



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 242-84

To adopt Amendment Number 41
and Amendment Number 41^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 Regional Municipality of Peel Act, and the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 41 and Amendment Number 41 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 and Housing for approval of Amendment Number 41 and Amendment Number 41 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 10th day of October, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

pl. br. 2-27-07

AMENDMENT NUMBER 41

and

AMENDMENT NUMBER 41A

to the Official Plan of the
City of Brampton Planning Area

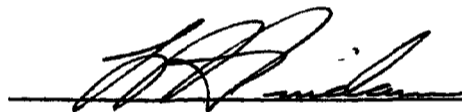
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Amendment No. 41
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 41A to the *CONSOLIDATED*
Official Plan for the
City of Brampton Planning Area

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. 41^A to the Consolidated Official Plan and Amendment No. 41~~A~~ to the Official Plan for the Brampton Planning Area.

Date .. *Dec. 3, 1984*



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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 242-84

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

1. Amendment Number 41 and Amendment Number 41 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 and Housing for approval of Amendment Number 41 and Amendment Number 41 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 10th day of October, 1984.


KENNETH G. WHILLANS MAYOR


RALPH A. EVERETT CLERK

AND

1. Purpose:

The purpose of this amendment is to delete the land use designation indicating a junior public school on the lands subject to this amendment to accommodate the use of the land for residential purposes.

2. Location:

The land subject to this amendment is located south of Charolais Boulevard and west of McMurchy Avenue, in the former Town of Brampton, being part of Lot 1, Concession 1, W.H.S., geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto:(1) Amendment Number 41:

1. The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by deleting the first paragraph of subsection 7.2.7.16, and substituting therefor the following:

"7.2.7.16 Area 16: Brampton South

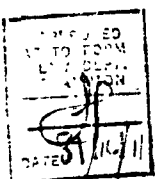
"Subsection B2.4 of Chapter B1 of Section B of Part C and Plate Number 7, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 16, as amended by Amendment Numbers 18, 39, 42, 77, 39A and 41 A to the Consolidated Official Plan, are combined, and shall constitute the Brampton South Secondary Plan."

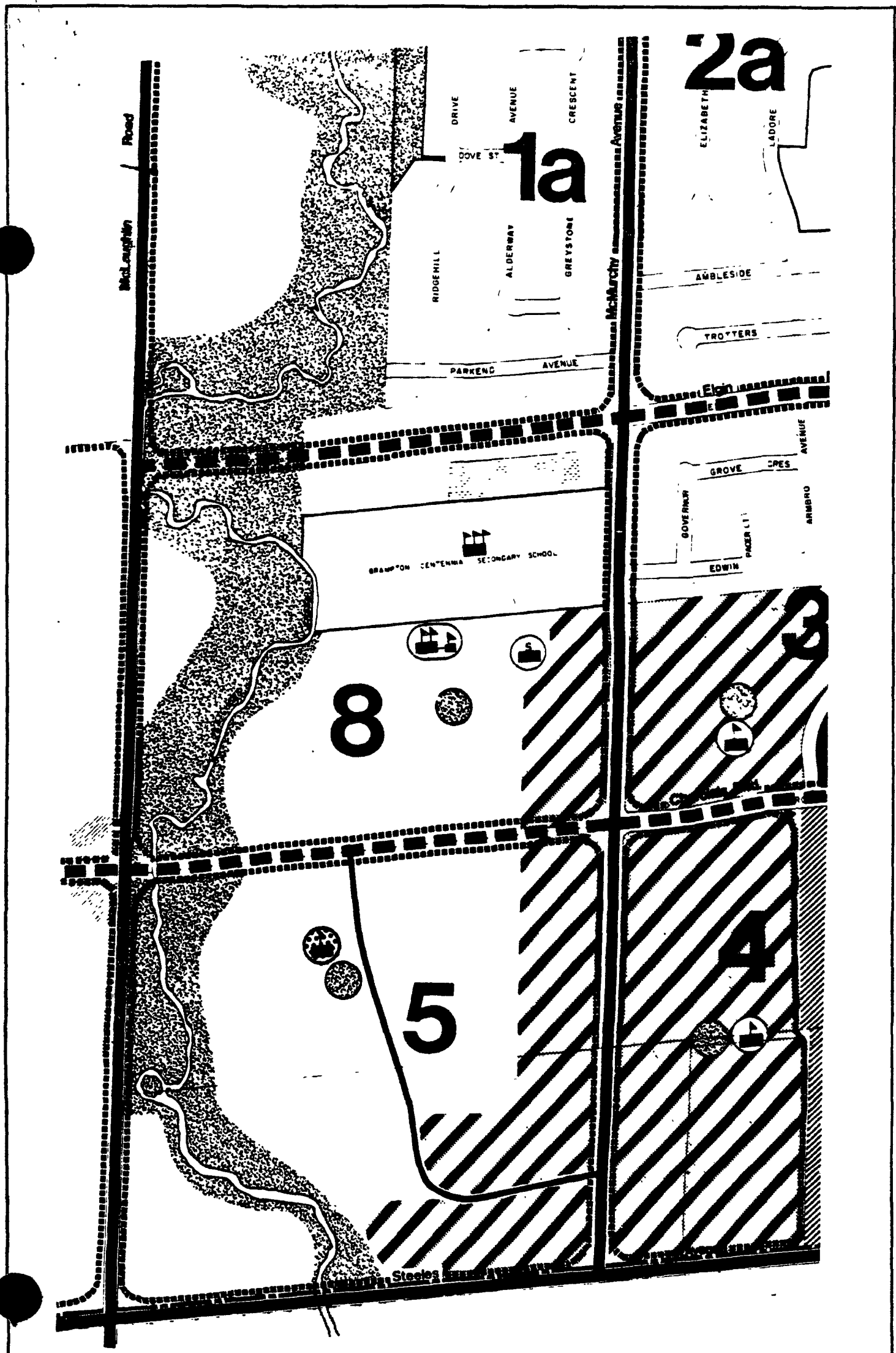
(2) Amendment Number 41 A:

1. The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton South Secondary Plan (being Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 16, as amended by Amendment Numbers 18, 39, 42, 77, 39A and 41 A), is hereby amended:

- (a) by deleting, from Plate Number 7, the symbol designating a Junior Public School in Neighbourhood 5, as shown on Schedule A to this amendment, and by changing the land use designation to RESIDENTIAL LOW DENSITY.

(b) by deleting from Part C, Section B, Chapter B1, Section B2.0, Subsection B2.4, paragraph 5.1, and by renumbering paragraphs 5.2, 5.3, 5.4, 5.5 and 5.6 as 5.1, 5.2, 5.3, 5.4 and 5.5, respectively.





 Lands Subject to this Amendment

OFFICIAL PLAN AMENDMENT No. 41
 OFFICIAL PLAN AMENDMENT No. 41 A
 Schedule A


 1:6500

CITY OF BRAMPTON
 Planning and Development
 Date: 84 10 01 Drawn by: RB
 File no. CIWI.4 Map no. 59-28J

BACKGROUND MATERIAL TO

AMENDMENT NUMBER 41

AND

AMENDMENT NUMBER 41 A

Attached is a copy of a report of the Director, Planning and Development Services Division, dated 1984 05 08 and a copy of a report from the Director, Planning and Development Services Division, dated 1984 07 20, forwarding notes of a public meeting held on 1984 06 26.

3.0 Official Plan and Zoning Status

The lands are located within Secondary Plan Area 16: Brampton South. The land use designations are: Public Open Space, Residential Low, Medium and High Density, and symbolic representations of Park and Open Space and Junior Public School.

The lands are zoned by By-law 200-82, Residential Holding - RH and Open Space - OS.

4.0 Proposal

The present approved draft plan, subject to conditions, proposes to subdivide the land to accommodate 321 dwelling units, a 2.02 hectare (5.0 acre) school site, a 0.6 hectare (1.5 acre) tableland park site and 5 walkway blocks. The draft plan contemplated approximately 155 street townhouse units, 4 - 15.24 metres (50 feet) wide single-family detached dwelling lots and 162 - 9 and 12 metres (30 and 40 feet) wide single-family detached dwelling lots.

The revised submission deletes the school site with the concurrence of the Peel Board of Education, deletes street townhouses as a form of housing, provides a maximum of 224 lots for single-family detached dwellings, and has a widened valleyland entrance from Parkside Drive, from 3 metres (10 feet) to an average of 11.3 metres (37 feet).

5.0 Comments

The revised draft plan has had a limited recirculation with the following results.

The Building Division of the Public Works and Building Department and the Fire Department have advised of no objections or comments pertaining to the revised draft plan.

