



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 274-88

To adopt Amendment Number 151
and Amendment Number 151 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 151 and Amendment Number 151 A 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 151 and Amendment Number 151 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 28th day of November, 1988.


KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 151

to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 151 A

to the Consolidated Official Plan
of the City of Brampton Planning Area

21-OP-0031-151

-1

Amendment No. 151
and Amendment No. 151A
to the
Official Plan for the
City of Brampton

Amendment No. 151 and No. 151A to the Official Plan for the Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved under Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 151 and No. 151A to the Official Plan for the Brampton Planning Area.

Date:

Jan 17, 1989



L. J. Fincham

Director

Plans Administration Branch
Central and Southwest



THE CORPORATION OF THE CITY OF BRAMPTON

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KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

DEC - 6 1988

AMENDMENT NUMBER 151
AND
AMENDMENT NUMBER 151 A
TO THE OFFICIAL PLAN OF
THE CITY OF BRAMPTON

1.0 PURPOSE

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment from "Residential" to "Open Space" on the Official Plan and from "Low and Medium Density Residential" to "Parkette" on the applicable secondary plan, in accordance with City Council's approval of an application to develop the subject property for residential purposes.

2. LOCATION

The lands subject to this amendment are located at the north west corner of the inter section of McLaughlin Road and the future Highway Number 407, and are described as the east half of Lot 13, Concession 2, W.H.S. the former Town of Mississauga.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number 151:

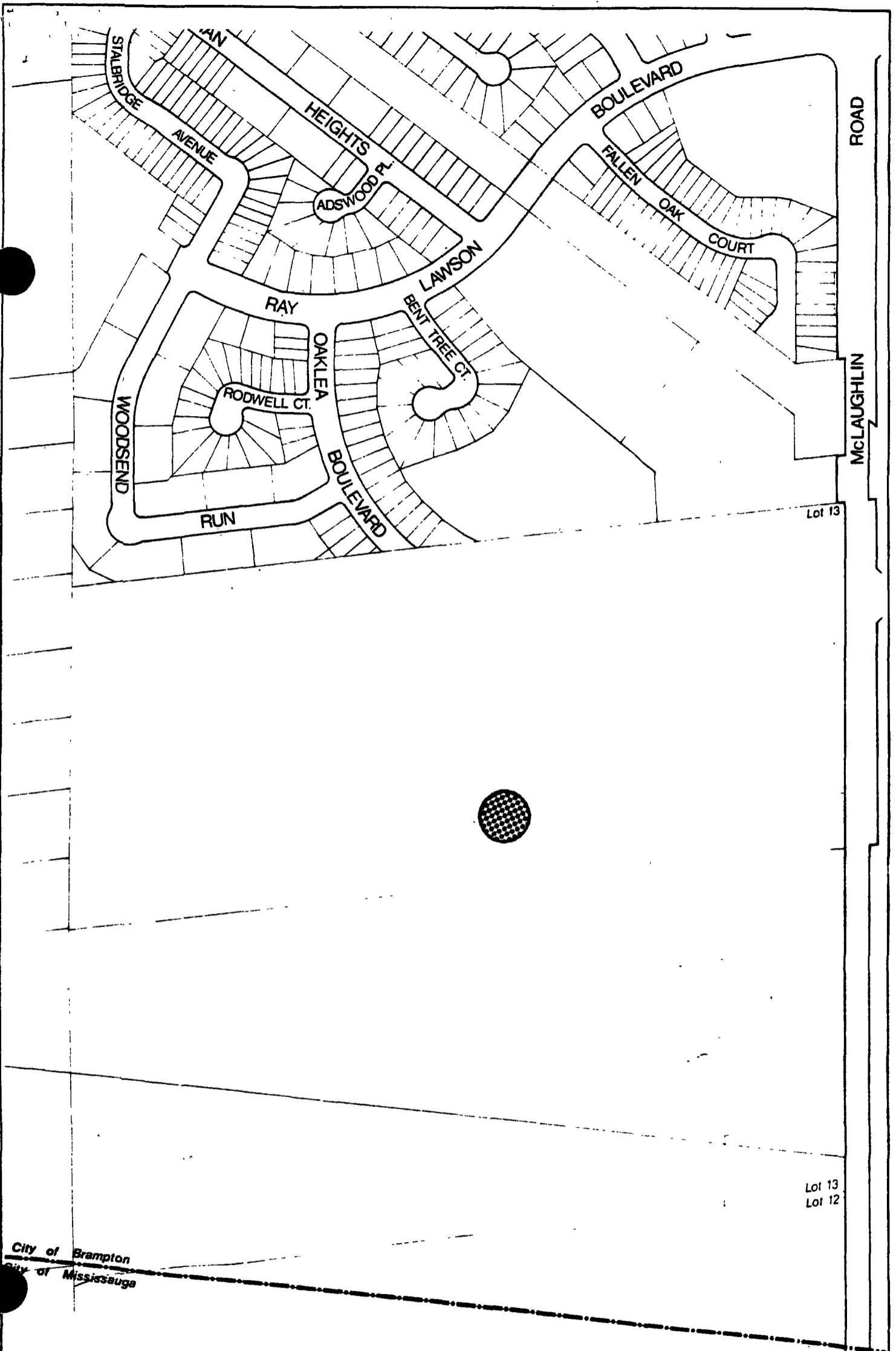
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 and set out in the first paragraph of subsection 7.2.7.24, Amendment 151 A;

3.2 Amendment Number 151 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 Number 43 (being Schedule A to Amendment Number 61 to the Consolidated Official Plan) thereof, the land use designation of the lands shown outlined on Schedule A to this amendment, from LOW AND MEDIUM DENSITY RESIDENTIAL to PARKETTE.



