



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 257-86

To adopt Amendment Number 102
and Amendment Number 102 A to
the Official Plan of the City of
Brampton Planning Area.

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

1. Amendment Number 102 and Amendment Number 102 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 102 and Amendment Number 102 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 22nd day of September, 1986.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED
AS
DATE
CM



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 257-86

To adopt Amendment Number 102
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1. Amendment Number 102 and Amendment Number 102 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 102 and Amendment Number 102 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 22nd day of September, 1986.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY


City Clerk
City of Brampton

SEP 30 1986

AMENDMENT NUMBER 102 AND
AMENDMENT NUMBER 102 A TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the land use designations of lands shown outlined on Schedule A to this amendment. In particular, the location of public school, neighbourhood park and parkette sites, as affected by Amendment Number 70 and 70A, modified and approved, are to be changed.

2. Location

The land subject to this amendment comprise part of Lots 13 and 14, Concession 2, W.H.S., in the geographic Township of Toronto, and is located on the west side of McLaughlin Road, approximately 1300 metres south of Steeles Avenue.

3. Amendment and Policies Relative Thereto

3.1 Amendment Number 102 :

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

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 set out in subsection 7.2.7.24, Amendment Number 102 A.

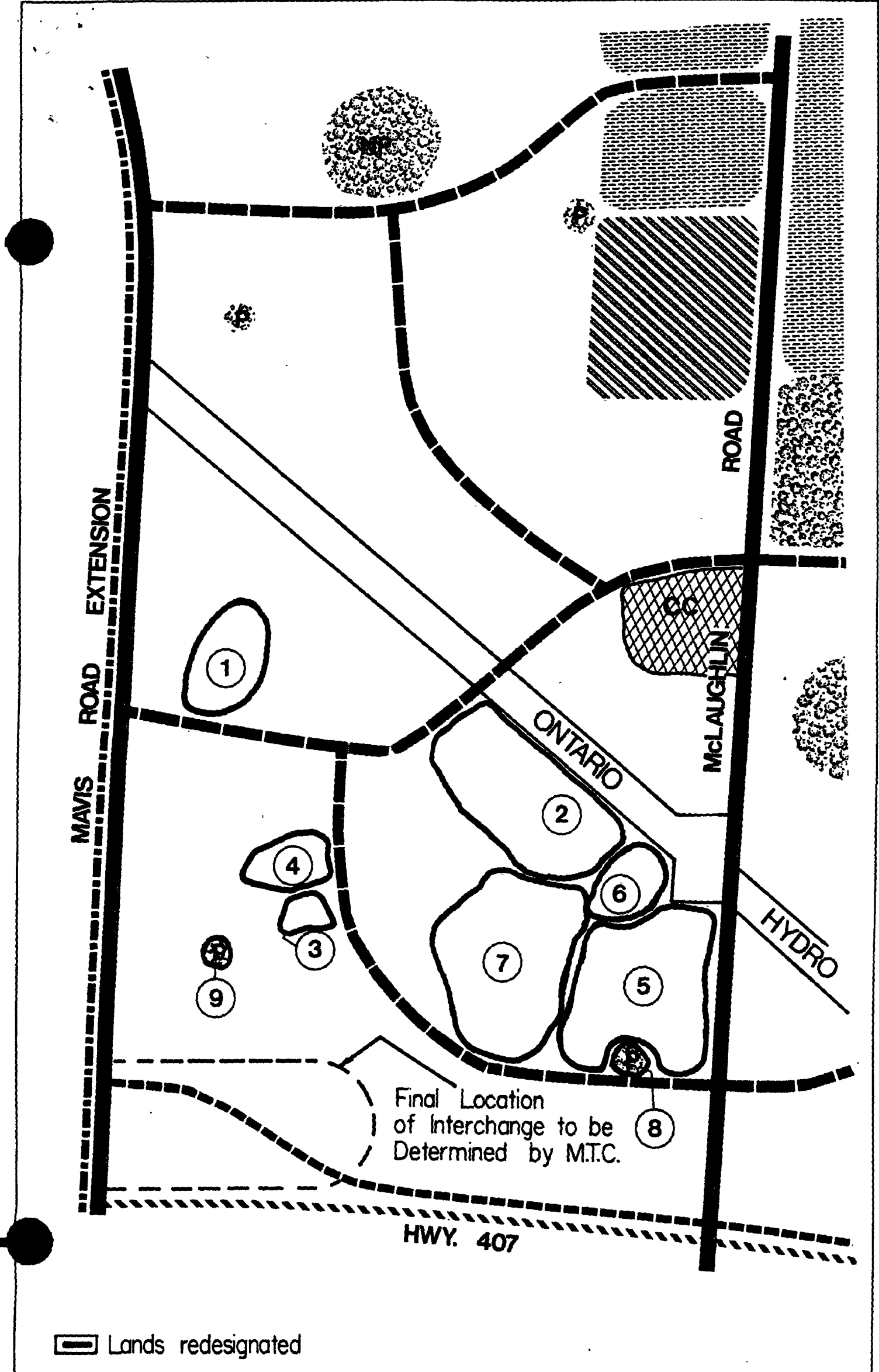
3.2 Amendment Number 102 A:

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

- (1) by changing, on Plate 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereof, the land use designation of the lands outlined on Schedule A to this amendment and numbered 1 through 9, from the existing land use designations set out in the left-hand column of Table 3.2 to the new land use designations indicated in the right-hand column of Table 3.2:

TABLE 3.2

Location	Existing Designation	New Designation
1.	Neighbourhood Park	Low and Medium Density Residential
2.	Low and Medium Density Residential	Neighbourhood Park
3.	Neighbourhood Park	Low and Medium Density Residential
4.	Public School	Low and Medium Density Residential
5.	Low and Medium Density Residential	Public School
6.	Separate School	Public School
7.	Low and Medium Density Residential	Separate School
8.	Parkette	Public School
9.	Parkette	Low and Medium Density Residential



OFFICIAL PLAN AMENDMENT NO. 102
 OFFICIAL PLAN AMENDMENT NO. 102A
 SCHEDULE A



1:4800

CITY OF BRAMPTON
 Planning and Development
 Date: 86.07.23 Drawn by: J.K.
 File no. T2W14.1 Map no. 74-4M

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 102

AND

AMENDMENT NUMBER 102 A

Attached are a copy of a planning report dated July 7, 1986, and a further report dated July 31, 1986, which includes the notes of a Public Meeting held on July 23, 1986 after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

10-86/2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 7, 1986

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and
 Application to Amend the Zoning By-law
 Part of Lot 14, Concession 2, W.H.S.
 (Toronto Township)
 Ward Number 4
 BEACON HALL LIMITED In Trust
 Region of Peel File Number 21T-84040B, Phase 2
 Our File Number T2W14.1

1.0 Background

The above noted Phase 2, draft plan of subdivision has been submitted for comment and recommendation.

2.0 Property Description

The subject land is located in part of Lot 14, Concession 2, W.H.S., of the geographic Township of Toronto. The property is triangular in shape, with a frontage of 41.6 metres (136.48 feet) on the west side of McLaughlin Road South, a "depth" along the base of the triangle of 681.77 metres (2236.78 feet) and a "height" of about 607.36 metres (1992.65 feet) along its westerly limit. The area of the draft plan is 22.739 hectares (56.91 acres).

The property has a southward fall towards the east and towards the west with a secondary fall towards the west and east from a slightly elevated knoll located about 470 metres (1542 feet) west of

McLaughlin Road South. The maximum fall is approximately 8 metres from the knoll towards the McLaughlin Road South frontage and about 4 to 5 metres towards the south-west corner.

The west and south boundaries are marked by deciduous hedgerow. An internal fence hedgerow runs parallel to the westerly boundary about 270 metres east, in a north/south direction. A preliminary vegetation analysis carried out in the summer of 1985 evaluated the fence hedgerow vegetation to be of doubtful value. There were 5 shagbark hickory trees, a sugar maple and a whiteoak, located within the perimeter hedgerows, that were considered as possible candidates for preservation depending upon the subdivision design that would evolve. A specimen shagbark hickory tree with high suitability for preservation was identified in the north-west portion of the site in an open field location.

Abutting the property to the north and east is an Ontario Hydro transmission line corridor, and to the east of the 230kv power line is Phase 1 of the draft plan. To the south is agricultural land, on which a draft plan of proposed subdivision has been filed (L. Thomson, et al, the Regional Municipality of Peel File Number 21T-85020B, our File Number T2W13.1) and on the west is agricultural land.

3.0 Official Plan and Zoning By-law Status

Fletchers Creek South Secondary Plan, Amendment Number 61 to the Consolidated Official Plan, as amended by Official Plan Amendment Number 70 and 70A designates the property as Low and Medium Density Residential, Neighbourhood Park, Separate School, partly Public School and partly Neighbourhood Park. Amendment Number 70 and 70A, as modified and approved by the Minister, locates a separate school site near McLaughlin Road, a public school site about 450 metres (1476 feet) west of McLaughlin Road South, and a neighbourhood park near Ray Lawson Boulevard approximately 550 metres (1804 feet) west

of McLaughlin Road South. Thus the neighbourhood park while intended to abut a school site, does not.

The property according to By-law 139-84, is zoned Agricultural (A).

4.0 Proposal

The applicant proposes to subdivide the property to provide a total of 337 dwelling units. The distribution will be as follows:

TYPE		NUMBER	PERCENT
Detached	15.25m (5 feet)	38	11.3
Detached	12.19m (40 feet)	66	19.6
Detached	9.15m (30.0 feet)	76	22.5
Street Townhouse	7m (23 feet)	<u>157</u>	<u>46.6</u>
	TOTAL	337	100.0

There will be 6 residential reserve blocks with a total area of 0.6 hectares (1.48 acres) that wouldbe developed with the abutting lands.

Part of two school sites will be established with a partial separate school site of 1.9 hectares (4.7 acres) and a partial public school site of 1.24 hectares (3.06 acres).

