A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 88 to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act R.S.O. 1983, as Amendment No. 88A to the Consolidated Official Plan and Amendment No. 88 to the Official Plan for the Brampton Planning Area.

Date .. *July 25/86*


G. M. FARROW
~~Assistant Deputy Minister~~
Community Planning



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 126-86

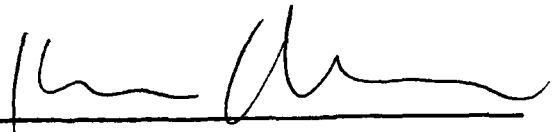
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KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 88
and
AMENDMENT NUMBER 88 A
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to:

- change the land use designation of certain lands from "Parkette" to "Low and Medium Density Residential"; and
- redesignate certain lands from "High Density Residential" to "Low and Medium Density Residential" and to re-establish the "High Density Residential Designation" on other lands currently designated for "Institutional" purposes.

This amendment will permit the use of the subject lands entirely for Low and Medium Density Residential purposes.

2.0 LOCATION

The lands subject to this amendment are located:

- on the west side of Highway Number 10, south of Steeles Avenue; and,
- in part of Lot 15, Concession 1, W.H.S., in the geographic Township of Toronto, now in the City of Brampton.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO:

3.1 Amendment Number 88 :

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 the first paragraph of subsection 7.2.7.24, Amendment 88 A.

3.2 Amendment Number 88 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended, which constitutes the Fletchers Creek South Secondary Plan is hereby amended:

- (1) by changing the land use designation on Plate 43 of the Consolidated Official Plan for those lands shown on Schedule A to this amendment, as indicated below:

Schedule A
Reference
Number

Existing
Designation

Proposed
Designation

1.

"Parkette"

"Low and Medium
Density Residential"

2.

"High Density
Residential"

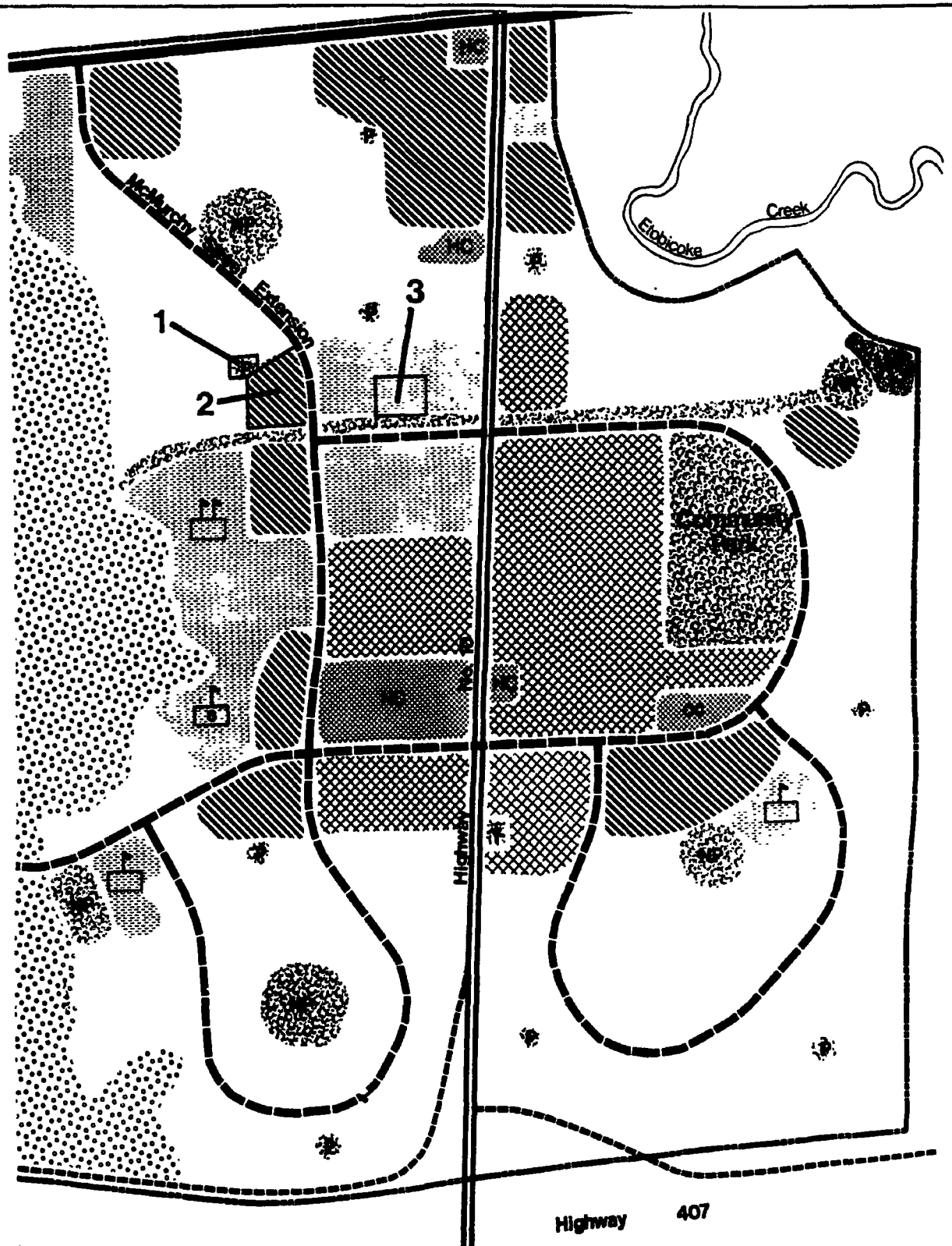
"Low and Medium
Density Residential"

3.

"Institutional"

"High Density
Residential"

gm



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

INSTITUTIONAL

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

ROADS

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

- 1** CHANGE FROM "PARKETTE" TO "LOW AND MEDIUM DENSITY RESIDENTIAL".
- 2** CHANGE FROM "HIGH DENSITY RESIDENTIAL" TO "LOW AND MEDIUM DENSITY RESIDENTIAL"
- 3** CHANGE FROM "INSTITUTIONAL" TO "HIGH DENSITY RESIDENTIAL"

OFFICIAL PLAN AMENDMENT NO. 88
 OFFICIAL PLAN AMENDMENT NO. 88 A
 Schedule A



1:10000

CITY OF BRAMPTON
 Planning and Development

Date: 86 05 07 Drawn by: K.L.
 File no. TIW15.8 Map no. 75-13G

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 88 AND 88 A

Attached is a copy of a planning report dated April 17, 1986, including the notes of a Public Meeting held on May 7, 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

April 17, 1986

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
Part of Lot 15, Concession 1, W.H.S.
Ward Number 4
SANFOUR DEVELOPMENTS (PHASE II)
Our File Number: T1W15.8

1.0 Introduction

A draft plan of proposed subdivision and applications to amend the City's Official Plan and Zoning By-law have been submitted and referred to staff for a report and recommendation.