 Lands Subject To These Amendments

OFFICIAL PLAN AMENDMENT No. 151
 OFFICIAL PLAN AMENDMENT No. 151 A



CITY OF BRAMPTON
 Planning and Development

Schedule A By-law 274-88

1:4000

Date: 88. 10 24 Drawn by: J. K.
 File no. T2WI3.1 Map no. 74-6E

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 151
AND
AMENDMENT NUMBER 151 A

Attached is a copy of planning reports, dated March 3, 1988 and March 14, 1988, a copy of a report dated April 14, 1988, forwarding the notes of a Public Meeting held on April 6, 1988, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands and a copy of all written submissions received.

1. The Dufferin-Peel Roman Catholic Separate School Board March 15, 1988,
July 30, 1987.
2. Ministry of the Environment Nov 27, 1987
3. Credit Valley Conservation Authority Nov 23, 1987,
Nov 21, 1987.
4. Minister of Transportation of Ontario Sept 2, 1987,
July 29, 1987.
5. Bell Canada Aug 29, 1987.
6. Ministry of Citizenship and Culture, Archaeological
Unit, Heritage Branch Aug 24, 1987.
7. Ontario Hydro Aug 18, 1987.
8. Peel Board of Education July 22, 1987.
9. Ministry of Natural Resources July 13, 1987.
10. Brampton Hydro July 9, 1987.
11. Peel Regional Police Force June 24, 1987.

700 200
18 88

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

April 14, 1988

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Proposed Subdivision and
Application to Amend the Official Plan
and the Zoning By-law
Part of East Half of Lot 13,
Concession 2, W.H.S.
(geographic Township of Toronto)
Ward Number 4
ASHLEY HUME (Lloyd Thomson)
Region of Peel File Number: 21T-85020B
Our File Number: T2W13.1

The notes of the Public Meeting held on Wednesday, April 6, 1988, are attached for the information of Planning Committee.

Two members of the public addressed the Committee with respect to the proposed development. Joan Lister enquired as to the impact of the proposed development upon lands in the vicinity, whilst a property owner of land located within the Parkway Belt West had concerns involving provincial authorities. No objection was raised to the development nor to the proposed rezoning of the subject lands.

City Council at its meeting held on March 21, 1988 did not approve the recommended conditions of draft plan approval, subject to the approval of the Official Plan amendment to permit the incorporation of a parkette. It is appropriate that the conditions of draft plan approval for the revised subdivision design incorporating a parkette, a revised road pattern and

related lotting be recommended to City Council for transmittal to the Region of Peel. A reduced copy of the redesigned subdivision plan is enclosed.

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

- A) the notes of the Public Meeting be received;
- B) the following conditions of draft plan approval be imposed by the Region of Peel:
 1. The approval be based on the draft plan dated May 5, 1987, revised March 16, 1988, prepared by Team Three and redline revised as follows to show:
 - a. Park identified as Block 211;
 - b. The townhouses on Block 208 replaced with single family lots fronting onto Street 'E';
 - c. A cul-de-sac near the westerly end of Street 'C' as Street 'B';
 - d. A 0.3 metre reserve located along the easterly boundary and daylight triangle of Block 183 where that block abuts McLaughlin Road and Ashley Hume Boulevard;
 - e. A block at the south-east corner of the plan abutting McLaughlin Road and future Highway Number 407 as Block 212, "Reserved for Future Development";
 - f. The right-of-way of the Mavis Road interchange as Block 210;
 - g. At the westerly end of Street "A", Lots 176 through 179, as Block 209, "Reserved for Future Development";

9. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City of Brampton for the relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense;
10. The applicant shall convey Block 211, park, to the City in a condition satisfactory to the Commissioner of Community Services;
11. The applicant shall agree by agreement to pay to the City cash-in-lieu for parkland conveyance in accordance with City Council's policy;
12. The applicant shall convey to the City of Brampton a 0.3 metre reserve 1) where the property abuts McLaughlin Road; 2) where Block 183 abuts McLaughlin Road including the daylight triangle at Ashley Hume Boulevard, and 3) at the dead end and open sides of any open road allowances;
13. Blocks 180, 181, 209 and 212, shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning by-law;
14. The applicant shall agree to the establishment of an Architectural Control Committee to deal with external appearance of dwellings;
15. The applicant shall 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;
16. Prior to the final approval, the applicant shall engage the services of a consultant to complete a noise study recommending

noise control measures satisfactory to the City of Brampton, the Region of Peel and the Ministry of the Environment;

17. The applicant shall agree that the noise control measures recommended in the acoustical report, as in condition number 16 above, shall be implemented to the satisfaction of the Region of Peel, the Ministry of the Environment and the City of Brampton, and in the event that a slight noise level excess will remain despite the implementation of the noise control measures, the following clause shall be included in a registered portion of the subdivider's agreement and in all offers of purchase and sale for the affected lots:

"Purchasers shall be advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be a concern, occasionally interfering with some activities of the dwelling occupants."