A neighbourhood park site with an area of 2.5 hectares (6.18 acres), will have frontage on Ray Lawson Boulevard and abut the 2 school sites and the Ontario Hydro transmission corridor.

5.0 Comments

The draft plan has not been given formal circulation by the Region of Peel because of the Official Plan non-conformity. However, the

plan has been circulated to City departments. As well, discussions have been held with staff of both school boards and Community Services Department in an effort to create a small scale school/park campus within the locality.

The agencies and departments that have commented noted the following:

Development Engineering Services Section, Public Works and Building Department has noted the following preliminary comments:

1. This plan should not be finalized until the Mavis Road alignment has been finalized.
2. We wish to achieve as direct a link as possible between McLaughlin Road and Mavis Road via Ray Lawson Boulevard to encourage a maximum number of people to use Mavis Road instead of Highway Number 10 when travelling south-east.
3. We wish to maintain Ray Lawson Boulevard as a major collector (4 lanes) and to achieve this, the proposed number of lots fronting on Ray Lawson Boulevard must be eliminated or greatly reduced.
4. We should not plan this block of land in isolation. What are the proposed road patterns on abutting lands? Will Streets "A", "D" and "E" need extension in the future?
5. The storm drainage from this area is south-easterly. The developer should obtain additional lands to the south or an easement so that the storm sewer outlet can be constructed on the future extension of Street "F".

The following have no comments or objections: Brampton Hydro-Electric Commission, Consumers' Gas, Peel Regional Police Force, Law

Department, Zoning and By-law Enforcement Section and Ministry of Transportation and Communications.

The Community Services Department has not provided detailed comments.

6.0 Discussion

Development and Engineering Services has expressed concern with the future location of streets as they may be influenced by the future alignment of Mavis Road and development on adjacent lands. Until the Region of Peel submits a decision on the alignment of Mavis Road, uncertainty with respect to the road pattern and lotting on the westerly property limit, and to a certain degree at the south-west corner, must be expected. In response to the street extension problem raised by Public Works, it is appropriate that Lots 16 to 23 at the northend of Street A and the southerly 60 metres of Blocks C, D, E and F be placed into a residential reserve block and not be developed until released by the City.

Planning staff support the position taken by Public Works to protect as much as possible the function of Ray Lawson Boulevard as a major collector road. Towards this end, as few large lots as possible should access onto Ray Lawson Boulevard. The acceptable minimum lot size will be a function of the number of street intersections, orientation of lots towards the streets and the precedent of recently approved development.

The proposal involving more than 300 dwellings having only 1 means of access is questionable. A second access, either to Mavis Road or to McLaughlin Road South, satisfactory to the Commissioner of Public Works and Building, should be provided.

The zoning designations to be used would include the categories in By-law Number 139-84, as amended, employed for Phase 1 of the subdivision. The Residential Single-Family D (RID) zone would be appropriate for 9.15 metre lots, Residential Single-Family C (RIC)

zone for 12.19 metre lots and a Residential Single-Family B - Special Section (R1B - Special Section) for the lots fronting onto Ray Lawson Boulevard.

By-law Number 139-84 does not contain townhouse zones and it is intended that the appropriate zones of By-law Number 200-82 will be used as a guide. In this regard, it will be necessary that interior street townhouse units have front to rear access through non-habitable space. The applicant has advised that notwithstanding the draft plan indication of street townhouses having a lot width of 7 metres, it is the intention that for zoning by-law purposes, the minimum interior lot width be 6.5 metres.

The parkland will be zoned Open Space (OS) and the school sites Institutional One (I1).

Phase 2, unlike Phase 1, will not require noise attenuation facilities for residential dwellings because of the distance to one source of noise - McLaughlin Road South. Until the location of Mavis Road is determined more precisely, that road facility remains a potential source of traffic noise.

Access to Ontario Hydro transmission line right-of-way should be provided at more frequent intervals than at road crossings or park locations. Thus a 3 metre wide walkway should be provided between Lots 9 and 10.

The applicant should be responsible for the acquisition of the Ray Lawson Boulevard crossing of the Ontario Hydro lands.

No parkland was dedicated for Phase 1 with the intention of satisfying that requirement through a single large site within Phase 2. The current park site has an area of 2.5 hectares (6.18 acres) which is more than 5 percent of the gross area of 38.243 hectares (94.504 acres). Subsequent to discussions with the applicant, it

was established that the parkland allocation of the Thomson subdivision to the south, would be included rather than create a parkette or accept cash-in-lieu from that developer.

Until Ray Lawson Boulevard, Streets D and F are extended temporary turn around facilities, satisfactory to the Commissioner of Public Works and Building, shall be provided. In addition, signs shall be erected at the location(s) of the temporary cul-de-sac facilities advising of the extension of the street in the future.

The applicant will be required to reimburse Rice Construction Co., Limited at the rate of \$40.00 per acre as his share of the cost of the master storm water study of the Fletchers Creek basin.