The Public Works Division has reported that the proposed plan is acceptable, but point out that the park block, Block P, will have to form part of the overall drainage system.

C7

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 8, 1984

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Proposed Subdivision
Part of Lot 1, Concession 1, W.H.S.
Ward Number 4
PARACON BRAMPTON INC.
(formerly Penrick Investments Limited)
The Regional Municipality of Peel File Number 21T-78086B
Our File Number C1W1.4

1.0 Background

Consultants, Underwood McLellan Limited, of the above noted draft plan, have submitted a revised draft plan of a proposed subdivision. The revised plan has several significant changes that should be acknowledged formally by City Council.

2.0 Property Description

The subject land is located on the south side of Charolais Boulevard extending from McMurchy Avenue South on the east to McLaughlin Road South on the west. The area of the property is 19.11 hectares (47.2 acres).

The westerly portion of the subdivision is located within the valley of Fletchers Creek, comprising about 3.4 hectares (8.4 acres), whilst the remainder of the lands are developable tablelands.

The land is presently vacant and has no significant vegetation on the tableland worthy of preservation.

Planning staff of the Regional Municipality of Peel has advised that the Regional Public Works Department has examined the proposed changes and has no objections to offer with their previous comments to apply. The Regional Planning Department has requested confirmation that the proposed new draft plan conforms to the City of Brampton Official Plan.

The Law Department has advised of no comment.

The Community Services Department has reported that the 'top-of-bank' of Fletchers Creek is satisfactory, and a widened entrance to the valleylands from Parkside Drive is appropriate.

The Peel Board of Education has advised of no objection to the further processing of the submission provided that the conditions of draft approval and agreement contain the following statement:

"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."

The Board staff also request that for a period of five years from the date of registration of the subdivision agreement, a warning clause be placed in purchase/sale agreements as follows:

"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."

C7-4

The Board has advised that there is no available permanent accommodation and portable accommodation and busing to holding schools will be used until funding for a new school is available from the Ministry of Education. The anticipated yield is as follows:

<u>Grades</u>	<u>Students</u>
K - 5	67
6 - 8	40
9 - 13	53

The students would be expected to attend Ridgeview Public School, Centennial Senior Public School and Brampton Centennial Secondary School. The enrolment and capacities of the schools are:

<u>School</u>	<u>Enrolment</u>	<u>OME - 10%</u>
Ridgeview	641	571
Centennial Senior	469	499
Brampton Centennial Secondary	1,276	1,591

6.0 Discussion

Since the imposition of the draft plan conditions by the Region of Peel, effective April 21, 1980, several matters have changed which warrant modification or amendment of the draft plan conditions. The applicant has provided an enhanced access corridor to the valleylands from Parkside Drive by the addition of Block 'R' to the open space system. The proposed method of providing backyard privacy for lots abutting or flanking Charolais Boulevard or McMurchy Avenue South has been altered from the provision of a 4.6 metres (15 feet) wide planning strip to a visual barrier 1.8 metre (6 feet) high with supplemental tree planting, to be approved by the Commissioner of Planning and Development. The completion of Charolais Boulevard from McMurchy Avenue South westerly to McLaughlin Road South has removed the need to require conditions that relate to the westerly extension of Charolais Boulevard. The need to reserve a 2.02 hectares (5.0 acre) school site for the Peel Board of Education has been terminated, which negates the necessity of reserving a school site.

To provide space for rear yard screening a space of 0.9 metre in width is to be conveyed to the City as a combination reserve and planting area. The screen fence, of a suitable design, would be located 0.3 metre (1 foot) inside the lot line and would extend along flankage lot lines to enclose the rear yard adequately.

The revised draft plan contains the basic road pattern with the introduction of a crescent or loop street to absorb the school site that is no longer required.

The decrease in the number of residential lots from 321 to 224 has resulted in a reduction of the residential density from approximately 20.44 units per hectare (8.3 units per acre) to 14.3 units per hectare (5.8 units per acre).

Since the Peel Board of Education no longer requires a junior public school site, the deletion of the Junior Public School symbol from the Secondary Plan will require formal amendment to the Official Plan. Accordingly, a public meeting should be held to deal with the matter of the school site.

The public meeting held with respect to the rezoning of the land was held on July 3, 1979 about 5 years ago. The length of time that has elapsed may appear to be considerable and it might be appropriate for Planning Committee to consider whether a second public meeting ought to be held for zoning by-law purposes.

