



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 131-91


To adopt Amendment Number 201
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 201 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 201 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of June, 1991.


PAUL BELSEL - MAYOR


LEONARD J. MIKULICH -
CITY CLERK

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 6/21/91

06/91

AMENDMENT NUMBER 201
to the Official Plan of the
City of Brampton Planning Area



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

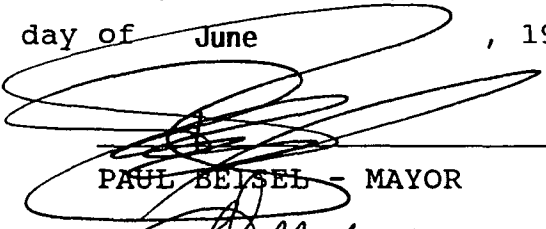
Number 131-91

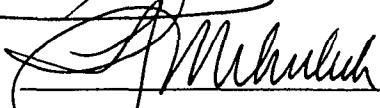
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READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of June, 1991.


PAUL BEISEL - MAYOR


LEONARD J. MIKULICH -
CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 16/2/91

06/91

AMENDMENT NUMBER 201
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Private Commercial Recreation" to "Private Commercial Recreation-Site 46" and to outline appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment comprise an area of approximately 80.94 hectares (200 acres) and are located 60.9 metres (199.8 feet) north and 100 metres (328 feet) east of the intersection of McVean Drive and Ebenezer Road, being part of Lots 6 and 7, Concession 9, Northern Division, in the geographic Township of Toronto Gore, in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

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

- (1) by changing, on Schedule 'A', the land use designation of the lands shown outlined on Schedule A attached hereto, from PRIVATE COMMERCIAL RECREATION to "PRIVATE COMMERCIAL RECREATION - SITE 46".
- (2) by changing, on Schedule G, the land use designation of the lands shown outlined on Schedule A attached hereto, from PRIVATE COMMERCIAL RECREATION to PRIVATE COMMERCIAL RECREATION - SITE 46.
- (3) by adding, to PART II, CHAPTER 2, Section 2.6, the following:

"2.6.6 Site 46: (Part of Lots 6 and 7, Concession 9, N.D., geographic Township of Toronto Gore).

2.6.6.1 Definition:

The property designated "Private Commercial Recreation" and identified by the Number 46 on Schedule 'A' shall be used for a golf course and related uses, public open space, low density residential, high-density residential, a full service hotel and conference centre having standard and dining room restaurants, a suite hotel, and a recreation facility, and accessory purposes.

Policies

OPEN SPACE

- 2.6.6.2 The valleylands within the West Humber River and its tributary shall be conveyed to the City as open space, but shall be leased back by the City for golf course purposes.
- 2.6.6.3 A public pedestrian and cycling trail along the length of the West Humber River and tributary through the subject property shall be provided.
- 2.6.6.4 A public pedestrian and cycling bridge crossing the West Humber River shall be provided at no cost to the municipality.
- 2.6.6.5 A bridge, to be constructed by the municipality at the intersection of the West Humber River and McVean Drive shall be modified at no cost to the municipality, to incorporate an underpass for a pedestrian and cycling trail.
- 2.6.6.6 The subject property shall contain a 2.021 hectare (5 acre) public park.

COMMERCIAL

- 2.6.6.7 The commercial blocks shall contain a maximum of 550 hotel units including hotel suites, a conference centre, standard and dining room restaurants, retail establishments, recreation facilities, parking facilities and accessory purposes, with no freestanding shopping centre.
- 2.6.6.8 The golf course shall contain an ancillary club house and maintenance facilities, and golf cart/pedestrian grade separations at all street crossings.
- 2.6.6.9 The subject lands do not contain sufficient land area for an 18 hole golf course, therefore abutting lands shall be purchased or leased to provide a golf course with a minimum total area of 55 hectares.
- 2.6.6.10 A detailed environmental sensitivity study and tree preservation plan which identifies the significant natural features of the property and assesses the potential impacts of the proposed development with particular regard to existing trees and vegetation shall be completed to the satisfaction of the City of Brampton.

RESIDENTIAL

- 2.6.6.11 High density family residential sites shall be developed at a maximum density of 125 residential units per net hectare and a total of 850 multi-family dwelling units shall be permitted.
- 2.6.6.12 High density residential development shall consist of condominium apartments only.

- 2.6.6.13 High density residential development identified on the draft approved plan of proposed subdivision as "reserved for future development" shall be developed only in conjunction with abutting lands.
- 2.6.6.14 Low density residential development shall consist of a minimum of 100 single family lots and a maximum of 209 single family lots and have a maximum density of 15.0 units per net hectare.
- 2.6.6.15 Given the lack of extensive community facilities and public transit, affordable housing may be inappropriate. However, affordable housing units if provided, could be accommodated within the high density residential development.