2.0 Property Description and Surrounding Land Uses

The subject lands:

- are located west of Highway Number 10, immediately to the north of the Peel Regional Police Headquarters;
- abut the Fletchers Creek to the east;
- have an area of 4.75 hectares (11.68 acres);
- drain to the west towards the Fletchers Creek;

- are currently vacant;
- are traversed by a permanent drainage swale; and,
- contain no significant vegetation.

Surrounding land uses include:

To the North: vacant

To the East: vacant (other land holdings of the applicant, subject to a draft approved plan of subdivision for commercial and institutional purposes)

To the South: vacant and agricultural

To the West: Sheridan College - Brampton Campus

3.0 Proposal

The applicant proposes to subdivide the subject property into:

- 50 single family residential lots with minimum frontages of 15.0 metres (50 feet);
- 23 semi-detached residential lots with minimum frontages of 9.0 metres (30.0 feet); and,
- 2 blocks for open space purposes totalling 0.04 hectares in area.

It should be noted that significant design modifications have been made to the draft plan, as originally circulated by the Region of Peel for comment. The details of these modifications are discussed in subsequent sections of this report.

4.0 Official Plan and Zoning Status

Schedule "A - General Land Use Designations" of the Official Plan designates the subject lands as "Residential".

In addition, Schedule "B" designates the abutting valley of the Fletchers Creek as "Hazard Lands".

The Fletchers Creek South Secondary Plan (as embodied in Official Plan Amendment Number 61 to the Consolidated Official Plan) provides more detailed land use designations (see Map 3), in particular:

- "Low and Medium Density Residential";
- "High Density Residential";
- "Parkette"; and,
- "Public Open Space."

Accordingly, to implement this proposal, an Official Plan Amendment is required to redesignate the subject lands entirely for low and medium density residential purposes. It should be noted, however, that the applicant proposes to transfer the "High Density Residential" designation to a 1.4 hectare (3.5 acre) parcel of land within the draft approved plan of subdivision immediately to the east of the subject lands. A separate zoning by-law amendment application will be required to implement the proposed transfer of the "High Density Residential" designation.

5.0 Background

The subject lands are part of a larger land holding, comprising an additional 6.4 hectares (15.8 acres) to the east. The entire land holding was subject to a draft plan of proposed subdivision

considered by Planning Committee in September of 1985 (see Map 4). this plan included:

- a separate elementary school site (2.43 hectares);
- a church site (0.81 hectares);
- a block for institutional purposes (1.44 hectares);
- office and service commercial uses (1.72 hectares); and,
- 66 lots for single family detached dwellings.

However, the residential component was considered premature at that time, given the outstanding referrals to the Ontario Municipal Board regarding the housing mix provisions of the Official Plan. Accordingly, Planning Committee recommended draft approval of the plan, conditional on the deletion of the residential component.

The Ontario Municipal Board has since dealt with the housing mix provisions of the Official Plan. Accordingly, the applicant now wishes to proceed with the residential component as Phase II.

6.0 Comments

The application was circulated to a number of departments and agencies, and the following comments were received:

6.1 The Regional Municipality of Peel Public Works Department has advised that:

- sanitary sewer facilities are available in the Fletchers Creek trunk sewer west of the subject lands, and on the access into the Police building;

- water facilities are available on Hurontario Street, and on the access road into the Police building; and,
- full lot levies apply. Frontages charges apply for sanitary sewers and watermains.

6.2 The Regional Municipality of Peel - Planning Department has advised that:

- an amendment to Official Plan Amendment Number 74 will be necessary due to a change in street layout.

6.3 The Peel Board of Education has advised that:

The Peel Board of Education has no objection to the further processing of draft plan of subdivision 21T-86002B provided that the following statements are 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 bused to schools, according to the Board's Transportation Policy."
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 are hereby notified that some students may be accommodated in temporary

facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."

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

This plan of subdivision proposes a significant number of units for which there is no available permanent 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 this plan is as follows: 29 K-6
10 7-8
19 9-13

The students generated are presently within the following attendance areas.

Parkway P.S. K-6
W.G. Davis Sr. P.S. 7-8
J.A. Turner S.S. 9-13

The schools have the following enrolments and capacities:

	<u>Enrol.</u>	<u>OME-10%</u>
Parkway P.S.	273	553
W.G. Davis Sr. P.S.	327	436
J.A. Turner S.S.	1065	1158

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

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

- separate school pupils generated from the above-noted proposed plan of subdivision will attend St. Brigid school on Torrance Woods until the permanent school in Plan 21T-85013B is constructed:
- approximately 19 Junior Kindergarten to Grade 8 separate school pupils are projected to be the yield from the 50 single family and 23 semi-detached units proposed in the plan.
- The Dufferin-Peel Roman Catholic Separate School Board requires the following conditions to be fulfilled prior to the registration of the above-noted plan:
 - 1) That the following clause be inserted in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:

"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 are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

- 2) That a sign be placed at the entrance of the development, advertising prospective purchasers of the

accommodation situation. The sign should include the Board name and logo and the following:

"Students will be accommodated in temporary facilities and/or bussed to a school outside this community. For further information call 890-1221."

- 3) A walkway should be provided in the northern part of the subdivision so that students do not have to walk down to Street A and then back up McMurchy Avenue to get to school.

6.5 The Credit Valley Conservation Authority has advised that:

- they recommend approval of the submitted draft plan, subject to the following conditions:
 - 1) The Municipality's Restricted Area (Zoning) By-law shall contain provisions which will have the effect of requiring a minimum setback of 3.0 metres (10 feet) for abutting hazard lands for all buildings and structures including swimming pools.
 - 2) Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the Credit Valley Conservation Authority which will describe:
 - a) details of any proposed alteration to the tributary drainage swale;
 - b) the means whereby stormwater will be conducted from the site to a receiving body;

- c) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

In this regard, the appropriate permits will be required from this Authority, pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations), for any alterations to the drainage swale, and for any storm drainage works below the regulated Fill and Construction Control Line of Fletchers Creek.