In order that the processing of the subdivision policy can proceed to Regional approval; an amendment to the Official Plan should be adopted by City Council. This amendment will change the scattered location of the Neighbourhood Parks and Public School to a location adjacent to the separate school as represented by the draft plan of proposed subdivision. Therefore, as the first step in the procedure, a public meeting should be held with respect to the Official Plan and at the same time the necessary meeting for the zoning by-law amendment can also be held.

7.0 Recommendations

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

- A. A Public Meeting be held with respect to an amendment to the Official Plan and Zoning By-law for Phase 2, and
- B. Subject to the results of the Public Meeting and additional information that may come forth upon full circulation, Planning Committee recommend that the following conditions for

Phase 2 be considered for submission to the Region of Peel:

1. Draft approval apply to a plan prepared by Team Three, dated July 29, 1985, revised April 28, 1986, and redlined as follows:
 - (a) walkway block, 3 metres in width, be shown between Lots 9 and 10, and
 - (b) Residential Reserve blocks be created at the north end of Street A comprising Lots 16 to 23, both inclusive and at the southerly 60 metres of Blocks C, D, E and F.
2. The applicant satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.
3. The applicant grant easements, as may be required for the installation of utilities and municipals services, to the appropriate authorities.
4. The applicant support an appropriate amendment to the zoning by-law to permit the proposed development.
5. The proposed road allowances be dedicated as public highways upon registration of the plan.
6. The proposed streets be named to the satisfaction of the City of Brampton and the Region of Peel.
7. Prior to the registration of the plan, arrangements be made to the satisfaction of the City for any relocation of

utilities required by the development of the subject lands, to be undertaken at the developer's expense.

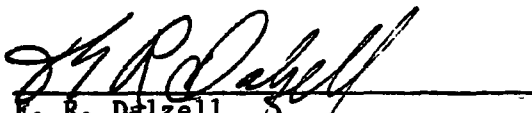
8. The maximum number of single family lots permitted be 200.
9. The applicant agree to create easements for maintenance purposes for all lots where less than 1.2 metre (4 foot) side yards are being provided.
10. The walkway between lots 9 and 10 be 3 metres in width and be conveyed to the City.
11. The 0.3 metre reserves at the dead end of streets and the west side of McLaughlin Road be conveyed to the City.
12. The applicant agree to the establishment of an Architectural Control Committee to deal with the external appearance of the dwellings.
13. The applicant agree that prior to Architectural Control Committee approval, the sale of any dwellings or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.
14. The applicant agree to display a map in the sales office(s) to be shown to all prospective purchasers, indicating:
 - (a) those lots or blocks in a colour coded form that have existing and potential noise environmental problems, and

- (b) where sidewalks, walkways and fencing will be constructed within the plan of subdivision.
15. The map required in condition 14, above, be approved by the City's Commissioner of Planning and Development prior to the registration of the plan, and staff shall be permitted to monitor the sales office to ensure compliance.
16. The applicant agree that all construction traffic shall enter the subdivision along route(s) approved by the Commissioner of Public Works and Building. In this respect, temporary barricades shall be erected to the satisfaction of the Commissioner of Public Works and Building at locations satisfactory to the Commissioner.
17. The applicant, prior to the initiation of any grading and prior to the registration of this plan, submit for approval of the City a detailed engineering submission which will describe:
- (a) the means whereby stormwater will be conducted from the site to a receiving body, and
- (b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.
18. The owner not remove any trees or topsoil from the land within the plan or start any grading of the lands within the plan prior to registration of the plan, without the prior written authorization of the City of Brampton's Commissioner of Public Works and Building.


19. Where less than 2.4 metres of separation between structures is being provided, no back to front drainage be permitted unless agreed to by the Commissioner of Public Works and Building, and that the applicant, at his expense, provide an alternative method of rear yard drainage to the satisfaction of the Commissioner of Public Works and Building.
20. The applicant make satisfactory arrangements for:
- (a) the provision of temporary turning circles at the dead end of all streets;
 - (b) the erection of a temporary barricade at the end of the streets, and
 - (c) the erection of a sign at the end of the streets where indicating the street will be extended at a future date.
21. The applicant agree that the City may release only that portion of the draft plan which it determines will not be affected by a future alignment of Mavis Road either because of noise impact or of subdivision design involving street pattern or lotting.
22. The applicant agree to the creation of Residential Reserve blocks at the north end of Street A and the south end of Streets D and E, which are not to be developed until released by the City.
23. The applicant agree prior to the plan being released for registration, to make arrangements satisfactory to the Commissioner of Public Works and Building, to provide a second access either to Mavis Road or to McLaughlin Road.

24. The applicant agree, prior to the release of the plan for registration, to acquire Ray Lawson Boulevard crossing of Ontario Hydro land as a public highway, in a form satisfactory to the City Solicitor.
25. The applicant convey Block N to the City as parkland, equal to 5 percent of the gross area of Beacon Hall Limited holdings, and excess parkland be subject to the City's financial policy for parkland acquisition.
26. The applicant agree by agreement to reimburse Rice Construction Co., Limited at the rate of \$40.00 per acre as their share of the cost of the Fletchers Creek South Stormwater Management Study.
27. That the applicant agree to either construct a sidewalk along the full frontage of McLaughlin Road that abut the plan or to pay cash-in-lieu as may be determined by the Commissioner of Public Works and Building.
28. The applicant agree that prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the applicant shall be required to identify all trees to be retained on the grading plan, specify the tree protection measures, and ensure that existing grades are not altered where trees are being retained.
29. The applicant agree that the development of the subject lands shall be staged to the satisfaction of the City.