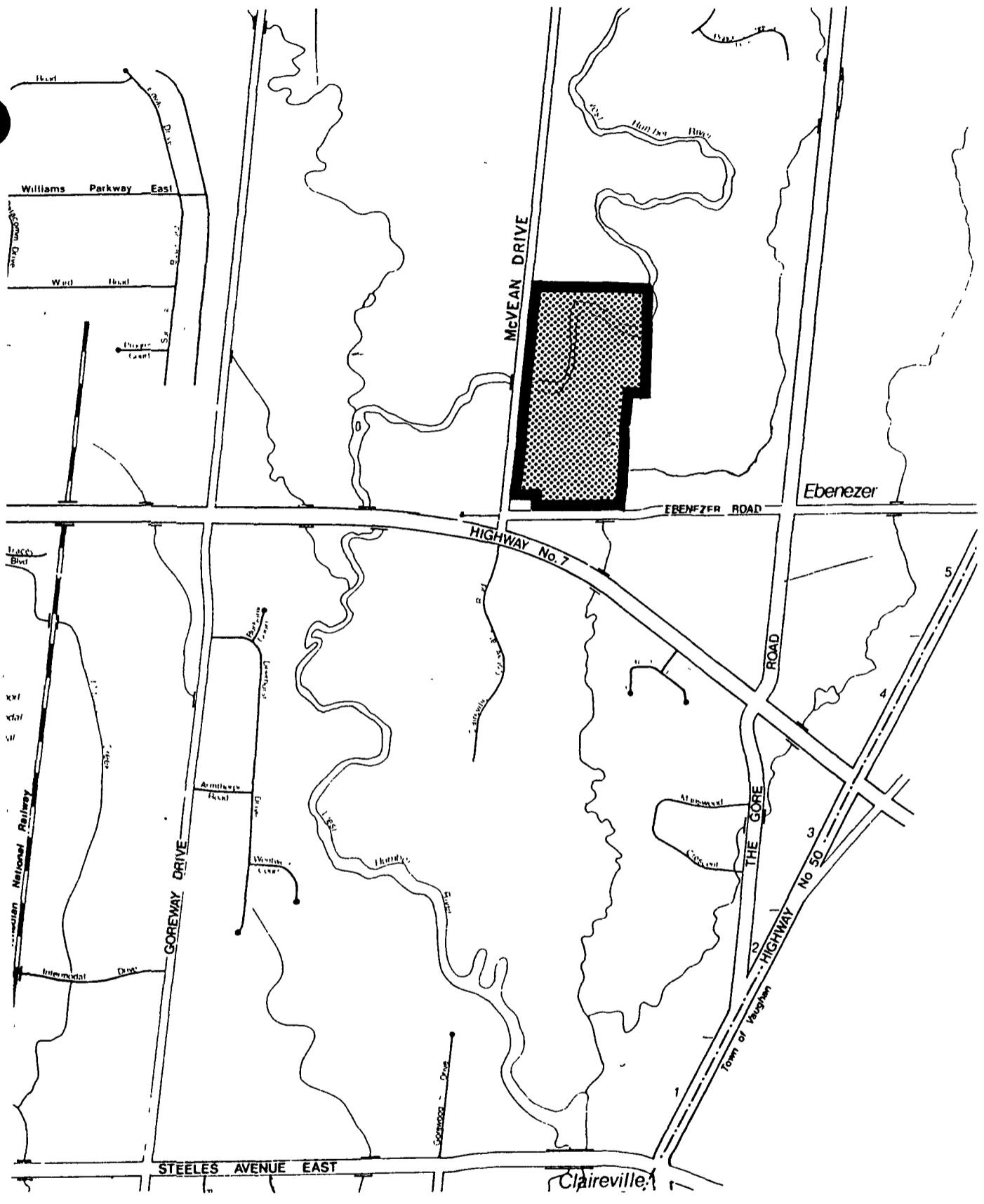
TRANSPORTATION

- 2.6.6.16 The development shall be served by a collector road which may be extended north-east to serve future residential growth to the north-east.
- 2.6.6.17 Notwithstanding the Collector Road designation of the abutting road allowances of Ebenezer Road and McVean Drive, these road allowances abutting the subject lands shall have a minimum right-of-way width of 18 metres from the centre line of the original road allowance.
- 2.6.6.18 Access will be permitted to Ebenezer Road and McVean Drive primarily by intersecting streets and from abutting high density residential blocks in accordance with acceptable engineering standards, as determined by the City of Brampton.
- 2.6.6.19 The applicant shall complete a traffic noise study to the satisfaction of the Commissioner of Planning and Development which shall address measures to minimize the adverse impact of traffic.

SERVICING

2.6.6.20 The subject property shall be developed with urban services, such as sidewalks, roads containing curb and gutters, street lighting, and refuse collection, and with piped services of water, sanitary sewer, storm sewer, and cabled services of electrical, telephone, and television, but may be deficient as to other municipal services such as transit, library and fire protection.

2.6.6.21 A storm water management report for the subject property satisfactory to The Metropolitan Toronto and Region Conservation Authority, City of Brampton, and Ministry of Natural Resources shall be completed, prior to the commencement of development."



 **LANDS SUBJECT TO THIS AMENDMENT**

OFFICIAL PLAN AMENDMENT No. 201
By-law 131-91



CITY OF BRAMPTON
Planning and Development

Schedule A By-Law 131-91

1:25000

Date: 1991 04 19 Drawn by: CJK
File no. C9E6.4 Map no. 51-116

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 201

Attached is a copy of a planning report dated February 12, 1991, supplemental planning report dated March 14, 1991, a report dated April 12, 1991 forwarding the notes of a Public Meeting held on April 3, 1991 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, as well as a supplemental planning report dated April 17, 1991.