7.0 Conclusion

It is recommended that:

- A. Planning Committee made a determination whether a second public meeting is advisable with respect to rezoning;
- B. A public meeting be held with respect to the removal of the Junior Public School symbol located between McMurchy Avenue

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South and McLaughlin Road South, south of Charolais Boulevard in Secondary Plan Area 16: Brampton South, and

C. Subject to the decision with respect to the holding of the public meeting for zoning by-law purposes, Planning Committee recommend to City Council that the following draft plan conditions for the revised plan to be forwarded to the Regional Municipality of Peel:

1. That this approval applies to the attached draft plan by Underwood McLellan Limited, revised March 13, 1984 proposing a maximum of 224 lots (dwelling units) and redlined to provide a reserve of 0.9 metres along Charolais Boulevard and extension of reserves to a minimum distance of 8 metres along the flankage of lots abutting Charolais Boulevard and McMurchy Avenue South.
2. That the applicant agree by agreement that a visual barrier and supplemental landscaping, of an acceptable design to the City, be provided for backyard privacy of lots abutting Charolais Boulevard and McMurchy Avenue South.
3. That Blocks 'P', 'W' and 'R' be conveyed to the City of Brampton for public open space purposes.
4. That all reserves and walkway blocks, Blocks O, Q, T and U be conveyed to the City of Brampton.
5. That all proposed road allowances and widenings shall be dedicated as public highways upon registration of the final plan.
6. That the streets shall be named to the satisfaction of the City of Brampton and the Region of Peel. In this regard, the proposed street names must be formally submitted as

soon as possible after draft approval has been received so that finalization of the plan is not unduly delayed.

7. That the applicant shall agree by agreement that the development of lands adjacent to the existing single-family detached dwelling, on the east side of Parkside Drive shall be subject to site plan approval.
8. That the applicant shall agree by agreement to support an amendment to the zoning by-law to regulate the development of the lands for the uses as proposed by the draft plan.
9. That the applicant shall agree by agreement to convey all necessary easements as may be required for the installation of utilities, municipal services and drainage, as may be required, to the appropriate agency or public authority.
10. That a Financial and Engineering Agreement be entered into by the Region of Peel, the City of Brampton and the Developer prior to the signing of the final plan to satisfy all financial requirements including the payment of City and Regional levies, installation of services, all engineering, landscaping, conservation of existing vegetation and any other matters respecting the development of these lands.
11. That the applicant shall agree by agreement to a staging program acceptable to the City of Brampton.
12. The applicant shall agree by agreement that prior to signing the final plan, a storm drainage study shall be prepared and submitted to the City of Brampton, the Credit Valley Conservation Authority and the Ministry of Natural Resources for approval. Such study shall outline the means whereby the storm water will be satisfactory by the

Credit Valley Conservation Authority. In this regard, the appropriate permits will be required from the Credit Valley Conservation Authority with respect to any works below the top of bank pursuant to the fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 211/73, as amended by Ontario Regulation 398/79).

13. That the zoning by-law contain provisions which will have the effect of:
 - a) placing Block 'W' of the draft plan in the appropriate 'open space' category prohibiting the placement or removal of fill, destruction of vegetation or construction other than that necessary for flood or erosion control, and
 - b) requiring a minimum setback of twenty-five (25) feet for all buildings or structures from the approved top of bank (limit of Block 'W').

14. That the subdivision agreement contain provisions with respect to the following, with wording acceptable to the Ministry of Natural Resources and the Credit Valley Conservation Authority wherein the Owner agrees:
 - a) to neither place nor remove fill of any kind, whether originating on site or elsewhere, nor alter any existing vegetation below the top of bank, nor alter, direct, or in any way disturb the channel of Fletchers Creek without the written consent of the Credit Valley Conservation Authority and the Ministry of Natural Resources, and
 - b) to submit appropriate plans to the Credit Valley Conservation Authority for Lots 3 and 21 inclusive of the draft plan, which will include the following:

- i) a snow fence to be erected fifteen (15) feet from the approved top of bank to prevent the unauthorized deposition of fill or destruction of vegetation within the area;
 - ii) that a note be added to the plans to indicate that the snow fence shall be erected prior to any grading or construction and shall remain in place, in good repair, throughout the grading and construction phases;
 - iii) all buildings and structures shall be setback a minimum of twenty-five (25) feet from the approved top of bank;
 - iv) a note shall be added to the effect that no material shall be stockpiled adjacent to or within the boundary of Block 'W';
 - v) that a detailed grading plan be submitted for the lots abutting Fletchers Creek. In this regard, superficial runoff should not be concentrated or directed over the top of bank, nor shall fill and construction materials be stockpiled at the top of bank, and
 - vi) the size and location of any storm water outlets (see condition 12).
- c) to submit appropriate plans to the Credit Valley Conservation Authority and the Ministry of Natural Resources for any remedial measures necessary to correct existing erosion along the banks of Fletchers Creek (see condition 15).
15. Prior to the signing of the final plan, the appropriate plans shall be submitted to the Credit Valley Conservation Authority

and the Ministry of Natural Resources outlining the location and extent of remedial measures to correct existing erosion along the banks of Fletchers Creek. In this regard, the appropriate permits will be required from the Credit Valley Conservation Authority pursuant to the Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 211/73, as amended by Ontario Regulation 398/79).

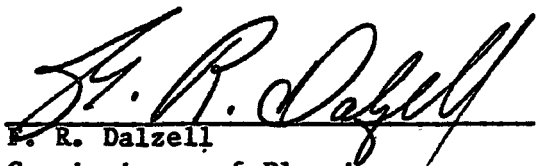
16. That the applicant agree by agreement to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.
17. That the applicant agree by agreement to place in purchase/sale agreements for a period of 5 years from date of registration of the subdivision the following clause:

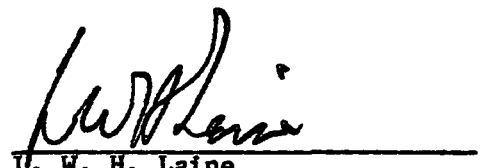
"Whereas despite the efforts of the Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated outside of the area, according to the Board's Transportation Policy."

18. That prior to the signing of the final plan, the Region of Peel must be satisfied that adequate off-site sewer and water service can be provided, which will require external trunk works by the Region.
19. That prior to the signing of the final plan, the Region of Peel is to be advised by the City of Brampton that a zoning by-law implementing the subject plan has been approved in accordance with provisions of The Planning Act.

20. That prior to the signing of the final plan by the Regional Chairman, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 12 inclusive have been carried out to their satisfaction, with a brief but complete statement indicating how each condition has been satisfied.
21. That prior to the signing of the final plan by the Regional Chairman, the Region of Peel is to be advised by the Credit Valley Conservation Authority that conditions 12 to 15 inclusive have been carried out to their satisfaction, with a brief but complete statement indicating how each condition has been satisfied.
22. That prior to the signing of the final plan by the Regional Chairman, the Region of Peel is to be advised by the Ministry of Natural Resources that conditions 12, 14a, 14c and 15 have been carried out to their satisfaction, with a brief but complete statement indicating how each condition has been satisfied.
23. That prior to the signing of the final plan by the Regional Chairman, he is to be advised by the Regional Clerk that conditions 1, 7, 10, 11, 20 and 21 have been carried out to his satisfaction, with a brief but complete statement indicating how each condition has been satisfied.

AGREED:

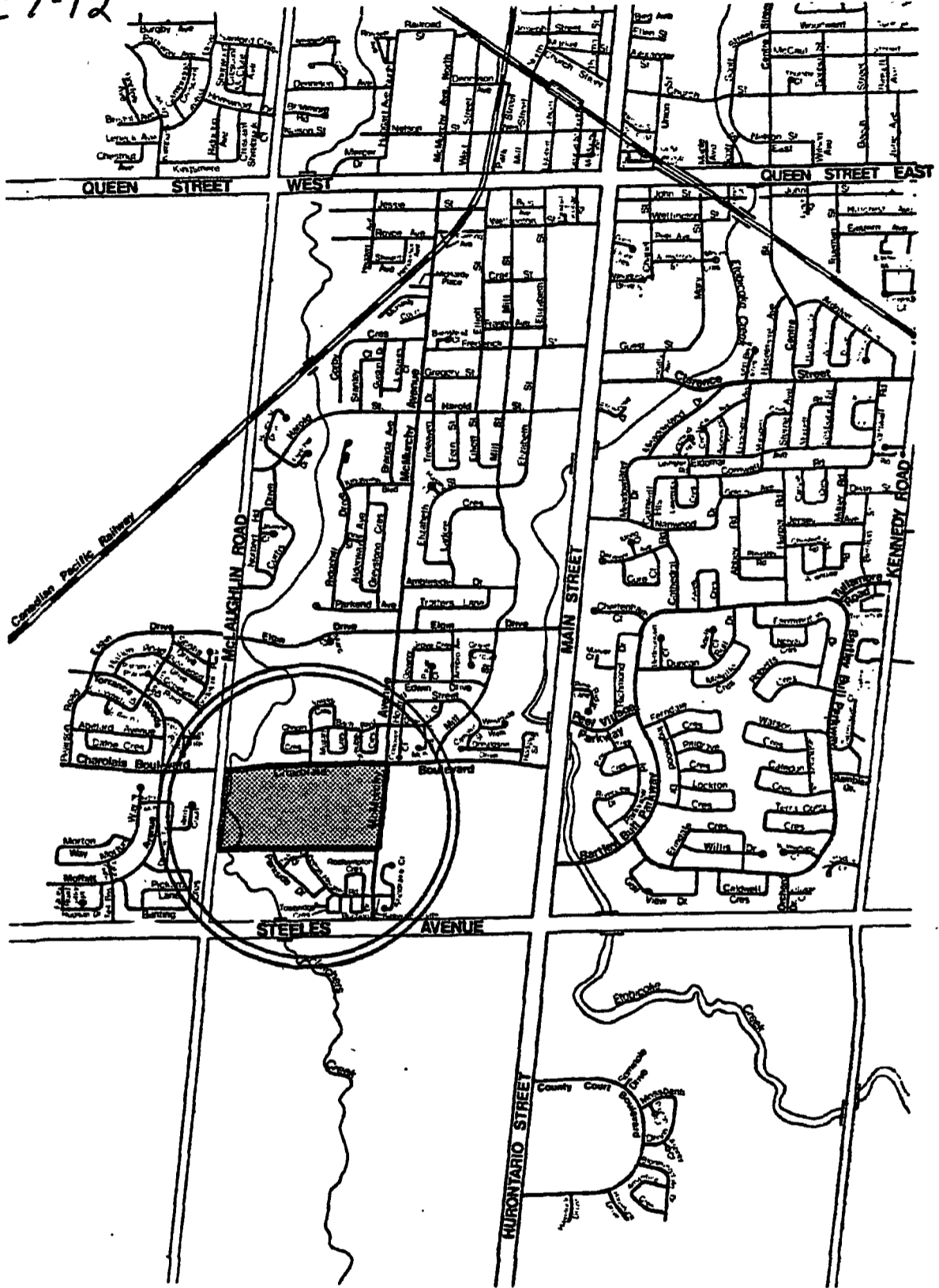

F. R. Dalzell
Commissioner of Planning
and Development


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

Enclosures - 2

LWHL/chk/3

C7-12



PENRICK INVESTMENTS LTD.

Location Map



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CITY OF BRAMPTON
Planning and Development