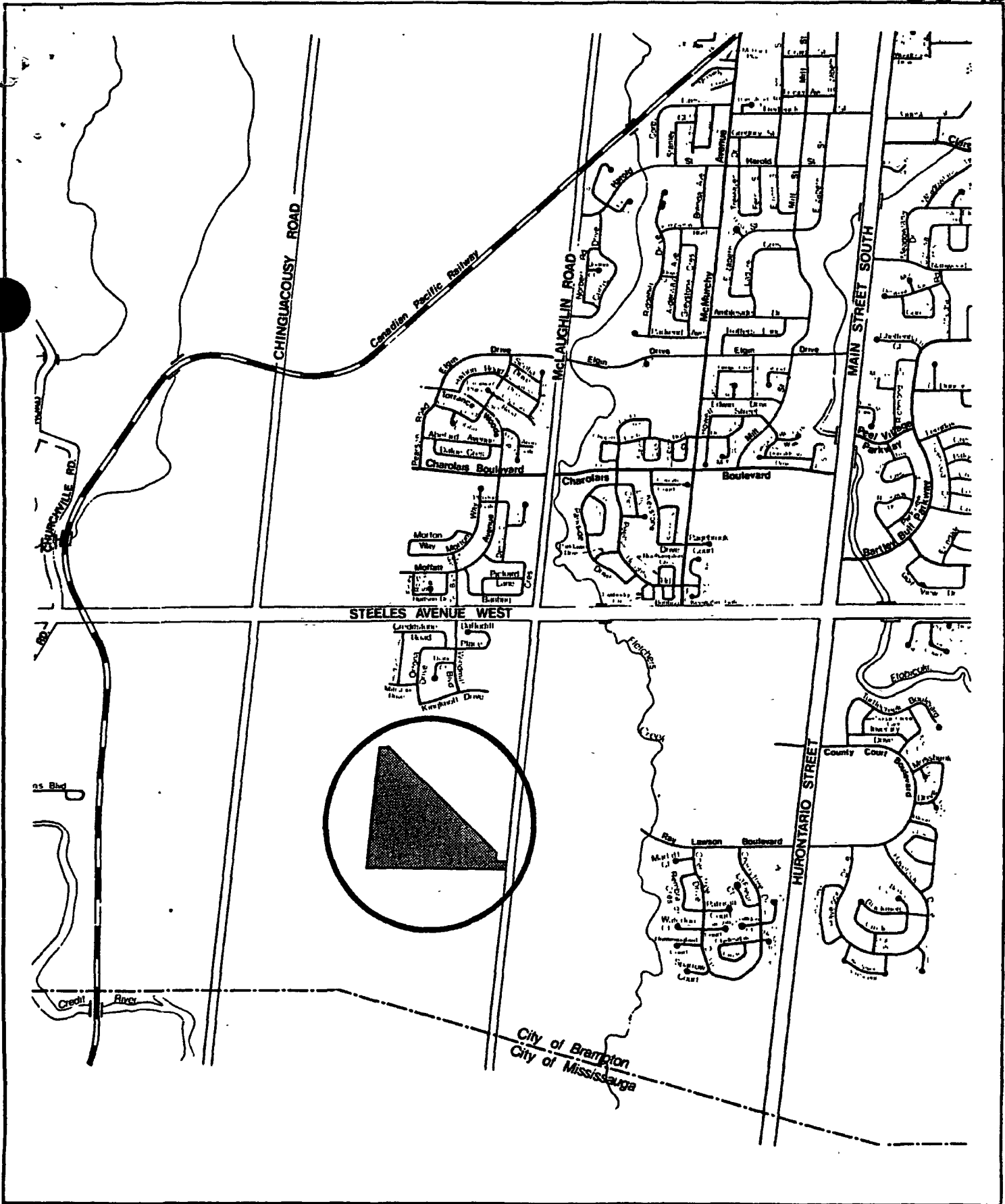
AGREED:


F. R. Dalzell
Commissioner of Planning and
Development

Attachments (2)


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

LWHL/jp/13



LOCATION MAP

BEACON HALL LTD.