Correspondence was received from the following parties:

Regional Municipality of Peel.....April 26, 1990
.....May 10, 1990
.....May 25, 1990
.....May 25, 1990
.....June 20, 1990
.....April 12, 1991
.....July 4, 1991
.....May 30, 1990
Consumers Gas.....May 14, 1990
Canada Post.....May 15, 1990
The Dufferin-Peel Roman Catholic
Separate School Board.....May 15, 1990
.....May 30, 1990
Peel Regional Police Force.....May 16, 1990
Ministry of Transportation.....May 22, 1990
Ontario Hydro.....May 25, 1990
Bell Canada.....June 1, 1990
Brampton Hydro.....June 4, 1990
Ministry of Culture and Communications.....June 12, 1990
The Metropolitan Toronto and
Region Conservation Authority.....August 10, 1990
Ministry of the Environment.....August 29, 1990
Peel Board of Education.....March 27, 1991
Ministry of Natural Resources.....May 8, 1991

City of Brampton
Planning and Development Dept.
150 Central Park Drive
Brampton, Ontario
L6T 4B9

City of Brampton PLANNING DEPT.	
Date	APR 30 1990 Rec'd
File No.	C.956.4

Attention: John Marshall, Commissioner
Planning and Development

JAM

Re: Draft Plan of Subdivision
21T-90014B - 830460 Ontario Ltd.
Pt. Lots 6 & 7, Concession 9, (Toronto-Gore)
City of Brampton

Dear Sir:

Please find enclosed 7 copies of the above noted draft plan of subdivision and its application form as recently submitted to the Region of Peel for approval pursuant to the Minister's delegation of powers to approve plans of subdivision under Section 50 of the Planning Act.

From our preliminary review, it would appear that the subject lands are designated "Private Commercial-Recreation" on Schedule A & G of the City of Brampton Official Plan. Since the above-noted draft plan proposes residential, commercial and recreational uses, we request your advisement in determining whether further circulation of the plan would be appropriate at this time. We would also appreciate receiving confirmation regarding Official Plan conformity.

Your prompt cooperation and assistance in this regard is appreciated in order that we may keep the applicant informed.

Yours truly,

[Signature]
D. R. Billett
Director of
Development Control

JL:nb
Encl.

- cc: L. J. Mikulich, Clerk, City of Brampton
- D. Trouten, Regional Clerk
- G. A. Schnarr, Glen Schnarr & Associates
- J. McKichan, Acting Commissioner Regional Public Works

Allen [Signature]: Please circulate [Signature] Region of Council's quorum

May 10, 1990

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

Re: Proposed Plan of Subdivision
21T-90014B - 830460 Ontario Limited
Pt. Lots 6 & 7, Con. 9, N.D. (Toronto-Gore)
City of Brampton

Dear Sir:

Further to your letter dated May 4, 1990, please be advised that formal circulation of the above noted draft plan of subdivision has been initiated by the Region of Peel. A copy of the list of agencies to whom this plan has been circulated is attached.

Following your Council's consideration of the draft plan, please forward their recommendations, conditions of draft approval, and any red-line changes to the physical layout of the draft plan to this Department. Copies of any pertinent reports prepared in conjunction with this plan should be attached.

In accordance with the Minister's Conditions of Delegation the comments and recommendations of your Council should be submitted to the Regional Planning Department.

Thank you for your attention in this matter.

Yours truly,


D. R. Billett
Director of
Development Control

VZ:nb
Encl.

cc: L. Mikulich, Clerk & Director of Administration, City of Brampton
D. Trouten, Regional Clerk
G. A. Schnarr, Glen Schnarr & Associates

MEMORANDUM

cc *Cope*

To D.R. Billett, P.Eng.
Director, Development Control

Date May 25, 1990

From D.H.C. Thwaites, P.Eng.
Director, Transportation Policy

Subject Proposed Plan of Subdivision
21T-90014B
830460 Ontario Ltd.
City of Brampton

We have reviewed the above noted plan of subdivision which will generate over 500 a.m. peak hour auto trips. We understand that this development in the Woodland's Golf and Country Club area, and likely development in the surrounding areas, will require an Official Plan Amendment. We suggest that a traffic impact study be undertaken, as part of the planning process, to identify improvements to the transportation system and make recommendations for development staging.

Yours truly,

D.H.C. Thwaites

D.H.C. Thwaites, P. Eng.
Director
Transportation Policy

rp/sb

cc: Cope Otten, (Public Works)

C50: 90014B

	ACTION	INFO	SEEN
COMMISSIONER			
MR. DEV. CONTROL	✓		
MR. TRANSPORTATION			
MR. SEC. EG.			
MR. LAMBERT	✓		

To: D.R. Billett

Date: June 20, 1990

From: C. Otten

File: T-90014B B-18 06 26 90

*cc 01/6/90
A. G. G. G.
done*

Re: Draft Plan of Subdivision
830460 Ontario Limited
Pt. Lot 6 & 7, Conc. 9, N.D.
City of Brampton

PART A - SERVICING

1. SANITARY SEWER FACILITIES

- Municipal sanitary sewer facilities are not available. Health Unit approval will be required for private sewage disposal.

2. WATER FACILITIES

- The lands are located in Water Pressure Zone 4 and 5.
- A water analysis for the area will be required to determine the water system needed to service the proposed subdivision.

3. REGION ROADS

- Region roads are not adversely affected.