18. Prior to the final approval, the Ministry of the Environment shall be notified by a copy of the fully executed subdivision agreement between the developer and the municipality that the noise control features recommended by the acoustical report and approved by the Ministry of the Environment, the City of Brampton and the Region of Peel shall be implemented as approved, by requirements of the subdivision agreement;
19. Those portions of the lots located between the road allowance for which the lot does not obtain access, and the noise attenuation wall required pursuant to Condition Number 16, in excess of the standard 0.3 metre setback, shall be shown on the plan to be registered as a separate block, and shall be deeded to the applicable road authority;

20. The applicant shall agree, prior to offering units for sale, to place a plan on the wall of the sales office(s), in a place readily available to the public, which indicates the following:

- i) these lots or blocks in a colour coded form that have existing and potential noise environmental problems;
- ii) where parks, open space and sidewalks are located;
- iii) the types of parks and open space (i.e. passive or active). Active parks should indicate the following wording:

"Playground equipment or active sports fields"

- iv) the type and location of fencing and noise attenuation features;
- v) the location of supermailboxes as determined by Canada Post;
- vi) the location of lots designated by the Fire Chief as fire break lots, and
- vii) the following information must also be shown in **BOLD CAPITAL TYPE**:

"For further information on proposed and existing land use, please call the City of Brampton, Planning and Development Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., telephone number 793-4110".

21. The map required in condition number 20 above shall be approved by the Commissioner of Planning and Development for the City of Brampton, prior to the applicant either offering dwelling units for sale or to the registration of the plan and further staff shall be permitted to monitor the sales office to ensure compliance;

22. The applicant shall agree that stormwater overland flow routes shall be kept within roads or approved walkways only;
23. The applicant shall make satisfactory arrangements with Canada Post for the provision of suitable sites for the installation of Canada Post Supermailboxes in accordance with City Public Works and Building Department guidelines;
24. The applicant shall agree to remove any trees and any vegetation on the subject land as required by the City of Brampton;
25. The owner shall not remove any trees or topsoil from the land within the plan or start any grading within the plan, prior to the registration of the plan, without the prior written authorization of the City of Brampton's Commissioner of Public Works and Building;
26. The applicant shall agree to advise purchasers in **BOLD CAPITAL TYPE** in all purchase and sale agreements and by the erection of signs to the satisfaction of The Dufferin-Peel Roman Catholic Separate School Board of the following:

"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."

27. The applicant agrees that the following condition must be fulfilled prior to registration:
 1. That 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 182 in 21T-85020B (0.6 ha); and

2. That the school site conform to the site policy criteria of The Dufferin-Peel Roman Catholic Separate School Board.
28. The applicant shall agree to advise the purchasers in BOLD CAPITAL TYPE in all purchase and sale agreements and by the erection of signs to the satisfaction of the Peel Board of Education of the following:

"Whereas, despite the best efforts of the Peel Board of Education, 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, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."

29. The applicant shall agree:
- a. that prior to registration of the plan, a detailed engineering submission be prepared to the satisfaction of the Credit Valley Conservation Authority and the City of Brampton, which will describe:
 - i) the means whereby stormwater will be conducted from the site to a receiving body;
 - ii) the means whereby erosion, sedimentation and their effects will be contained and minimized on the site both during and after the construction period.

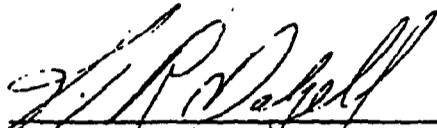
- b. to obtain permits from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 (the fill, construction and alteration to watercourse regulations) for any storm drainage works within the Credit River or Fletchers Creek;
 - c. in the subdivision agreement, in wording acceptable to Credit Valley Conservation Authority and the City of Brampton carry out or cause to be carried out the works noted in condition number 30(a);
30. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements;
31. The applicant shall agree by agreement to obtain a receipt to show that their share of the Fletchers Creek South Storm Water Management Study has been paid;
32. The applicant shall acquire the triangular parcel of land, lying to the south of Block 212, to be included in the final plan of Subdivision prior to the registration of the plan, and
33. The applicant shall agree:
- a. That prior to any development taking place to carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site, to the satisfaction of the Archaeology Unit of the Ministry of Citizenship and Culture, and
 - b. That prior to the signing of the final plan, the Region is to be advised by the Ministry of Citizenship and Culture that this condition has been carried out to their satisfaction.
- C) staff be directed to present the appropriate documents to Council.

Respectfully submitted,

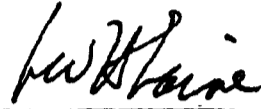


Ron Burnett, M.C.I.P.
Development Planner

AGREED:



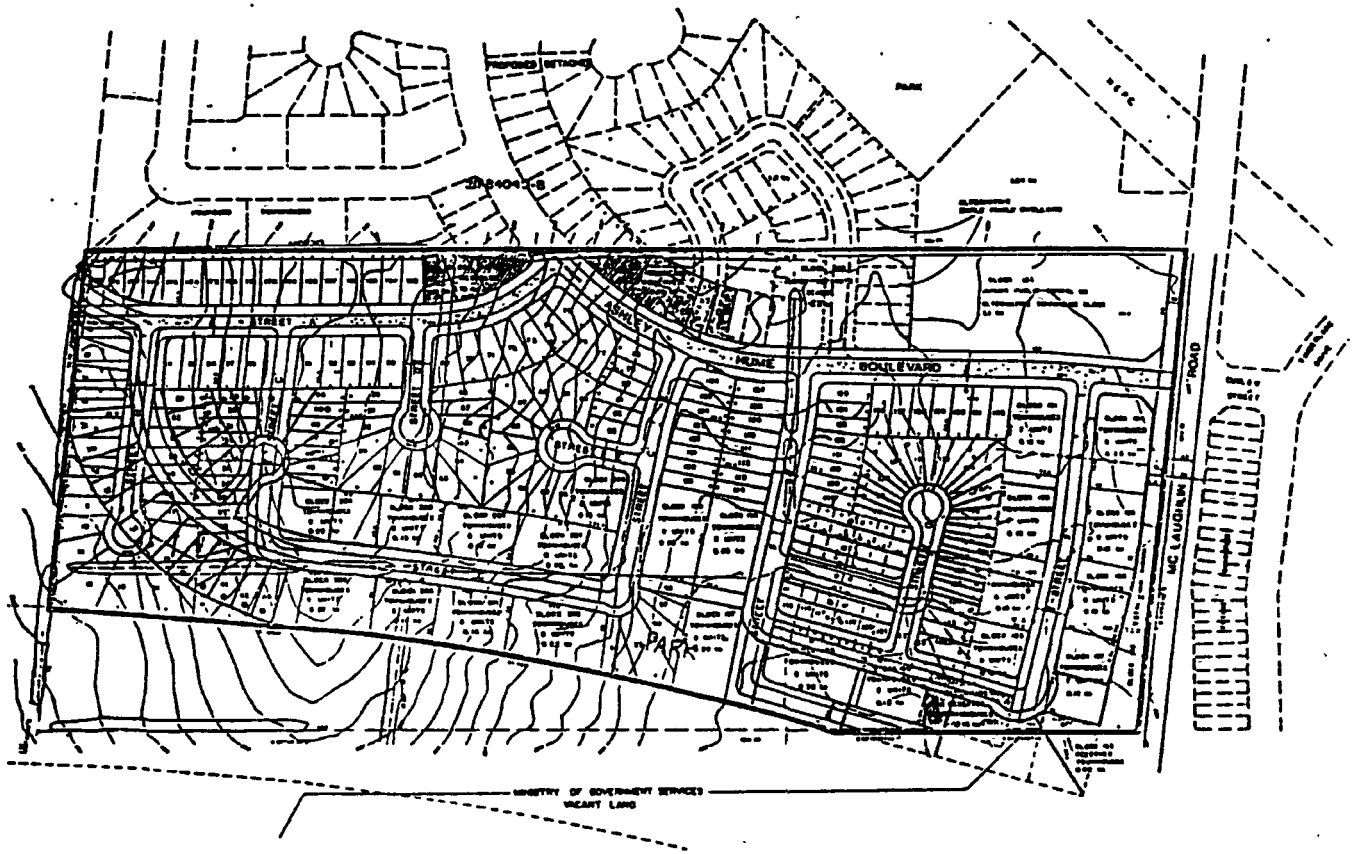
F. R. Dalzell, Commissioner
of Planning and Development



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

Attachments (2)

RB/hg/4



ASHLEY HUME

Draft Plan of Subdivision



1:4700

CITY OF BRAMPTON
 Planning and Development

Date: 88 03 18 Drawn by: RB
 File no. T2W13.1 Map no. 74-6C

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, April 6, 1988, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:35 p.m. with respect to an application by ASHLEY HUME (Lloyd Thompson) (T2W13.1) to amend the Official Plan and Zoning By-law to permit the development of the subject property for single family and townhouse dwelling units, two reserve blocks and a parkette.

Members Present: Alderman P. Palleschi - Chairman

Alderman L. Bissell

Alderman J. Hutton

Alderman H. Chadwick

Councillor F. Andrews

Councillor N. Porteous

Councillor F. Russell

Alderman A. Gibson

Staff Present: F.R. Dalzell, Commissioner of Planning and Development

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

J. Marshall, Director, Planning Policy and Research

G. Speirs, Development Planner

K. Ash, Development Planner

J. Armstrong, Development Planner

J. Corbett, Policy Planner

C. Brawley, Policy Planner

P. Douglas, Secretary

Approximately 28 members of the public were in attendance.

The Chairman inquired 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 members of the public in attendance.

JOAN LISTER, R.R.4 Brampton, L7J 201 enquired as to how the proposed development would affect lands in Lot 14 Concession 2 W.H.S. and what effect would the development have on taxes in Lot 14. It was noted that the proposed development is bordered by Highway 407 and the Mavis Road interchange at the south-west corner. The precise or exact location of the interchange is subject to minor adjustment, through the alignment of Mavis Road has been the subject of lengthy studies carried out on behalf of the Region of Peel. With respect to tax impact, it was noted, after a brief explanation of how taxes are computed, that development of the subject lands should not affect property taxes to any greater extent than development anywhere in the City.

A GENTLEMAN, owner of property located in the Parkway Belt West, enquired as to the possibility when the disposition of his land would be resolved in an equitable manner since the provincial government has not responded satisfactorily to his problem.

Mr. Dalzell advised that the City has no authority to deal with his problem and that the price to be paid for his land would be set as part of the expropriation proceedings. It was suggested that he should seek the assistance of the provincial member of the legislature.