- 3. The Subdivider's Agreement between the Owner and the Municipality shall contain provisions with respect to the following, with wording acceptable to the Credit Valley Conservation Authority, wherein the Owner agrees:

- a) to not oppose the By-law provisions as outlined in Condition 1;
- b) to carry out or cause to be carried out the works noted in Condition 2;
- c) to carry out any required storm drainage works in or adjacent to the channel of the Fletcher's Creek, only within the Authority approved periods for construction within this reach of the Creek (i.e. - from June 15 to November 30);
- d) to neither place nor remove fill of any kind whether originating on the site or elsewhere, nor alter any existing vegetation, nor in any way disturb the lands within Block 67, without the written consent of the Credit Valley Conservation

Authority pursuant to Ontario Regulation 162/80:

- e) to erect a snow fence or other suitable barrier 3 metres (10 feet) from the boundaries of abutting hazard lands (i.e. - Lots 1 to 13 inclusive), to prevent the unauthorized deposition of fill material or destruction of vegetation within the floodplain area. A note shall be added to the appropriate plans to the effect that a snow fence shall be erected prior to initiating any grading or construction the site and, shall remain in place and in good repair during all phases of grading and construction;
- f) to develop Lots 1 to 13 inclusive only according to site and grading plans acceptable to the Municipality and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades.

In order to expedite clearance of the final plan, a draft copy of the Subdivider's Agreement should be forwarded to this office when available.

6.6 The Public Works and Building Department - Engineering and Development Services Division has advised that:

- the storm water management techniques must conform to the requirements in the Rand Engineering Report, and erosion control works will be constructed where requirement; and,
- we question the location of Street "A".

6.7 The Community Services Department has advised that:

- the secondary plan requires that an open space link be provided for the continuation of the link to the valley lands to the west. This has been done on the north side of County Court Boulevard, but it does not allow for the link to continue on this plan. Based on this plan, the entire link will have to be provided in the future lands to the south;
- from the design of this road pattern, it would appear that Street "B" must continue to flow south across the future open space link; and,
- a walkway must be allowed between Lots 13 and 14 to allow access both to the future open space and valley lands.

The Ministry of Transportation and Communications, Bell Canada, Brampton Hydro-Electric Commission, Consumer's Gas and the Peel Regional Police Force had no comments to offer.

7.0 Discussion

A preliminary review of the draft plan of proposed subdivision (Map 5), in consultation with the applicant, resulted in significant design modifications. The effect of these modifications was to:

- improve the intersection design of the McMurchy Avenue extension, Street "A", and the westerly extension of County Court Boulevard;
- relocate a number of the small lot single detached units with frontage on McMurchy Avenue to the internal street system;

and,

- increase the frontage of the small lot singles from 9.0 metres (30.0 feet) to 11.0 metres (36.0 feet).

The proposed design of the street system implicated a 3-way intersection at Street "A", McMurchy Avenue and the westerly extension of County Court Boulevard. The intersection of the two collector roads (County Court Boulevard and McMurchy Avenue) should remain unencumbered by traffic utilizing the local street system. Thus, it was deemed appropriate to redesign the street system to terminate proposed Street "B" in a cul-de-sac, thereby eliminating the necessity of intersecting the collector roads with Street "A".

The proposed location of the 19 small lot singles with frontage on McMurchy Avenue would result in an inordinate number of driveways having access onto the McMurchy Avenue extension. This could have a negative impact on the collector road function of this roadway. Thus, through the redesign of the draft plan of subdivision, the number of small lot singles on McMurchy Avenue was reduced to 10. The remainder of small lots were relocated to the internal streets.

To enhance compatibility with the 15.0 metre (50.0 foot) lots, all small lot singles were increased from 9.0 metres (30.0 feet) to 11.0 metres (36 feet). This modification to the housing mix resulted in a net reduction of 2 large lot singles and 1 small lot single, yielding a total of 70 lots.

The revised draft plan, incorporating these design modifications is shown on Map 6.

The revised draft plan of subdivision can be further evaluated relative to specific policy and land use provisions of the Official Plan; in particular:

- housing mix provisions; and,
- implementation of the land use designations of the secondary plan.

As noted previously, the residential component of the original draft plan of subdivision, consisting of 66 large lot single detached units, was deferred pending the resolve of the Ontario Municipal Board regarding the housing mix provisions of the Fletchers Creek South Secondary Plan (Official Plan Amendment Number 61). At that time, the following housing mix was required to achieve conformity with the secondary plan.

Density Type ¹	Housing Mix As Per OPA 61	Number of Units Required
Single Family	20%	22
Semi-Detached	20%	34
Townhouses	30%	50
Medium to High Density	<u>30%</u>	<u>80</u>
	100%	186

As a result of the Ontario Municipal Board's decision on this matter, the housing mix provisions were amended (by Official Plan

1. NOTE: Reference to Singles, Semi's, etc. in the above housing mix specification is to be interpreted as a reference to a typical housing density rather than as a reference to particular structural housing types. In this case, the 24 small lot singles are classified within the semi-detached density type.

Amendment Numbers 25 and 25A) to provide a stronger orientation to the single family detached density type as follows:

<u>Density Type</u>	<u>Housing Mix as per OPA 25</u>
Single Family	20-30%
Semi-Detached	20-30%
Townhouses	20-30%
Med-High Density	20-30%

Given the transfer of the high density residential units to Phase I of the development, the housing mix reflected by the revised draft plan (consisting of 48 large lot singles and 22 small lot singles) is sufficient to achieve conformity with the prevailing provisions of the Official Plan.

To implement the revised draft plan of subdivision amendments to the Fletchers Creek South Secondary Plan will be required to:

- transfer the "High Density Residential" designation to Phase II of the development; and,
- delete the "Parkette" designation adjacent to the northerly property boundary.