4. WASTE MANAGEMENT

Brampton Residential

- There are no waste disposal sites or hazardous wastes on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1990.
- It is expected that this development will generate approximately 1864.3 tonnes of solid waste per year. $(0.44 \text{ tonnes/capita/year} \times 4080 \text{ people} = 1795.2 \text{ tonnes/year}) + (1.43 \text{ tonnes/employee/year} \times 48.3 \text{ employees} = 69.1 \text{ tonnes/year}) = 1864.3 \text{ tonnes/year}$.
- In the event there is any doubt about the integrity of the subject lands with respect to the possibility of a waste disposal site or hazardous wastes located on any portion of the subject property or an adjacent property, we recommend that prior to the commencement of developing activities, the developer carry out a detailed soil investigation by a qualified Geotechnical Engineer.
- Should the subject property be found to contain an old landfill site or hazardous wastes, then the developer shall take appropriate measures to clean up the subject property to the satisfaction of the Ministry of the Environment, the Region of Peel, and the Area Municipality.



The Regional Municipality of Peel

Department of Housing

	ACTION	INFO	SEEN
COMMISSIONER			
DIV. DEV. CONTROL	✓		
DIV. TRANS. PLANNING			
MOB. HOUS. SEC.			
SP. PLANNER	✓		

cc - copy to - copied June 1/90

To Doug R. Billett

DATE May 25, 1990

FROM KEITH WARD

Subject Proposed Plan of Subdivision
 21T-90014B - 830460
 Ontario Limited
 06 04 90 Pt. Lots 6 & 7, Con. 9, N.D.
 (Toronto-Gore)
 City of Brampton

Thank you for your letter concerning the above plan of subdivision.

The planning merits of this proposal are beyond our jurisdiction and we leave those issues for consideration by your department and the City. We will confine our comments to an affordable housing standpoint.

The proposal incorporates various densities. It is not clear that the potential exists to meet the affordability provisions of the Provincial Land Use Planning for Housing Policy Statement. The proposal appears to preclude the opportunity for the provision of non-profit housing and without additional information it is uncertain that affordability will be achieved at the planned densities.

We also question the designation of condominiums on the subdivision plan. The registration of condominiums involves a separate approval process.

We would be pleased to consult with the City and the developer with respect to achieving the delivery of affordable housing and conforming to provincial requirements.

TK:aw

PART B - FINANCIAL IMPACT

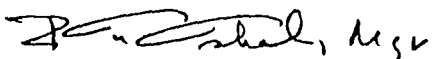
1. LOT LEVIES


- Lots are subject to a reduction of 20% as sanitary sewer service is not available.


PART C - SPECIFIC DRAFT PLAN CONDITIONS

- The developer will be required to enter into an Urban 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.
- Provision will be required in the Urban Subdivision Agreement for the following clause:

"An amount of \$20,000.00 shall be held in the Letter of credit until final acceptance of the watermain systems is issued by the Region of Peel, to service as protection of the private wells in the area. If the private well systems in this area deteriorate due to the servicing of the plan of subdivision, the developer will provide temporary water supply to the affected residents upon notice by the Region. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the developer will engage the services of a recognized hydrologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the well systems."


R.M. Moskal, M.C.I.P.
Manager, Master Plan Policy & Promotion
Waste Management Division


C. Otten, P.Eng.
Planning & Development Engineer
Engineering & Construction Division


AOD/hp



MEMORANDUM

u 12 City E. A

To D. R. Billett, Director
Development Review & Transportation Policy Date April 12, 1991

From Ray Bacquie, Senior Planner
Transportation Policy Subject Proposed Plan of
Subdivision 21T-90014B
City of Brampton

We have reviewed the above proposed draft plan of subdivision. The site will generate a considerable number of trips during the peak hours, (in the order of 600 trips). We are currently undertaking a thorough review of transportation demands and need in eastern Brampton through the York-Peel Boundary Transportation Study. In light of the magnitude of this development we will reserve comment until the completion of the York-Peel Study.

R. M. B.

Ray Bacquie
Senior Planner
Transportation Policy

RB:nb

CITY OF BRAMPTON
RECEIVED
DATE JUL 12 1991
Rec'd
C 926.4

July 4, 1991

Mr. John Marshall
Commissioner of Planning
Planning and Development
City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Re: Draft Plan of Subdivision
Revised June 19, 1991
21T-90014B - 830460 Ontario Ltd., (Woodlands)
Part Lots 6 & 7, Concession 9, N.D. (T.G.)
City of Brampton

Dear Sir:

Please find enclosed 7 copies of the above noted revised draft plan of subdivision recently received by the Region of Peel for approval under Section 50 of the Planning Act.

Since the revisions to the plan are fairly minor, we are undertaking a very limited recirculation. By copy of this letter to the agencies noted below, we are requesting their updated comments on the revised proposal.

Following Council's consideration of the draft plan, please forward their recommendations, conditions of draft approval, and any redlined changes to the physical layout of the draft plan to this department.

Your assistance in this regard is appreciated.