There were no further questions or comments and the meeting adjourned at 7:58.

INTER-OFFICE MEMORANDUM

PC - March 7

Office of the Commissioner of Planning & Development

March 3, 1988

TO: The Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Proposed Subdivision and
Application to Amend the Zoning By-law
Part of East Half of Lot 13,
Concession 2, W.H.S.,
(geographic Township of Toronto)
Ward Number 4
ASHLEY HUME (Lloyd Thomson)
Region of Peel File Number: 21T-85020B
Our File Number: T2W13.1

1.0 Introduction

The Region of Peel has circulated a draft plan of proposed subdivision requesting comments and proposed conditions of draft approval. Also, an application has been submitted to the Clerk's office to amend the zoning by-law to permit the proposed Plan of Subdivision.

2.0 Property Description

The subject lands are located at the northwest corner of the intersection of McLaughlin Road and the future Highway Number 407. The property, with an area of 18.39 hectares (45.4 acres) is located in the east half of Lot 13, Concession 2, W.H.S, the former Town of Mississauga. The site has a frontage of 304.91 metres (1000 feet) along the west side of McLaughlin Road and a depth 681.88 metres (2236.7 feet) along the north side of future Highway Number 407 and Mavis Road interchange.

A few trees are found on the property, associated with hawthorne hedgerows, and in small groupings in the area of the former homestead.

The property slopes gently from the north, predominantly to the south-east, and with limited drainage to the south-west.

The land uses surrounding the subject property are as follows:

- to the north, although vacant, the lands are designated for residential development, and a school/park site;
- to the west, the lands are vacant with proposals for residential development;
- to the south, future Highway 407 and the Parkway Belt West separates the property from the City of Mississauga, and
- to the east, on the east side of McLaughlin Road, the lands are vacant although designated for residential development.

3.0 Official Plan and Zoning Status

The subject lands are designated Residential on the General Land Use Designation, on Schedule "A" of the City of Brampton Official Plan. As part of the Fletchers Creek South Secondary Plan (Amendment Number 61 and amended by Official Plan Amendment Number 102 and 102A) the subject lands are designated Residential Low and Medium Density.

The property is zoned Agricultural - (A) in By-law 139-84, as amended.

4.0 Proposal

The applicant proposes to develop the land residentially to permit the construction of 328 units. The proposal identifies 179 single family units, (66 units with a 12.19 metre frontage, plus reserve Blocks 180 and 181 resulting in an additional 5 and 8 units, respectively, and 113 units with a 9.1 metre frontage) and 149 street townhouses and two future reserve Blocks 193 and 194, resulting in an additional 6 and 8 street townhouse units, respectively.

Access to the property from McLaughlin Road will be from Ashley Hume Boulevard. The townhouse units are located predominantly along the easterly and southerly property limits, with the remainder of the site being proposed for single family detached units.

5.0 Comments from Agencies and Departments

Public Works and Building Department

The Development and Engineering Services Division has provided the following comments:

1. Cash-in-lieu for sidewalks along McLaughlin Road frontage is required;
2. Stormwater management/drainage report is required prior to the approval of this plan;
3. The overland flow route must be identified now, and directed to walkways or the paved roads;

4. A 0.3 metre reserve is required along the north side of Ashley Hume Boulevard, from McLaughlin Road to the west limit of Block 183;
5. The Ashley Hume Boulevard road allowance should be increased to 26 metres for a distance of 100 metres west from McLaughlin Road;
6. The road allowances for Street 'C' from Lot 40 to the intersection of Street 'C' and Ashley Hume Boulevard should be increased to 23 metres;
7. The triangular portion of the land south of Street 'F' owned by the Ministry of Government Services must be acquired, prior to approval of this plan;
8. Subject to Block 208 being changed to single lots fronting on Street 'E', the road allowance of Street 'C' should be 23 metres from Lot 40 to Lot 98, and
9. The road allowance on Street 'F' from Block 194 (flankage) to Block 191 should be increased to 23 metres.

The Zoning and By-law Enforcement Division indicate that the property is zoned Agricultural - A.

Community Services Department - Parks and Recreation indicate the following:

1. Applicant to provide a parkette of 0.40 hectares (0.99 acres) at the site of proposed Blocks 198 and 199, and to provide parkland or cash-in-lieu in accordance with City Policy.

2. A tree survey is required.
3. Single lots 94 to 98 inclusive would be surrounded by townhouses. We suggest that this area be made a townhouse block.
4. We recommend that reserve frontage not be allowed along McLaughlin Road or future Highway Number 407 and suggest a parallel service road be provided.
5. We recommend that where single family lots abut townhouses that the adjoining lot line be fenced via a masonry wall.

Transit require the developer to submit a cash-in-lieu deposit of \$1,800.00 for a bus stop pad.

Fire require the applicant to submit the assignment of fire break lots.

The Planning and Development Department

Community Design Section indicate that a preliminary noise study has been completed and the following are areas that have yet to be finalized:

1. Block 187, may require some modification and reduction in the number of units depending on the details of future Block 193;
2. The lots closest to the proposed Highway Number 407/Mavis Road interchange that are part of the redline revision to Street "B" may require additional width to accommodate the necessary noise attenuation requirements, and

3. The noise barrier, as shown on Block 197, should be redesigned because it must follow Municipal Standards and be located 0.3 metres from the property line.