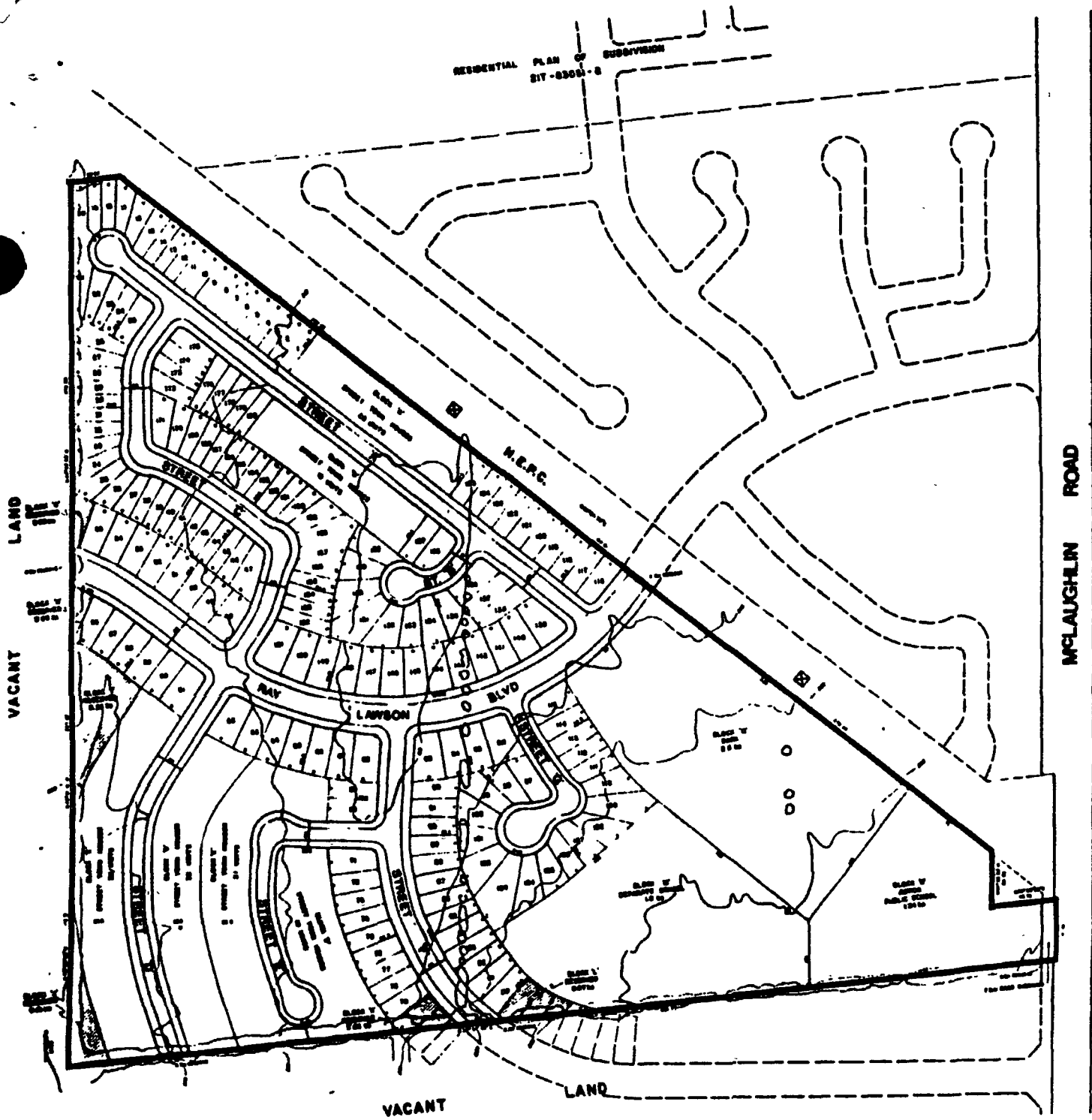


CITY OF BRAMPTON
 Planning and Development

Date: 86.05 22 Drawn by: J.K.
 File no. T2W14.1 Map no. 74-4L

C3-14

RESIDENTIAL PLAN OF SUBDIVISION
SIT-8300-2



SUBDIVISION PLAN

BEACON HALL LTD.



1:3900

CITY OF BRAMPTON
Planning and Development

Date: 86.05 22 Drawn by: J. K.
File no. T2W14.1 Map no. 74-4M

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 31, 1986

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Zoning By-law
Part of Lot 14, Concession 2, W.H.S.
(Toronto Township)
Ward Number 4
BEACON HALL LIMITED In Trust
Region of Peel File Number: 21T-84040B, Phase 2
Our File Number: T2W14.1

The notes of the Public Meeting held on Wednesday, July 23, 1986, are attached for the information of Planning Committee.

No members of the public appeared at the meeting to express concerns or comments. In addition, no communications have been received with respect to the application.

Following the preparation of the planning report dated July 7, 1986, comments have been received from The Dufferin-Peel Roman Catholic Separate School Board, Region of Peel, Credit Valley Conservation Authority, and further comments from the Commissioner of Community Services, and from Development and Engineering Services of the Public Works and Building Department.

The Dufferin-Peel Roman Catholic Separate School Board note the following:

1. Separate school pupils will be accommodated in temporary facilities or bussed to a holding school until the permanent school in this plan - Block M - is constructed.
2. Approximately 81 junior kindergarten to grade 8 and 19 grade 9-12 OAC pupils are estimated to be the yield from the proposed 337 units.