Yours truly,



D.R. Billett
Director of
Development Review &
Transportation Policy

JL/mc
Encl.

cc: R. Burnett, Candevcon Consulting Engineers
G.A. Schnarr, Glen Schnarr & Associates
C.I. Goddard, M.N.R. (1 plan)
J.W. Maletich, M.T.R.C.A. (1 plan)
J. Greeniaus, Peel Board of Education (1 plan)
Mr. Watts, D.P.R.C.S.S.B. (1 plan)
D. Markle, Regional Public Works (1 plan)
R. Bacquie, Transportation and Policy Division (1 plan)

May 14, 1990

	ACTION	INFO	SEEN
COMMISSIONER			
DIR. DEV. CONTROL	✓		
DIR. TRANSPORTATION			
MGR. ENG. EC.			
PLANNER			



Consumers Gas

950 Burnhamthorpe Road West
Mississauga, Ontario L5C 3B4

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

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

05 17 90

Dear Sir:

Re: Draft Plan of Subdivision 21T-90014B
830460 Ontario Limited
Pt Lots 6 & 7, Concession 9, N.D.
(Toronto-Gore)
City of Brampton
Our Ref: EM-057-90

We hereby acknowledge the receipt of your plan as noted above.

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

Yours truly,

CONSUMERS GAS

E. Mundy
Supervisor Distribution Planning
Western Region
276-3531

/ajd



Canada Post
Corporation

Société canadienne
des postes

	ACTION	INFO	SEEN
COMMISSIONER			
DEVELOPMENT CONTROL	✓		
DEPT. TRANSPORTATION			
FOR SUB. CO.			
DE. LANNER			

Delivery Services
1865 Meyerside Drive
Unit 3
Mississauga, Ontario
L5T 1G6

05 22 90

May 15, 1990

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

Attention: D. R. Billett
Director of Development Control

Dear Sir:

Re: Proposed Plan of Subdivision
21T-90014B - 830460 Ontario Limited
Part Lots 6 & 7, Con. 9, N.D. (Toronto-Gore)
City of Brampton

Canada Post appreciates the opportunity to comment on the above noted plan.

Canada Post Corporation has no comment on this plan at this time, but would request that we receive three above ground service maps prior to registration so that we may locate our Community Mailbox sites.

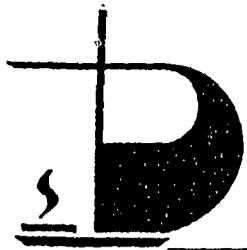
Our multi unit policy will be in effect for buildings or complexes, with a common municipal address, containing 3 or more units. It will be the responsibility of the builder/developer to provide a central mail facility at their expense.

Sincerely

A. (Bun) Tavender

A. (Bun) Tavender
Delivery Service Officer
York West

cc: Planning Department, City of Brampton



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

	ACTION	INFO	SEEN
COMMISSIONER			
DIR. DEV. CONTROL	✓		
DIR. TRANSPORTATION			
DIR. SCH. CO.			
JR. PLANNER			

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

May 15, 1990

05 17 90

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

Dear D. Billett:

**Re: Proposed Plan of Subdivision
 21T-90014B - 830460 Ontario Ltd.
 Pt. Lots 6 and 7, Conc. 9, N.D. (Toronto-Gore)
 City of Brampton**

This is to acknowledge receipt of the above noted application and to request an extension of time in order to submit a report to the Board.

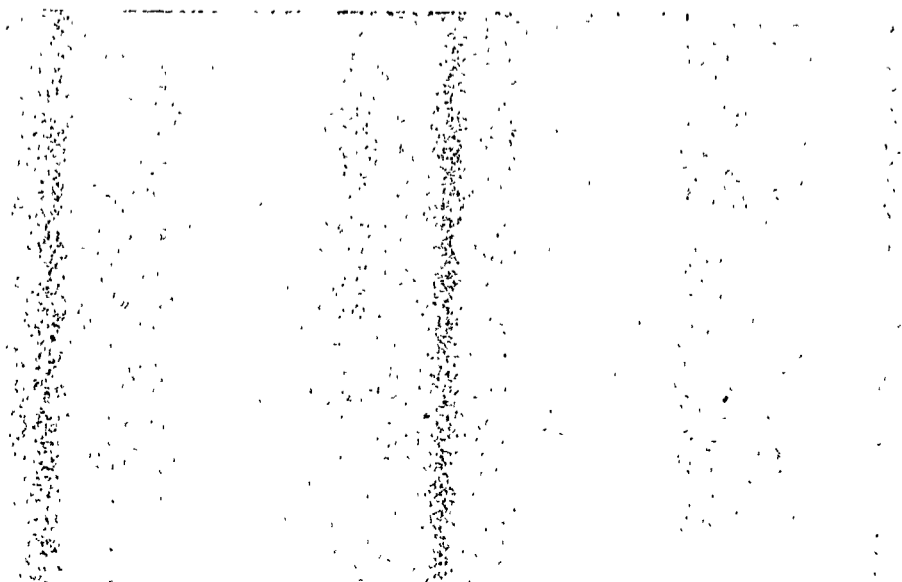
Comments regarding this application will be available subsequent to the Board's review.