As concluded previously, approval for the transfer of the "High Density Residential" designation is necessary to attain conformity with the housing mix provisions of the Official Plan. Accordingly, draft approval of the plan of subdivision should be conditional on the establishment of the high density residential designation on lands within Phase I of the development. The prevailing density limitations of the Fletchers Creek South Secondary Plan (maximum of 40.0 units per acre) will be retained through this density transfer. Further amendments to the official plan and zoning by-law will be required if a higher density is to be contemplated for this site.

The second area of non-compliance with the secondary plan relates to the deletion of the "Parkette" designation west of the McMurchy Avenue extension, adjacent to the northerly property boundary. The intent of the "Parkette" designation in the secondary plan is to:

- provide visual relief in the urban area and passive recreational areas for neighbouring residents; and,
- serve areas containing 500 to 1,000 residents who would otherwise be further than 0.4 kilometres from a neighbourhood park or elementary school playground.

The deletion of the "Parkette" designation can be supported, given existing and planned open space areas within, and in proximity to the subject lands; in particular:

- another "Parkette" adjacent to the northerly limits of Phase I, to the east of the McMurchy Avenue extension;
- lands designated "Neighbourhood Park" approximately 200.0 metres to the north of the subject lands;
- open space related to the separate school site situated in Phase I of the development; and,
- the valleylands associated with the Fletchers Creek.

Schedule "A" of the secondary plan designates a "Public Open Space" link along the southerly property boundary of the subject lands. It is the intent of the secondary plan that this landscaped open space link be provided for pedestrians and cyclists between the Fletchers Creek and the Etobicoke Creek, utilizing the signalized intersection of County Court Boulevard and Highway Number 10 to achieve the necessary continuity. The open space link should consist of a 2.5 metre asphalt walkway within a 7.5 metre wide landscaped area.

It should be noted that provisions have been made for the open space link along the southerly boundary of Phase I. Further, conditions of draft plan approval for Phase I included a requirement that the applicant provide for the continuance of the open space link in Phase II. Accordingly, the applicant has provided for a 0.09 hectare open space block (Block 74) to provide for the continuance of the open space strip, west of McMurchy Avenue.

Schedule "A" of the secondary plan indicates that the open space link is situated primarily on lands to the south of Phase II. Thus, the open space link shall proceed west of Block 74, in conjunction with the development of abutting lands to the south, to connect with the Fletchers Creek valley.

The Commissioner of Community Services has indicated that it would be reasonable to accept the area of the open space link (Block 74) as a credit towards the parkland dedication. The applicant will be required to pay cash-in-lieu of the balance of the public open space requirement in accordance with the Planning Act and City policy.

The Community Services Department has also requested a walkway between lots 13 and 14. This will provide access to both the open space link and valleylands. The draft plan should be redline revised accordingly. The walkway in the northerly portion of the plan, as requested by the Separate School Board, is no longer necessary in the revised plan since Street "A" has been relocated to the north providing direct access to the school site..

Draft plan approval for Phase I included a condition that imposed a 0.3 metre reserve along the entire west limit to the McMurchy Avenue extension. To facilitate the development of Phase II, this reserve should now be lifted.

However, a 0.3 metre reserve is required on McMurchy Avenue, at the northern limit of this plan.

8.0 Conclusion and Recommendations

On the basis of the foregoing discussion, the draft plan of proposed subdivision has merit for approval conditional on an official plan amendment to:

- to delete the "Parkette" designation; and,
- transfer the "High Density Residential Designation" to lands within Phase I of the proposed development.

Accordingly, it is recommended that Planning Committee recommend to Council that:

- A. A public meeting be held in accordance with City Council procedures;
- B. Subject to the results of the public meeting, draft approval of the proposed draft plan of subdivision be subject to the following conditions:
 - 1. That approval be based upon the draft plan dated December 20, 1985, prepared by Beech Engineering Limited, and redline revised as shown on the attached Map 6 as well as the following:
 - (i) the 0.3 metre reserve be deleted along the entire west limit of the McMurchy Avenue extension;
 - (ii) a 0.3 metre reserve be shown along the north limit of the McMurchy Avenue extension; and,
 - (iii) a 3.0 metre wide walkway be shown between lots 13 and 14.

- C. The proposed development shall be subject to a development agreement, and prior to the issuance of a building permit, a site plan, landscape plan and drainage plan shall be approved by the City.
- D. The maximum number of lots permitted on the site shall be 70.
- E. The applicant shall agree by agreement:
- (a) to satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel including payment of Regional and City levies with respect to the subdivision;
 - (b) to establish an Architectural Control Committee to review and approve the external appearance of buildings and energy conservation principles;
 - (c) to name streets to the satisfaction of the City of Brampton and the Regional Municipality of Peel;
 - (d) to grant easements as may be required for the installation of utilities and municipal services, to the appropriate authorities;
 - (e) to convey a 0.3 metre reserve block along the north limit of the McMurphy Avenue extension to the City of Brampton;
 - (f) to submit appropriate documentation providing for the lifting of the 0.3 metre reserve along the entire west limit of the McMurphy Avenue extension to the satisfaction of the City of Brampton;
 - (g) to provide sidewalks and boulevard tree plantings in accordance with City policy;

- (h) to dedicate proposed road allowances as public highways upon registration of the plan;
- (i) to gratuitously convey Block 74 to the City of Brampton, in a condition satisfactory to the Commissioner of Community Services, as partial fulfillment of the public land conveyance with the balance of the public land conveyance to be in the form of cash-in-lieu;
- (j) to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed development;
- (k) to reimburse the Fletcher's Green Development Limited at the rate of \$40.00 per acre, as their share of the costs of the Fletchers Creek South Stormwater Management Study;
- (l) that any proposed road allowances; road widenings and/or daylight corners on the draft plan shall be dedicated as public highways on the final plan for registration;
- (m) to satisfy the requirements of the Peel Board of Education as follows:
 - (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 bused to schools, according to the Board's Transportation Policy."
 - (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 are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."

(n) to satisfy the requirements of The Dufferin-Peel Roman Catholic Separate School Board as follows:

(1) to include in all agreements of purchase and sale for all residential lots and dwelling units in the plan, the following statement until a neighbourhood school facility is completed:

"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 are 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."

(2) to erect a sign at the entrances to the residential development to advise prospective

purchasers of the school accommodation situation. The sign should include the Board name and logo and the following:

"Students will be accommodated in temporary facilities and/or bussed to a school outside this community. For further information call 890-1221."