The Board requires that the following conditions be fulfilled prior to the registration of the plan:

- 1) The following clause be inserted in all agreements for purchase and

sale of residential lots in the plan until the permanent school is constructed:

"Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at 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) Signs be erected at all major entrances into the subdivision advising prospective purchasers that until a school is constructed in this community, alternate accommodation will be provided.
- 3) Satisfactory arrangements be made with The Dufferin-Peel Roman Catholic Separate School Board for the acquisition of the portion of the separate elementary school site identified as Block M in 21T-84040B (1.9 ha.).
- 4) The school site conform to the site policy criteria of The Dufferin-Peel Roman Catholic Separate School Board.

The Board comments also note that:

the frontage of the school site is situated on the property to the south of 21T-84040B, it may be necessary to temporarily access the school site via Block L and Lots 80-83 and therefore, they should not be developed until the frontage of the school site is available.

The Public Works Department, Region of Peel have noted the following:

- 1. Sanitary sewer facilities are available on Ray Lawson Boulevard in Phase 1 of Plan 21T-84040B for a portion of the plan. A preliminary evaluation would indicate that the outlet for Lots 62 through 88, and 97 through 115 as well as Blocks O, M, L, K, F, E, D and C is to the south via the extension of proposed Street 'F' to McLaughlin Road.
- 2. Water facilities are available on Ray Lawson Boulevard in Phase 1 of the plan. Extension of a 300 mm. dia. watermain will be required on McLaughlin Road, from Ray Lawson Boulevard to the south limit of the plan.
- 3. Regional roads are not affected.
- 4. There are no waste disposal sites on or adjacent to the subject lands according to current Region of Peel records. In addition, there is confirmed solid waste capacity in Peel only until the year 1992.
- 5. Full lot levies apply.

The Credit Valley Conservation Authority have advised that the Authority has the same concerns with regard to conveyance of stormwater for Phase 2 as they had with the original draft plan. Therefore, their comments and recommended conditions stated in March 27, 1985 still apply. In summary, their communication notes that an approved stormwater management study concluded that stormwater detention/retention is not required in the Fletchers Creek waterbed south of Steeles Avenue. However, the study proposed that the subject lands would use a minor tributary of Fletchers Creek for a storm drainage outlet which cannot provide a satisfactory outlet, requiring storm drainage to be directed easterly to the main Fletchers Creek. The Authority notes that the applicant has two alternatives for storm servicing; one alternative would be to undertake appropriate downstream watercourse improvements, to provide a satisfactory outlet for the storm drainage flows; the second option would incorporate storm water detention into the design of the storm servicing for the lands, to ensure that post-development flows for all storm levels on the tributary are not increased.

The Authority would recommend draft approval subject to the following condition:

1. 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) the means whereby stormwater will be conducted from the site to a receiving body;
 - b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.

Finally, it is noted that appropriate permits will be required from the Authority, pursuant to Ontario Regulation 162/80, for any proposed storm outfalls or watercourse alterations.

The Commissioner of Community Services has requested that the following matters be included in either the draft plan approval conditions or the subdivision agreement:

1. Lot 60 and 61 be turned to front onto Street D, lots 150 and 151 be turned to front onto Street C and lots 67 and 68 be turned to front onto Street F.
2. That the requirement for a 4 foot black vinyl chain link fence along the sides of the H.E.P.C. lands be included.
3. That the applicant be required to carry out any grading, topdressing and seeding/sodding on the H.E.P.C. lands in connection and as a result of grading and storm drainage requirements.

Development and Engineering Services noted the following:

- 1) The alignment of Ray Lawson Boulevard is satisfactory with respect to the three alternative Mavis Road alignments (B, C, D).
- 2) The lots at the end of Street "A" should be frozen to allow the road to be continued, if required, in the future.
- 3) Streets "D" and "E" should be terminated temporarily at the back of the lots fronting on Ray Lawson Boulevard and Street "F" respectively to preserve different options for development of the lands to the south and west, and to facilitate storm drainage for this part of the plan.
- 4) The number of lots fronting on Ray Lawson Boulevard is excessive, and can be reduced by turning corner lots around and by extending cul-de-sac "B" be extended to create reverse frontage on this part of Ray Lawson Boulevard.
- 5) Draft plan should not be approved until satisfactory arrangements have been made with respect to the storm sewer outlet at the south limit of the plan.

The basic requirements of The Dufferin-Peel Roman Catholic Separate School Board can be satisfied by the addition of appropriate draft plan conditions. The suggested reservation of lots 80 to 83 and Block L for temporary access purposes can also be instituted by means of a draft plan condition and by a redlined revision.

The Region of Peel Public Works Department has not requested any specific draft plan conditions and the normal engineering and financial requirements would have to be fulfilled.

The Credit Valley Conservation Authority has requested the imposition of one condition requiring the production of a detailed engineering submission.

The requirements of the Commissioner of Community Services can be fulfilled by redlined revisions with respect to the re-orientation of lots 60 and 61, 150 and 151 and 67 and 68. The re-orientation of lots would be consistent with the desire of the Public Works Division to protect the collector road function of Ray Lawson Boulevard. However, it should be noted that the developer may experience some marketing difficulties if 15.24 metre (50 foot) lots were situated parallel to 9.15 metre (30 foot) small lot detached dwelling lots and 7 metre (22.9 foot) street townhouse lots. The matters pertaining to fencing of and the enhancement of Ontario Hydro transmission line corridor will require the cooperation of Ontario Hydro. The requirements of Ontario Hydro have not been obtained, but it is assumed that approval of Ontario Hydro will be required.