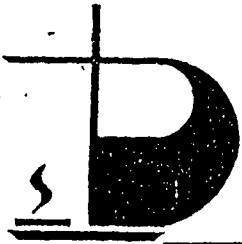
Yours truly,

Carolyn Byrne

Carolyn Byrne
 Junior Planner

CB/is





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

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

May 30, 1990

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

	ACTION	INFO	SEEN
COMMISSIONER			
DIR. DEV. CONTROL	✓		
DIR. TRANSPORTATION			
MOD. SUP. FD.			
CITY PLANNER			

Dear P. Allen:

Re: 21T-90014B
 Draft Plan of Subdivision
 830460 Ontario Ltd.
 Pt. Lots 6 & 7, Con. 9, N.D. (Toronto Gore)
 City of Brampton

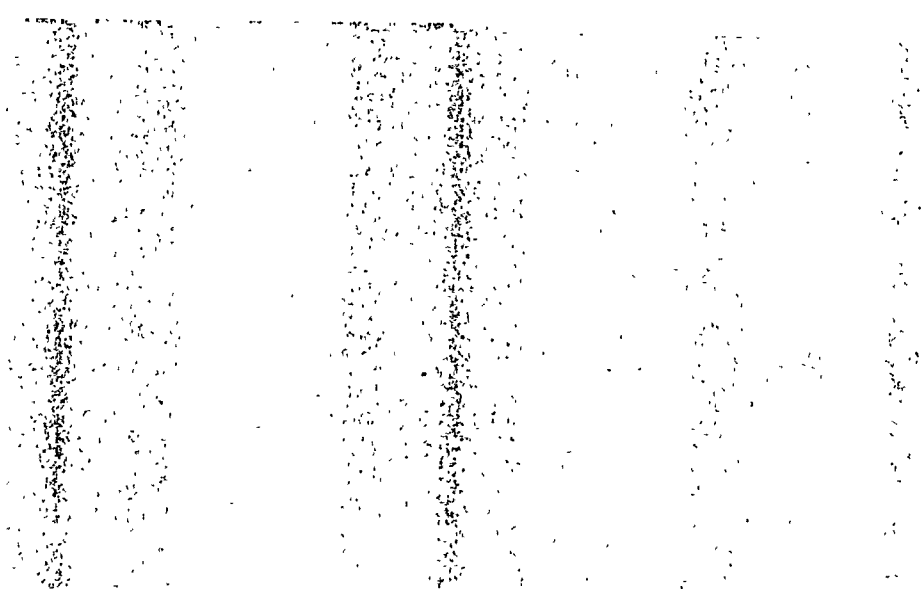
cc J. Matheson
 06 14 90

This letter is in response to the circulation of the above noted development application.

The Board is not in a position to indicate that there are or will be pupil places available when required due to the conditions which presently prevail. In light of the growing enrolments we have been experiencing in Peel in the past few years and with the increasing future development expected, The Dufferin-Peel Roman Catholic Separate School Board is in the process of closely monitoring the availability of pupil accommodation. This is both as a result of this growth and as a result of a lack of capital allocation for new schools from the Ministry of Education.

The above noted application is located in the elementary catchment area of St. Patrick and proposes a total of 838 units, grouped together, yielding approximately 97 Junior Kindergarten to Grade 8 separate school students. St. Patrick has a capacity of 302 pupil places and a current enrolment of 413 students, which has necessitated the placement of 4 portables on site. The above noted application will require the addition of 4 portables in order to accommodate students generated by this application.

The application noted above will yield approximately 36 Grades 9 - 12/OAC separate school students. This application is located in an area with no permanent schools. Until such time as the designated Northern Secondary School is constructed, students generated by this application will temporarily attend Notre Dame school in Brampton. Notre Dame has a capacity of 1237 pupil places with a current enrolment of 1694 students, necessitating the placement of 22 portables on site.



P. Allen
Re: 21T-90014B
Page 2
May 30, 1990

There is no permanent pupil accommodation available for students generated by this application. This application will necessitate the placement of temporary accommodation facilities such as portables on the above mentioned school sites. In addition, municipal fire and building departments, as well as local elected representatives, have expressed serious concerns about temporary accommodation and resulting overcrowding at specific school sites.

The Board has been faced with rapid residential development, the provision of schools for French speaking students and the provision of secondary school funding. With these added responsibilities, the Board must request that the development applications be staged (delayed) until the Board and others have sufficient time to make preparation for the expected student growth which will naturally follow the release of these residential development applications. Due to these circumstances, The Dufferin-Peel Roman Catholic Separate School Board cannot support the above noted development application until such time as the Ministry of Education provides this Board with suitable funding to relieve the overcrowding and accommodate new pupil places in the above referenced development application.

Notwithstanding the strong opposition of the Board to the release of this development application, we recognize that the practice which is followed by both the Region of Peel and the Ontario Municipal Board requires that we include the following conditions of draft approval if the subject development application is granted approval.

The Dufferin-Peel Roman Catholic Separate School Board requires that the following conditions be fulfilled prior to registration of the plan:

1. *That the following clause be inserted in the Financial Agreement and 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."

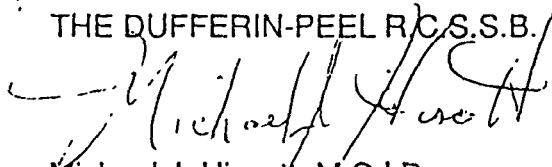
P. Allen
Re: 21T-90014B
Page 3
May 30, 1990

2. *That the applicants be required to erect information signs at all major entrances to the proposed development advising that:*

"Due to overcrowding in neighbourhood schools, students may be accommodated in temporary facilities or bussed to alternate facilities." The applicants are required to contact the Board's Planning Department for sign specifications.