(o) to satisfy the requirements of the Credit Valley Conservation Authority as follows:

- (1) The Municipality's Restricted Area (Zoning) By-law shall contain provisions which will have the effect of requiring a minimum setback of 3.0 metres (10.0 feet) from the hazard lands abutting Lots 1 to 13 inclusive for all buildings and structures including swimming pools;
- (2) Prior to registration of the plan, a detailed engineering submission shall be prepared to the satisfaction of the Credit Valley Conservation Authority which will describe:
 - (a) details of the proposed alteration to the tributary drainage swale;
 - (b) the means whereby stormwater will be conducted from the site to a receiving body; and,
 - (c) the means whereby erosion, siltation and their effects will be contained and minimized on the site, both during and after the construction period.

In this regard, the appropriate permits will be required from this Authority, pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations), for any alterations to the drainage swale, and for any storm drainage works below the regulated Fill and Construction Control Line of Fletchers Creek.

(3) The Subdivider's Agreement between the Owner and the Municipality shall contain provisions with respect to the following, with wording acceptable to the Credit Valley Conservation Authority, wherein the Owner agrees:

- (a) to not oppose the By-law provisions as outlined in Condition 1;
- (b) to carry out or cause to be carried out the works noted in Condition 2;
- (c) to carry out any required storm drainage works in or adjacent to the channel of the Fletchers Creek, only within the Authority approved periods for construction within this reach of the Creek (i.e. - from June 15 to November 30);
- (d) to neither place nor remove fill of any kind whether originating on the site or elsewhere, nor alter any existing vegetation, nor in any way disturb the lands within abutting hazard lands without the written consent of the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80;

(e) to erect a snow fence or other suitable barrier 3 metres (10 feet) from the boundaries of Block 67 (i.e. - Lots 1 to 13 inclusive) to prevent the unauthorized deposition of fill material or destruction of vegetation within the floodplain area. A note shall be added to the appropriate plans to the effect that a snow fence shall be erected prior to initiating any grading or construction the site and, shall remain in place and in good repair during all phases of grading and construction;

(f) to develop Lots 1 to 13 inclusive only according to site and grading plans acceptable to the Municipality and the Credit Valley Conservation Authority. The plans shall indicate the locations of all proposed buildings, structures, accesses, site drainage and existing and proposed grades.

In order to expedite clearance of the final plan, a draft copy of the Subdivider's Agreement should be forwarded to this office when available.

(p) that the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required; and,

(q) to prepare a stormwater management plan pertaining to the

subject lands. This plan shall be approved by the City prior to the final approval of the plan.

F. That staff be directed to prepare an Official Plan amendment to:


(i) delete the "Parkette" designation; and,


(ii) transfer the "High Density Residential" designation to land within Phase I of the applicant's land holdings.

Respectfully submitted,

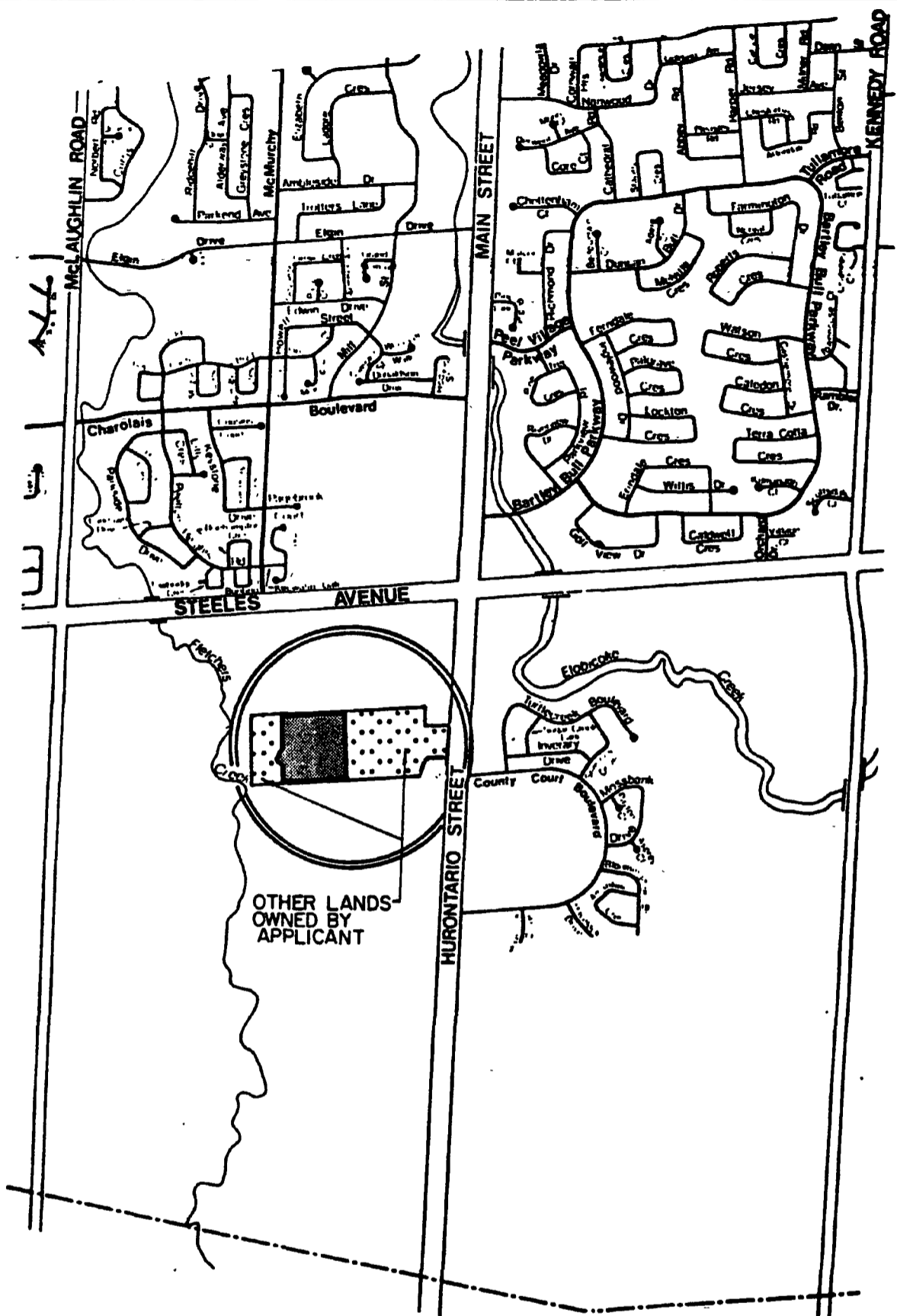

John B. Corbett, M.C.I.P.
Policy Planner

AGREED:


F. R. Dalzell
Commissioner of Planning and
Development


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

JC/jp/thk/7



SANFOUR DEVELOPMENTS LIMITED
 Location Map (MAP 1)

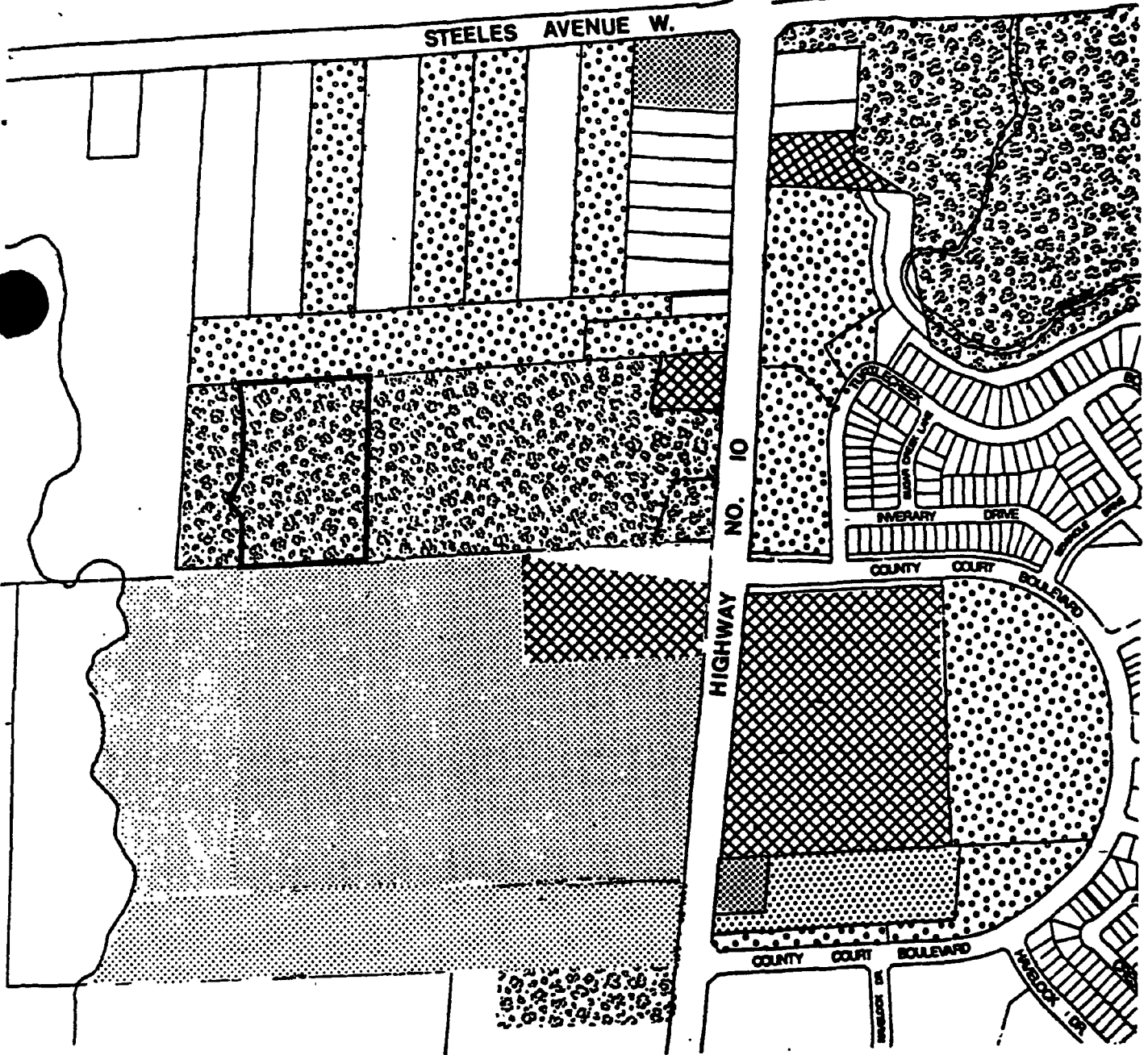




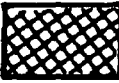
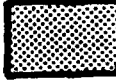


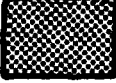
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CITY OF BRAMPTON
 Planning and Development

Date: 86 04 07 Drawn by: K.L.
 File no. TIW15.8 Map no. 75-13A

C6-26



- LEGEND**
-  SUBJECT PROPERTY
 -  RESIDENTIAL
 -  INSTITUTIONAL
 -  AGRICULTURAL
 -  UNDEVELOPED
 -  OPEN SPACE - RECREATION
 -  COMMERCIAL

SANFOUR DEVELOPMENTS LIMITED

Existing Land Use (MAP 2)



1:7500

CITY OF BRAMPTON
Planning and Development

Date: 86 04 07 Drawn by: K.L.
File no. TIW15.8 Map no. 75-13B

STEELES AVENUE



LEGEND

— Secondary Plan Boundary

RESIDENTIAL

Low and Medium Density
 High Density

Public Open Space
 District Park
 Community Park
 Neighbourhood Park
 Parkette
 Woodlot

Cemetery
 Hazard Land
 Institutional
 Secondary School
 Senior Public School
 Public School
 Separate School
 Highway Commercial
 Convenience Commercial
 Neighbourhood Commercial
 Specialty Office
 Subject Property