The essential requirements of Development and Engineering Services pertain to street system, street function and drainage. With respect to the road

system, the requirement to freeze a greater area of street townhouses to the south of Ray Lawson Boulevard appears to be related to storm drainage considerations as well as street system concerns. Until the Commissioner of Public Works and Building is satisfied with the street system and drainage, the extent of redlined revisions should be expanded to freeze all of Blocks C, D, E and F and the abutting Streets D and E. The function of Ray Lawson Boulevard as a Collector Road has been compromised by the provision of 50 foot lots. A partial solution is to reduce the number of lots having access onto Ray Lawson Boulevard by facing lots onto the intersection streets. Unless the applicant redesigns the plan, the submission should be redlined to (i) face corner lots onto the intersecting streets and (ii) enlarge the width of the single family detached lots that will face onto Ray Lawson Boulevard to a minimum of 19.8 metres (65 feet).

Aside from the detailed matters of subdivision plan draft approval yet to be resolved, the Official Plan amendment to relocate park and public school sites should proceed immediately.

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

- A) the notes of the Public Meeting be received;
- B) conditions of draft plan approval for Phase 2 to be considered for submission to the Region, adopted by Council on July 14, 1986, be amended as follows:

- 1. Condition (b) be deleted and be replaced with the following:

"(b) Residential Reserve blocks be created at the north end of Street A comprising Lots 16 to 23, both inclusive, and at the end of Streets D and E comprising all of Blocks C, D, E and F and the abutting Streets D and E."

- 2. Additional redlined revisions be added as follows:

"(c) Lots 48 to 68, both inclusive; 93 to 96, both inclusive and 139 to 151, both inclusive, fronting onto Ray Lawson Boulevard be re-oriented towards the intersecting local streets and those lots which continue to face onto Ray Lawson Boulevard have a minimum width of 19.8 metres."

- 3. Condition Number 22 be deleted and be replaced with the following:

"22 The applicant agree to the creation of Residential Reserve blocks at the north end of Street A and for Blocks C, D, E and F and the abutting Streets D and E."

The following additional conditions be imposed:

- "30 The applicant agree to insert the following clause in all

agreements for purchase and sale of residential lots in the plan until the permanent school is constructed:

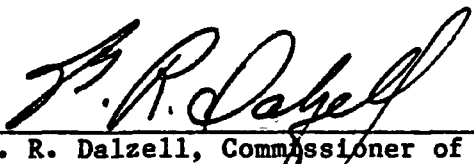
'Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated at temporary facilities and/or bussed to a school outside of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

31. The applicant agree to erect signs at all major entrances into the subdivision advising prospective purchasers that until a separate school is constructed in this community, alternate accommodation will be provided.
32. The applicant agree to make satisfactory arrangements with The Dufferin-Peel Roman Catholic Separate School Board for the acquisition of the portion of the separate elementary school site identified as Block M in 21T-84040B (1.9 ha.).
33. The applicant agree that the school site will conform to the site policy criteria of The Dufferin-Peel Roman Catholic Separate School Board.
34. The applicant agree that lots 80 to 83 and Block L will be reserved and be available for temporary access to the school site if required by The Dufferin-Peel Roman Catholic Separate School Board.
35. The applicant agree that 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) the means whereby stormwater will be conducted from the site to a receiving body;
 - b) the means whereby erosion, siltation and their effects will be contained and minimized on the site both during and after the construction period.
36. The applicant agree to fence the electric power transmission corridor to the satisfaction of Ontario Hydro and the City.
37. The applicant agree to grade, drain and finish Ontario Hydro lands to the satisfaction of Ontario Hydro and the City."


- C) staff be directed to present the Official Plan amendment for consideration of City Council;
- D) prior to the conditions of draft plan approval being submitted to the Region, the applicant shall complete arrangements satisfactory to the Commissioner of Public Works and Building for a storm sewer outlet, and
- E) upon approval of the Official Plan amendment and receipt of draft plan approval conditions, staff be directed to present the appropriate documents to Council.

Respectfully submitted,

AGREED:



 F. R. Dalzell, Commissioner of
 Planning and Development



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

Attachment (1)

LWHL/hg/0

ORIGINAL

by hw 257-86


AMENDMENT NUMBER 102
to the Official Plan of the
City of Brampton Planning Area
and
Amendment Number 102 A
to the Consolidated Official Plan
for the City of Brampton Planning Area

21 OP 0031-102-1

Amendment No. 102A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 102 to the
Official Plan for the
City of Brampton Planning Area

This Amendment to the Consolidated 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 under Section 21 of the Planning Act, 1983, as Amendment No. 102A to the Consolidated Official Plan and Amendment No. 102 to the Official Plan for the Brampton Planning Area.

Date *Dec. 11, 1986*


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