Yours truly,

THE DUFFERIN-PEEL R.C.S.S.B.


Michael J. Hiscott, M.C.I.P.
Superintendent of Planning

MJH/RM/BC/is

cc: Mayor K. Whillans
Councillor Peter Robertson
Trustees P. Leone and W. Metson
C. McClelland, MPP
J. Greeniaus, Peel Board of Education



Ontario

Ministry of Transportation / Ministère des Transports

Transportation Corridor Management Office, 2nd Floor, West Building, 1201 Wilson Avenue, Downsview, Ontario M3M 1J8

May 22 1990

Telephone No. 235-3658

File No. 21T-90014

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

Dear Sir/Madam:

Re : Proposed SUBDIVISION

Lot 6 & 7 Concession 9 N.D. Municipality of BRAMPTON, CITY

OWNER: 830460 ONTARIO LIMITED

Stamp: FILED, RECEIVED [] 1990, INITIAL table with handwritten initials 'BJS' and 'CO'.

This subdivision plan does not abut a King's Highway and at the present time is not affected by any plans of this Ministry.

We will not require notification of registration or a copy of the registered plan.

Yours truly,

Brenda Stan (handwritten signature)

Brenda Stan

Land Development Review Section

cc: City of Brampton



	ACTION	INFO	SEEN
COMMISSIONER			
DIV. DEV. CONTROL	<input checked="" type="checkbox"/>		
DIV. TRANSPORTATION			
INSTR. SEC. EC.			
SUP. SERVICES			

Planning Dept. - RECEIVED

700 University Avenue, Toronto, Ontario M5G 1X6
Telephone: (416) 592-3205

DATE: 06 01 90

May 25, 1990

File 630.41 (T5)

Mr. D.R. Billett
The Regional Municipality of Peel
Planning Department
10 Peel Centre Drive
Brampton, Ontario
L6T 4B9

Dear Mr. Billett:

Proposed Plan of Subdivision
Part Lots 6, 7, Concession 9, N.D.
City of Brampton
Ministry File: 21T-900014B

The plan has been circulated to the interested divisions of the Corporation for comment.

We have no objections to the proposed subdivision as presently laid out.

Yours truly,

for D. Markovic
Special Assignments Coordinator
Real Estate & Security Division
A05 C10

DM/mf

Mgr. D.P. Facility
Floor 3
2 Fieldway Road
Etobicoke, Ontario
MB2 3L2

	ACTION	INFO	BEEN
COMMISSIONER			
MR. DEV CONTROL			
MR. TRANSPORTATION			
MR. ENGINEER			

Bell

1990 06 01

68 05 90

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

Re: File No. 21T-90014B
Lots 6 & 7, Con. 9, N.D.
City of Brampton

Thank you for your letter May 10, 1990 concerning the above proposed secondary plan.

Will you please add the following three paragraphs as conditions of Draft Plan Approval.

1. Bell Canada shall confirm that satisfactory arrangements, financial and otherwise, have been made with Bell Canada for any Bell Canada facilities serving this draft plan of subdivision which are required by the Municipality to be installed underground; a copy of such confirmation shall be forwarded to the Municipality.
2. The owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.
3. Bell Canada requires one conduit (minimum 19mm) from each unit to the electrical room and one conduit (minimum 75mm) from electrical room to street line in condominium.

If there are any conflicts with existing Bell Canada Facilities or easements, the Owner/Developer shall be responsible for rearrangements of relocation.

Any questions you may have, please contact M. Laxton at (416) 236-5106.


Manager - Utilities Coordination (CV/H)

c.c. M. Laxton, Mgr. D.P. Fac.
City of Brampton



Brampton Hydro

06/04/90

129 Glidden Road
Brampton, Ontario
L6W 3L9
Tel: (416) 451-6300
Fax: (416) 451-9650

	ACTION	INFO
COMMISSIONER	<input checked="" type="checkbox"/>	
DIR. DEV. CONTROL		
DIR. TECHN. DEPT.		
DIR. STAFF		
STAFF		

coll

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

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

06 18 90

Dear Sir,

Thank you for your copy of the proposed plan of Subdivision (Your file: 21T-90014B).

We have no requests or comments at the present time. Defined within the City subdivision development agreements is the obligation that all owners of projects enter into independent servicing agreements with the Commission that satisfies all requests.

Yours truly,

BRAMPTON HYDRO ELECTRIC COMMISSION

Gordon S. Good

Gordon S. Good, O.L.S.

SURVEY AND RECORDS SUPERVISOR

per: L. Sheppard

GSG:ls

Chairman - J J YARROW • Vice Chairman - WJ BAILLIE

Commissioners - KG WILLIAMS Mayor • MM McCALLION • LE MAITIN • General Manager - KD MATTHEWS P.ENG



Ontario

Ministry of
Culture and
Communications

Ministère de la
Culture et des
Communications

77 Bloor Street West

77 ouest, rue Bloor
Toronto, Ontario
M7A 2R9

APPROVAL	ACTION	INFO.	OTHER
APPROVED			
REJECTED			
IN PROGRESS			
NOT REVIEWED			
YOUR FILE			
OUR FILE			

Heritage Branch
Development Plans Review Unit
Tel: (416) 965-2186
Fax: (416) 324-4692

June 12, 1990

06 19 90

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

Dear Mr. Billett:

Re: Draft Plan of Subdivision
21T-90014B - 830460 Ontario Limited
Part of Lots 6 & 7, Concession 9, N.D. (Toronto-Gore)
City of Brampton

This Ministry has reviewed the above draft plan of subdivision and finds that it has a moderate potential for the discovery of archaeological remains. This assessment is based on the site's topography, well drained silt till soils and the fact that the site is traversed by the West Humber River.