SANFOUR DEVELOPMENTS LIMITED (MAP 3)
 Current Official Plan Designations

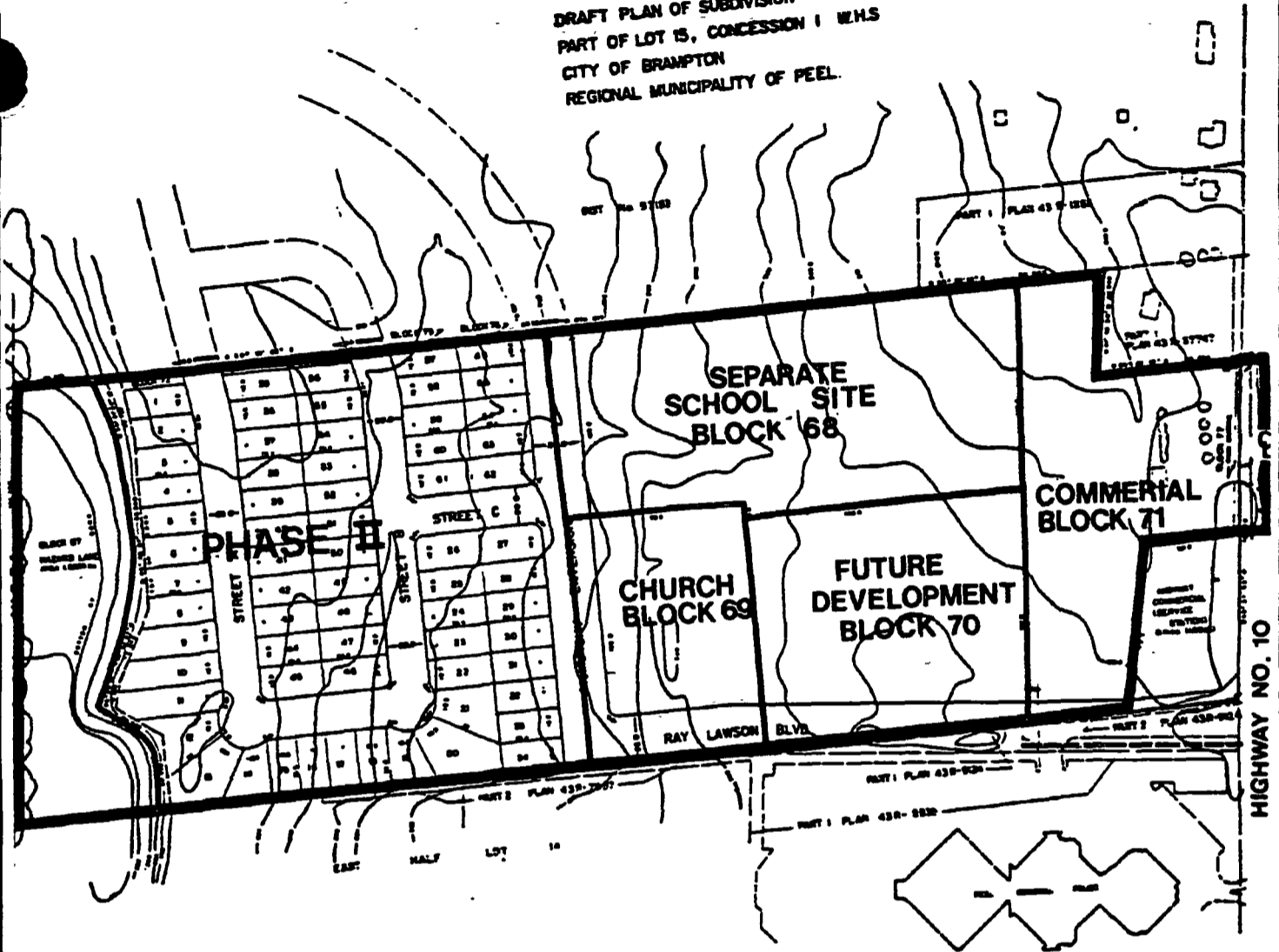


CITY OF BRAMPTON
 Planning and Development

Date: 86 04 07 Drawn by: K.L.
 File no. TIWI58 Map no. 75-13C

C6-28

DRAFT PLAN OF SUBDIVISION
PART OF LOT 15, CONCESSION I W.H.S
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL.