With respect to existing vegetation on the site, staff indicate that for the most part, it consists of Hawthorn hedgerows which do not warrant special efforts at preservation. However, it was further noted that several, mature specimen Oaks, are located near the rear property lines of lots 1 to 6. These trees are considered to be well situated for preservation and it is recommended that special protective measures be prescribed on the approved subdivision lot grading and landscape plans.

Planning Policy and Research Division indicate the following:

1. Fletchers Creek South Secondary Plan designates the subject property for Low and Medium Density Residential uses; a parkette designation north of the collector road (Ashley Hume Boulevard) was removed by Official Plan Amendment Number 102 (Beacon Hall Phase II), and
2. The housing mix established by Official Plan Amendment Number 36 specifies the following for the Fletchers Creek area:

DENSITY	% YIELD	PROPOSED YIELD	UNITS
Single	25 to 35%	20.1%	66
Semis	15 to 25%	34.4%	113
Townhouse	15 to 25%	45.4%	149
High	20 to 30%	0%	0

This mix appears acceptable as the totals for the Fletchers Creek area indicate that the overall semi-detached and townhouse density unit counts are in the low end of their prospective ranges.

Law Department; Business Development Department, and Property Division have no comments.

The Region of Peel - Public Works Department have reviewed the draft plan and wish to comment as follows:

SERVICING

1. Sanitary Sewer Facilities

Sanitary sewer facilities are available on the east side of McLaughlin Road at Curlew Street. Grades are such that filling will be required in the area of lots 115 - 126 and blocks 188, 194, 195 and 196.

2. Water Facilities

Water facilities are available on McLaughlin Road at Curlew Street. Extension of a 300mm dia. watermain will be required on McLaughlin Road to the south limit of the plan. Watermain looping will be required on Ashley Hume Boulevard to the subdivision to the north (21T-84040B).

3. Region Roads

Regional roads are not affected.

4. Waste Management

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.

FINANCIAL IMPACT

1. Lot Levies

Full lot levies apply.

2. Frontage Charges

Watermain frontage charges apply on McLaughlin Road, from the north limit of the plan southerly to Curlew Street.

3. Capital Budget

There is no effect upon the Capital Budget.

SPECIFIC DRAFT PLAN CONDITIONS

1. The developer will be required to enter into a Subdivision Agreement with the City and Region for the construction of municipal sanitary, water, and Region road services associated with the lands. These services shall be in accordance with the latest Region standards and requirements.

The Dufferin-Peel Roman Catholic Separate School Board indicate that separate school pupils generated as a result of this subdivision will be accommodated in temporary facilities or bussed to a holding school until the permanent school in this plan, Block 182 is constructed. Approximately 72 Junior Kindergarten to Grade 8 and 28 Grades 9 - 12 OAC students are estimated to be the yield from the 179 single-family and 149 multiple family units.

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

1. That the following clause be included in all agreements of purchase and sale for the residential lots in this 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. That 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. The applicant is to contact the Board's planning department for sign specifications.

Since there is a portion of a school site in this plan the following conditions must also be fulfilled prior to registration:

3. That 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 182 in 21T-85020B (0.6 hectares).
4. That the school site conform to the site policy criteria of The Dufferin-peel Roman Catholic Separate School board. A site walk should be arranged by the applicant in conjunction with the applicant of 21T-84040B (balance of the site), to determine the suitability of the topography for the construction of a school.

The Peel Board of Education requires the following-conditions be included in the Conditions of Draft Approval as well as the Engineering Agreement:

1. "The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy."

The above signs are to be to the Board's specifications and at locations determined by the Board.

2. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement.

"Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of The Peel Board of Education to determine the exact schools."

3. The Board requires satisfactory site purchase agreements with regard to Block 183 designated on the plan for public school purposes.

This plan of subdivision proposes a significant number of units for which there is no available permanent accommodation. The Board will, therefore, be utilizing portable accommodation and bussing to holding schools until justification and funding for a new school is available from the Ministry of Education.

The anticipated yield from this plan is as follows:

106	JK-6
33	7-8
66	9-13

The students generated are presently within the following attendance areas which have the following enrolments and capacities:

		<u>Proj. Enrol.</u> <u>Sept./87</u>	<u>OME -10%</u>
Parkway P. S.	K-6	431	553
W. G. Davis Sr.	7-8	306	436
J. A. Turner S.S.	9-13	1180	1158

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

The Ministry of Natural Resources have reviewed the proposal and provide the following reply:

The plan indicates that municipal storm sewers will service this subdivision. During development, construction activities have the potential to create on-site erosion and sedimentation problems. This situation is of concern to our fisheries program should sediment laden stormwater be permitted to enter storm sewers that eventually discharge to watercourses. Sediment laden stormwater may cause negative impact on the quality of the receiving waters as it relates to fish and their habitat. Accordingly, the Ministry of Natural Resources encourages the municipality to consider the following with respect to this development:

- 1) Appropriate stormwater management techniques and erosion and sedimentation control measures must be employed both during and after construction to prevent sediment laden stormwater from entering municipal storm sewers with eventual discharge to watercourses.

- 2) The municipality should take appropriate measures to prevent post construction 'supercharging' of the storm sewer system. This is often the method used to clear the system of accumulated sediment. Instead, sediment should be removed on line at the source (i.e. at catchbasins).

- 3) Increases in stormwater volumes entering the storm sewer system may result in increased erosion at the outfall. The municipality should ensure that appropriate measures are taken to protect this area.