Consequently, we recommend that the standard archaeological condition of approval be applied to the proponent's draft plan.

If you have any questions with regard to the above matter please do not hesitate to contact the undersigned.

Yours truly,

Sue Santedicola
Sue Santedicola
Development Plans Review Unit

cc: Planning Department, City of Brampton



the metropolitan toronto and region conservation authority
5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600 FAX 661-6898

August 10, 1990

*Feb. 26/91. JZ
For Regions' info.*

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

Attention: Al Razeuski

Dear Sir:

RE: Woodlands Golf Course Proposal
Part Lots 6 & 7, Concession 9 (N.D.)
City of Brampton
(830460 Ontario Limited)

Pursuant to your request for comments related to the above-noted proposal and our meeting of August 8, 1990, the Authority has the following comments to offer.

The site in question is made up of +/- 80 hectares of land situated at the northeast corner of Ebenezer and McVean, just north of Highway 7. Presently the Woodlands Golf Course is there. The proposed draft plan calls for a combined golf course/residential community, comprising three blocks of condominiums totalling 1,024 units in addition to 208 single family dwellings.

It is our understanding that the subject lands fall outside the urban development limits as identified in the City's Official Plan document. The Authority is concerned that extensive urban development within this watershed may impact on the flood control operations of Claireville dam and reservoir. To this end a Master Drainage Plan for the entire sub-watershed should be carried out, which would additionally address stormwater quantity and quality.

The Authority is of the opinion that storm drainage plans should be prepared at a sizable scale and at an appropriate time in the planning process. The Secondary Plan (or equivalent) would appear to be the most appropriate time and scale for the preparation of the master drainage plans. The Authority is therefore of the opinion that the approval of the draft plan of subdivision would be premature until such time as the area has been studied on a more comprehensive basis.

.../2



City of Brampton
Attention: Al Razeuski
RE: Woodlands Golf Course Proposal

August 10, 1990

A Master Drainage Plan should address and not be restricted to the following items:

- flood control as a result of major storm events
- erosion control measures
- environmental protection measures
- water quality
- flood line delineation and floodplain treatment proposed
- major minor system and discharge locations
- financial planning
- implementation

The Authority also has a number of concerns which would best be addressed on a site specific basis.

- Definition of the top-of-bank for both the main branch of the West Humber and the watercourse to the east of the site.
- Lands below top-of-bank have been identified as lands suitable for acquisition by the Metropolitan Toronto and Region Conservation Authority.
- Although no ESAs have been identified there is a 3-4 acre woodlot at the corner of Ebenezer and McVean which may contain regionally rare plant species; we will require a detailed analysis of this woodlot.
- Erosion control works will be identified as top-of-banks are carried out, and appropriate remedial measures will be undertaken.
- Site is regulated pursuant to Ontario Regulation 293/86 and would require approvals from this office.

.../3

-3-

City of Brampton
Attention: Al Raczuski
RE: Woodlands Golf Course Proposal

August 10, 1990

-
- bass fisheries have been identified in Claireville
 - aesthetics/visual impacts/buffers will need to be examined.

We trust that the above information will be of assistance to you. Should you require further clarification do not hesitate to contact the undersigned.

Yours truly,



Luch Ognibene, Plans Analyst
Plan Review Section
Water Resource Division

LO/di

cc: Ian DesLauriers, MTRCA
Craig Mather, MTRCA
Reneé Jarrett, MTRCA
Barry Knox, MTRCA



Ontario

Ministry
of the
Environment

Ministère
de
l'Environnement

Central
Region

Région du
Centre

1990 08 29

	ACTION	INFO	SEEN
COMMISSIONER			
ENV. DEPT. CONTROL			
DEPT. TRANSPORTATION			
INSTR. SOC. EC.			
ANNEX			

7 Overlea Boulevard
5th Floor
Toronto, Ontario
M4H 1A8
416/424-3000
Fax: 416/963 2935

7, boulevard Overlea
4^e étage
Toronto (Ontario)
M4H 1A8
416/424 3000
Fax: 416/963 2935

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

09 06 90

Dear Sir:

Re: **Proposed Plan of Subdivision
City of Brampton
File: 21T-90014B**

The plan proposes the creation of 208 single family lots and 1,028 condominium apartment units on the basis of full municipal services. The subject site is located on the north side of Ebenezer Road, east of MacVean Drive. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

We have reviewed the application and have no objection to its approval. However, measures should be undertaken during excavation, construction, regrading and landscaping to minimize the discharge of sediment into the West Humber River.

Yours truly,

Robert P. Ryan, B.A. M.E.S.
Planner
Approvals and Planning
Technical Assessment Section

cc: J. Marshall, MCIP
S. Dewdney
J. Budz, P. Eng.
A & P File

lt:rr-all3.lci/POS.6

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 201 to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on August 10, 1992.

Dated at the City of Brampton this 29th day of September, 1992.



L.J. Mikulich - City Clerk