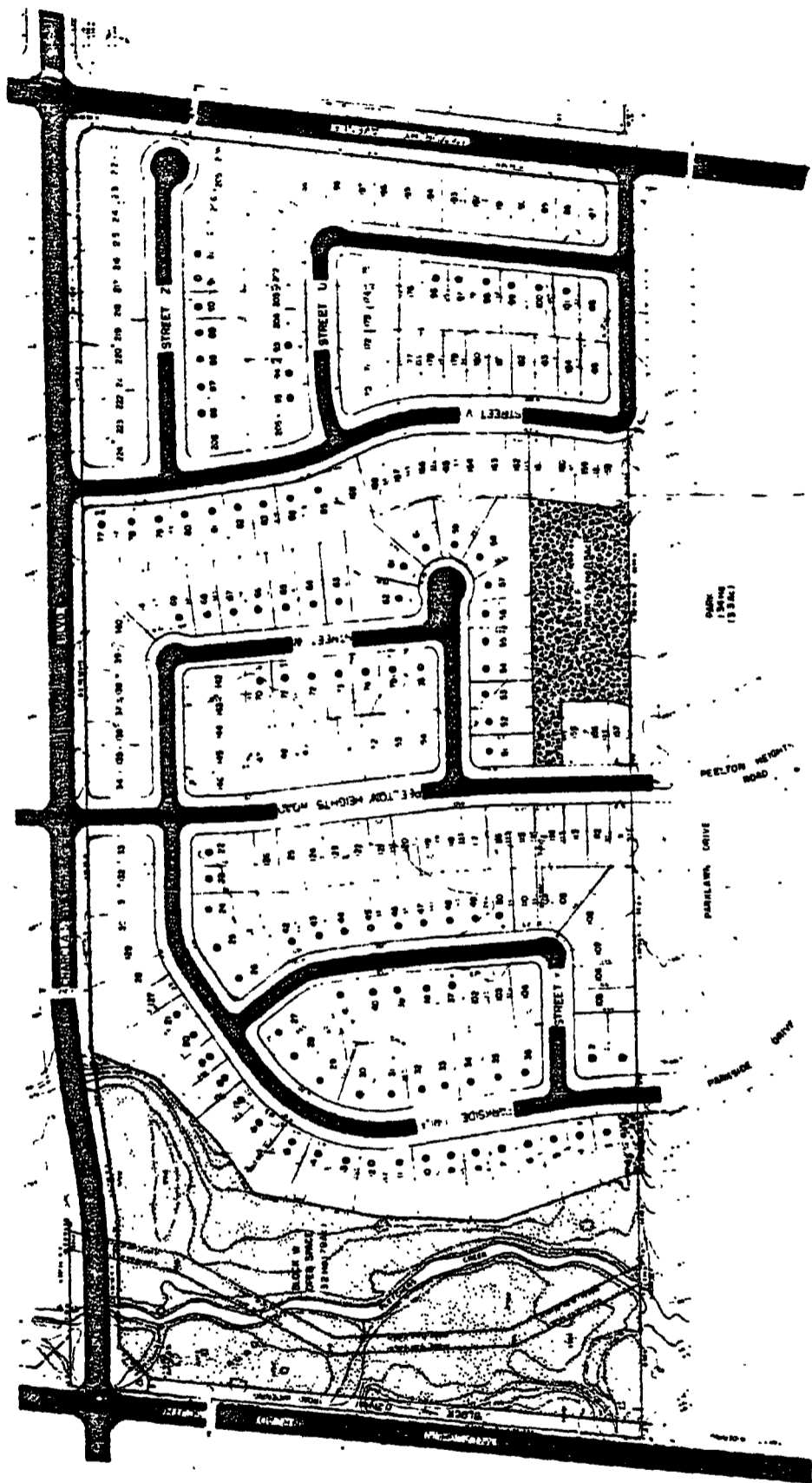
Date: 84 04 30

File no. C1W1.4

Drawn by: R B

Map no. 59-28C

C7-13



PENRICK INVESTMENTS LTD.

Proposed Draft Plan of Subdivision



1:3600

CITY OF BRAMPTON
Planning and Development

Date: 84 04 30 Drawn by: RB
File no. CI WI. 4 Map no. 59-288

E-1

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1984 07 20

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

Re: Amendment to the Official Plan
and Zoning By-law
Part of Lot 1, Concession 1, W.H.S.
(Chinguacousy Township) Ward 4
PARACON BRAMPTON INC.
Our File: C1W1.4

The notes of the Public Meeting held on Tuesday, June 26, 1984 are attached for the information of Planning Committee.

The principal concerns raised by the members of the public pertained to the lack of nearby public school facilities, compatibility of the proposed residential development, commencement and duration of construction activity and measures to control the movement of construction and contractor vehicles on the abutting streets.

There were no objections to the change of the designation of the school block from Junior Public School to Low Density Residential, nor to the proposed zoning of these lands to Residential Single Family C, with lots having a minimum lot width of 12 metres (40 feet).

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

- 1) Notes of the Public Meeting be received;

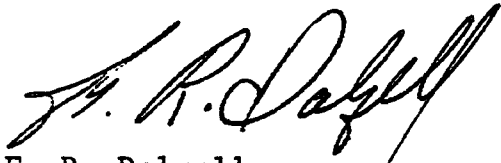
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- 2 -

- 2) Official Plan amendment be presented for the consideration of City Council, and
- 3) Upon receipt of the amended conditions of draft plan of proposed subdivision, a subdivision agreement and zoning by-law amendment be presented to City Council for its consideration.