The above is offered only as an informational note. We have no objection and require no conditions of draft approval. Please advise us of draft approval and final registration of the plan.

The Credit Valley Conservation Authority having reviewed the proposal indicate the following:

The subject site consists of generally flat agricultural land. A portion of the site drains in a southerly direction to a minor tributary of the Credit River while the majority of the property drains to a tributary of Fletchers Creek.

The major concern of the Authority with regard to the proposed plan relates to the minimization of any potential erosion and sedimentation within the Credit River or Fletchers Creek, both during and after the construction period. We also note that as the site drains to the south, consideration must be given to the future construction of the proposed Highway Number 407.

On this basis, we recommend that the subject plan receive draft approval subject to the following conditions:

1. Prior to registration of the plan a detailed engineering submission be prepared to the satisfaction of the Credit Valley Conservation Authority and the City of Brampton, which will describe:
 - a) the means whereby stormwater will be conducted from the site to a receiving body;
 - b) the means whereby erosion, sedimentation and their effects will be contained and minimized on the site both during and after construction period.

In this regard, permits may be required from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations) for any storm drainage works within the Credit River or Fletchers Creek.

2. The Subdivider's Agreement between the Owner and the Municipality shall contain provisions with respect to the following, with wording acceptable to the Credit Valley Conservation Authority, wherein the Owner agrees:
 - a) to carry out or cause to be carried out the works noted in Condition 1.

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

The Ministry of the Environment indicate that in reviewing the application they have identified a serious noise concern due to the developments proximity to the proposed Highway Number 407. They therefore recommend that prior to draft approval, the applicant engage the service of a consultant to complete a noise feasibility study to the satisfaction of the Ministry of the Environment and the City of Brampton.

The Ministry of Transportation of Ontario initial response requested a deferral of comments for a period of two - three months time in order to confirm the alignment of future Highway Number 407 and Mavis Road interchange.

The Ministry of Citizenship and Culture, Archaeological Unit, Heritage Branch, indicate that their office has found "that the property displays a moderate potential for the discovery of archaeological remains. This assessment is based on the presence of several relict watercourses (i.e. streams) and a nineteenth century farm residence on the property. In addition, the property lies only 1.5 km. east of a large cluster of registered archaeological sites northwest of Meadowvale. Consequently, we would recommend that the standard condition of archaeological approval be applied to the proponents draft plan."

Other agencies and departments circulated: Ontario Hydro; Brampton Hydro; Peel Regional Police Force; Consumers' Gas, and Bell Canada indicate that they have no comments.

6.0 Discussion

As noted earlier, Official Plan Amendment Number 61, Fletchers Creek South, forms the Secondary Plan encompassing the subject lands. The proposed Ashley Hume development conforms to the designation of Low and Medium Density Residential uses. As outlined by the Planning Policy and Research Division, Ashley Hume subdivision proposes higher individual percentage of several categories of dwelling types, the proportion of semi-detached and townhouse unit is low and the proposal will help to achieve the overall housing mix established for the Fletchers Creek South area.

The proposed 12 metre lots will be subject to the requirements and restrictions relating to the Residential Single Family C. The 9 metre lots will be subject to the requirements and restrictions

relating to the Residential Single Family D. The street townhouses will be subject to the requirements use restrictions relating to the Residential Street Townhouses. The requirements are set out in By-laws 139-84, as amended. The school sites should be zoned Institutional One.

In response to the Parks and Recreation comments regarding a need for a parkette, it is recommended that Block 197 and Lots 94 to 98, inclusive be designated for this use. As a result they will be redlined to indicate parkette designation. The quantity of parkland to be conveyed to the City - approximately 0.4 hectares - will not be satisfied by the conveyance of Block 211. Phase 2 of the Beacon Hall Limited subdivision plan to the north (Region of Peel File Number 21T-84040B, our file T2W14.1) has a larger park site that is intended to incorporate a park allocation of the Ashley Hume subdivision. Therefore, the surplus parkland conveyance of the Ashley Hume subdivision will either be incorporated into Phase 2 of the Beacon Hall Limited plan or provided for by cash-in-lieu payment. Conversely, if the developer is required to convey excess parkland, compensation will be paid in accordance with City policy.

The design of the proposed draft plan is an extension of the approved road pattern for Beacon Hall Phase II. Street "A", will continue through the draft plan to access lands to the west and as a link to Ray Lawson Boulevard, a collector road.

With respect to the street system Public Works indicate that 1) Ashley Hume Boulevard should be widened to 26 metres; 2) the road allowance on Street 'C' (Lot 40 to Lot 98) should be widened to 23 metres, conditional upon the developer modifying Block 208 to orient single family houses towards Street 'E'; 3) the road allowance of Street 'F' from the intersection of Ashley Hume Boulevard, for a distance of about 205 metres (Block 191 to Block 194), should be

increased to 23 metres in width, and 4) because Street 'F' will temporarily terminate, the applicant should be required to provide signs to indicate that Street 'F' will eventually continue through and the cul-de-sacs are only temporary at this point and time. The triangle of land Block A, presently owned by the Ministry of Government Services, must be acquired and included in this plan of subdivision before the proposal is released for registration.

The portion of Street 'F' that abuts the future Highway Number 407 should have a 0.3 metre reserve indicated on the south side of the street. Blocks 181, 182 and 183 should be identified, specifically for a public and separate school site.