**SANFOUR DEVELOPMENTS
LIMITED** (MAP 4)
Draft Approved Plan Of Subdivision
Phase I

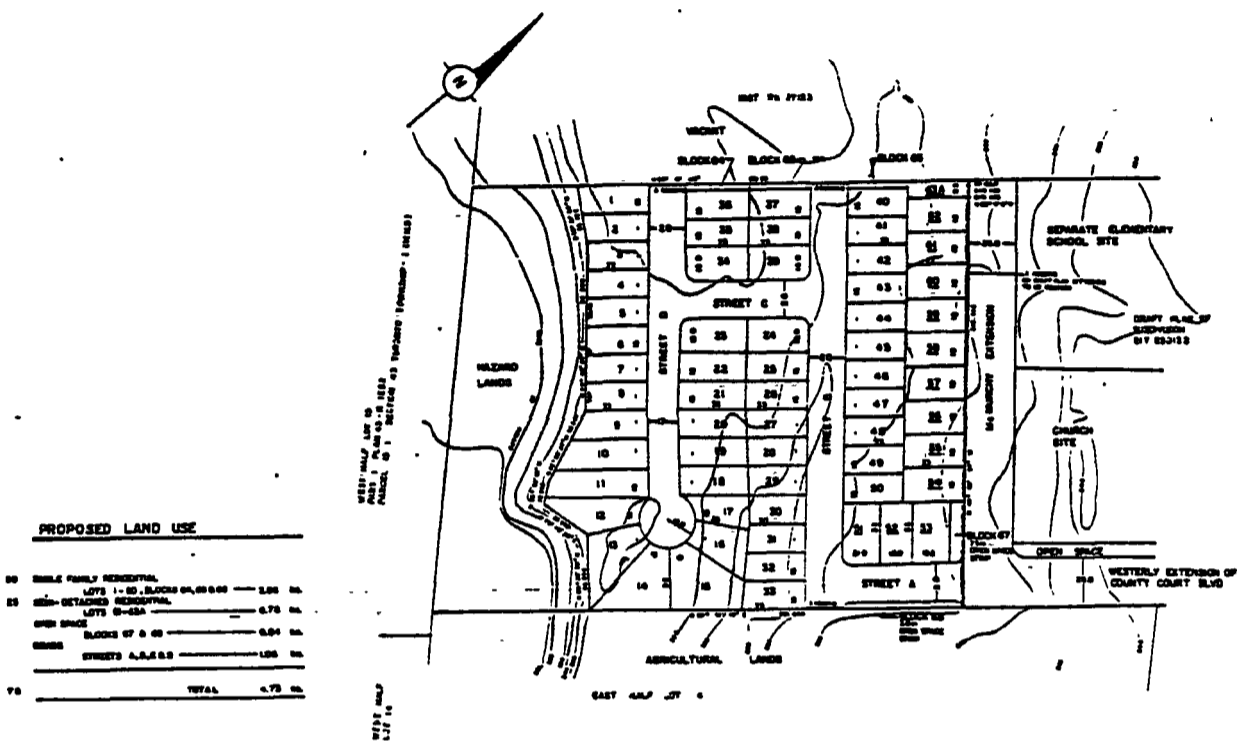


1:3200

CITY OF BRAMPTON
Planning and Development

Date: 86 04 07 Drawn by: K.L.
File no. TIWI5.8 Map no. 75-13D

DRAFT PLAN OF SUBDIVISION
 PART OF LOT 15, CONCESSION I W.M.S
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL



PROPOSED LAND USE

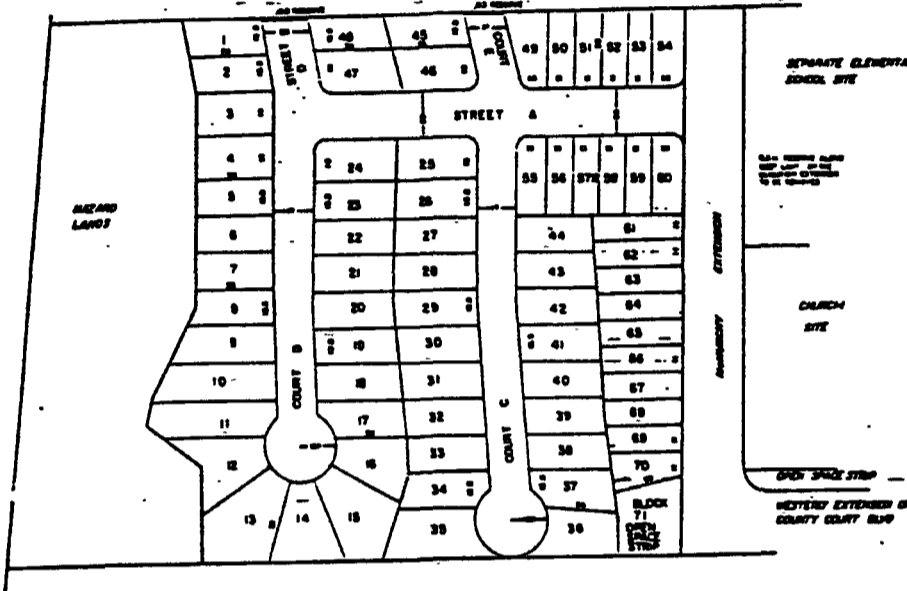
20	SINGLE FAMILY RESIDENTIAL	
	LOTS 1-50 (BLOCKS 04, 05, 06)	2.00 ha.
25	2 ND DETACHED RESIDENTIAL	
	LOTS 51-55	0.70 ha.
	OPEN SPACE	
	BLOCKS 07 & 08	0.04 ha.
	STREETS A, A, A, B, B	1.00 ha.
70	TOTAL	4.74 ha.

SANFOUR DEVELOPMENTS LIMITED
 Draft Plan Of Proposed Subdivision
 Phase II (MAP 5)



CITY OF BRAMPTON
 Planning and Development
 Date: 86-04-07 Drawn by: K. L.
 File no. TIWI5.8 Map no. 75-13E

C6-30



SANFOUR DEVELOPMENTS LIMITED

RED-LINE REVISION

DRAFT PLAN OF SUBDIVISION
217-85002B
PART OF LOT 15 CONC. 1 W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

Beech Engineering Limited

PROPOSED LAND USE

SINGLE FAMILY RESIDENTIAL	3 85	ac
48 - LARGE LOT SINGLES (LOTS 1-50)		
22 - SMALL LOT SINGLES (LOTS 51-70)		
ROADS	1 01	ac
OPEN SPACE STRIP	0 08	ac
	4 75	ac

SCALE 1:1000
MARCH 27, 1986
REVISED APRIL 2, 1986

SANFOUR DEVELOPMENTS LIMITED

Revised Draft Plan Of Proposed Subdivision Phase II (MAP 6)



1:3000

CITY OF BRAMPTON
Planning and Development

Date: 86 04 07 Drawn by: K.L.
File no. TIWI5.8 Map no. 75-13F

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 8, 1986

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development

RE: Draft Plan of Proposed Subdivision and
Application to Amend the Official Plan
and Zoning By-law
Part of Lot 15, Concession 1, W.H.S.
Ward Number 4
SANFOUR DEVELOPMENTS LIMITED
Region of Peel File Number: 21T-86002B
Our File Number: T1W15.8


The notes of the public meeting held on Wednesday, May 7, 1986 with respect to the above noted application, are attached for the information of Planning Committee.

No members of the public at the meeting had any objections or comments, and no correspondence has been received.

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

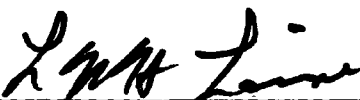
- (1) The notes of the public meeting be received;
- (2) the draft plan of proposed subdivision, and application to amend the official plan and zoning by-law be recommended for draft approval subject to the conditions contained in the staff report dated April 17, 1986.
- (3) staff be directed to present the appropriate documents to City Council.

Respectfully submitted,


 John B. Corbett
 Development Planner

AGREED:


 F. R. Dalzell, Commissioner of
 Planning and Development


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

Attachment
JC/hg/0

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 7, 1986 in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:21 p.m. with respect to an application by SANFOUR DEVELOPMENTS (PHASE II) File: T1E15.8 - Ward 4) to amend both the Official Plan and the Zoning By-law to permit the subdivision of the subject property into 48 single family residential lots, 22 semi-detached residential lots and one block for open space purposes.

Members Present: Alderman P. Beisel - Chairman
Alderman H. Chadwick
Alderman J. Shadrach
Alderman L. Bissell
Alderman T. Piane
Alderman P. Palleschi
Alderman S. DiMarco

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

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

There were no interested members of the public in attendance and the meeting adjourned at 8:22 p.m.