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development



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

LWHL/ec
attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Tuesday, June 26, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:43 p.m. with respect to an application by PARACON BRAMPTON INC. (File: C1W1.4 - Ward 4) to amend the Official Plan by removing the land use designation of Junior Public School, with the land to be used for Low Density Residential purposes and to rezone the lands for single family residences.

- Members Present: Councillor D. Sutter - Chairman
Councillor F. Russell
Alderman H. Chadwick
Alderman P. Beisel
Councillor E. Mitchell
Councillor N. Porteous

- Staff Present: F. R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. Singh, Development Planner
E. Coulson, Secretary

Approximately 25 members of the public were in attendance.

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.

Mr. Laine outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

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Mr. D. Poick, 43 Parkside Drive, asked if the housing proposal was confined to the school site only, the house size being proposed, about the walkway widening for local access to the parkland and if the proposed housing is comparable to existing housing immediately to the south of the subject site.

Mr. D. Matthews, representative for the applicant, noted that the house size was proposed to be approximately 2300 square feet, similar to housing near Shoppers World.

Mr. Laine explained that the proposal involved only the school site. Also, he explained the walkway access to parkland.

Mr. Brocklebank, 60 Peelson Heights, expressed concern about the rezoning of a school site and asked further about lot sizes. Also, he asked if the developer could change the proposal after it had been approved and was informed that another public meeting would be required for changes.

Mr. Stiehl, 47 Parkside Drive, asked about the proposed road system and expressed concern relating to construction traffic using local roads.

Mr. Laine explained the proposed road system. also, Mr. Stiehl was informed of the City's policy of barricading local roads to control access to construction areas.

Mrs. Joan Blechschmidt, 15 Chopin Crescent, expressed concern relating to sufficient school facilities for the area.

Mr. Laine commented on another reserved school site located in the area, noting that it was a matter for the School Boards to decide whether a school site was needed or could be released for other uses.

Mrs. Blechschmidt asked for a guarantee that there will be sufficient school facilities to accommodate the children in the area, and Mr. Laine responded that no guarantee could be given.

Mrs. Blechschmidt wanted to know if the School Board could reinstate the option and if pressure can be put on the School Board to change their mind. Also, she asked if the whole site would be developed simultaneously or spread out over a period of time.

- cont'd. -

Mr. Matthews responded that complete development of the site would begin as soon as possible. Also, he commented on the developers good record of performance.

Mr. G. Beck, 62 Sheldrake Court, expressed concern relating to sufficient school facilities in the area.

Mr. Laine explained that the School Boards make the decision to release school sites that are not needed to the developer.

Mrs. Joan Nurse, 25 Schubert Crescent voiced concern that the subject school site will be required in the future and that the other school site noted by Mr. Laine will be dropped also.

Several residents voiced the opinion that representatives of the School Board should be present at the public meeting to respond to comments and questions.

Mr. G. Beck objected to a subdivision being built on a school site with the residents having no option and asked why the residents were not notified by the School Board of their decision.

A resident equired about adequate access for ambulance, etc. and about timing of development.

Access roads were outlined and entire development at one time was reaffirmed.

Linda Peren, 42 Parkside Drive, asked if Parkside Drive would become a through street to McLaughlin Road. She complained of not receiving notice of the Public Meeting and stated that she expected parkland to be located between McMurchy Avenue and McLaughlin Road, south of Charolais Boulevard.

Mr. Laine explained the proposed continuation of Parkside Drive and Peelton Heights and east/west traffic crossings, and illustrated the parkland provisions to be in the valleyland only.

Notification of public meetings was discussed.

Mrs. Brocklebank voiced approval of the development proposal and listed benefits of having vacant land development in this manner. She commented that there should be notification from the School Board to residents indicating their intent for school sites.

Mr. C. Stiehl, 47 Parkside Drive, complained that neither the

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- 4 -

Official Plan or the map bought from the Planning Department in the Fall gave any indication that a proposal of this nature would be considered for the subject site.

The reserving of school sites, as shown on maps and in the Official Plan, and the releasing of unneeded sites to the developer was explained.

Mr. K. Richards, 41 Parkside Drive, asked for clarification of "draft" Plan and "Registered" Plan. Also, he wanted to know if the lot size could be changed after final approval was given.

Mr. Laine gave clarification of the two types of plans, noting that the lot size could not be changed.

The Chairman noted that the notes of the public meeting for the subject application would be considered by Planning Committee at the meeting to be held August 7th.

There were no further questions or comments and the meeting adjourned at 8:25 p.m.