The south-westerly corner of the property at the end of Street 'B' will require a redline revision to accommodate the change in the property boundary to include the required land for future Mavis Road ramp from Highway Number 407. Although the Ministry of Transportation and Communications have requested a delay in the processing of the Plan of Subdivision pending the outcome and the design of Highway Number 407/Mavis Road interchange, the alignment has been established and the Region is satisfied that the proposed redline changes accommodates the future access ramps.

An arborist report, dated June 30, 1986, indicated that "the trees associated with the site occur primarily as hedgerows plus small groupings in the area of the old homestead. As most of the trees are singular in number and spaced within the hedgerows, there is little potential for the retention of any significant numbers, except along the westerly boundary. In this area, we suggest some measures be taken to protect as many trees as possible "

Because of the location of Mavis Road and the internal street and road pattern, it is highly unlikely that more than 1 or 2 trees could be conserved along the rear property line of Lots 1 to 6. Community Design staff indicate in their report that where possible in this area, special efforts should be made.

The applicant will be required to reimburse Rice Construction Company 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.

7.0 Recommendation

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. A Public Meeting be held in accordance with City Council procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare an appropriate amendment to the zoning by-law and that draft approval of the proposed Plan of Subdivision be subject to the following conditions:
 1. The approval be based on the draft plan dated May 5, 1987, prepared by Team Three and redline revised as follows to show:
 - a. Ashley Hume Boulevard, west of Hurontario Street for a distance of 100 metres widened to a width of 26 metres;
 - b. The townhouses on Block 208 replaced with single family lots fronting onto Street 'E';
 - c. Block 209, 210 and 212 "Reserved for Future Development."
 - d. A 0.3 metre reserve located along the easterly boundary and daylight triangle of Block 183 where that block abuts McLaughlin Road and Ashley Hume Boulevard;

- e. A 0.3 metre reserve included along the southerly boundary of the property from Block 197 to the intersection of Street 'F' and the property boundary;
 - f. The right-of-way of the Mavis Road interchange;
 - g. At the westerly end of Street "A", Lots 176 through 179, as Block 210, "Reserved for Future Development"
 - h. Lots 6 through 15 deleted and replaced with 2 new lots;
 - i. The road allowance for Street 'C' from Lot 40 to the Lot 98 increased to 23 metres;
 - j. The road allowance for Street 'F' from the intersection of Ashley Hume Boulevard South to Block 194 increased to 23 metres;
 - k. The general notes portion of the plan be revised to reflect the foregoing revisions;
 - l. Block 195 "Reserved for Townhouses", and
 - m. Temporary culs-de-sac on Street 'F' at Block 196 and Block 188.
2. The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision;
 3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services to the appropriate authorities;

4. The applicant shall agree to support the appropriate amendment to the zoning by-law;
5. The proposed road allowances shall be dedicated as public highways upon registration of the plan;
6. Development of the plan shall be staged to the satisfaction of the City of Brampton;
7. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel;
8. The applicant shall agree to create easements for maintenance purposes for all lots where less than 1.2 metre (4 foot) side yards are being provided;
9. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City of Brampton for the relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense;
10. The applicant shall convey Block 211, park, to the City in a condition satisfactory to the Commissioner of Community Services;
11. The applicant shall agree by agreement to pay to the City cash-in-lieu for parkland conveyance in accordance with City Council's policy;
12. The applicant shall convey to the City of Brampton a 0.3 metre reserve 1) where the property abuts McLaughlin Road; 2) where the proposed Street "F" abuts the proposed Highway Number 407; 3) where Block 183 abuts McLaughlin Road including the daylight triangle at Ashley Hume Boulevard, 4) at the dead end and open sides of any open road

allowances, and 5) where Street 'B' abuts the proposed Highway Number 407/Mavis Road interchange;

13. Blocks 180, 181, 193, 194, shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning by-law;
14. The applicant shall agree to the establishment of an Architectural Control Committee to deal with external appearance of dwellings;
15. The applicant shall 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;
16. Prior to the final approval, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the City of Brampton, the Region of Peel and the Ministry of the Environment;
17. The applicant shall agree that the noise control measures recommended in the acoustical report, as in condition number 16 above, shall be implemented to the satisfaction of the Region of Peel, the Ministry of the Environment and the City of Brampton, and in the event that a slight noise level excess will remain despite the implementation of the noise control measures, the following clause shall be included in a registered portion of the subdivider's

agreement and in all offers of purchase and sale for the affected lots:

"Purchasers shall be advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be a concern, occasionally interfering with some activities of the dwelling occupants."

18. Prior to the final approval, the Ministry of the Environment shall be notified by a copy of the fully executed subdivision agreement between the developer and the municipality that the noise control features recommended by the acoustical report and approved by the Ministry of the Environment, the City of Brampton and the Region of Peel shall be implemented as approved, by requirements of the subdivision agreement;
19. Those portions of the lots located between the road allowance for which the lot does not obtain access, and the noise attenuation wall required pursuant to Condition Number 16, in excess of the standard 0.3 metre setback, shall be shown on the plan to be registered as a separate block, and shall be deeded to the applicable road authority;
20. The applicant shall agree, prior to offering units for sale, to place a plan on the wall of the sales office(s), in a place readily available to the public, which indicates the following:
 - i) these lots or blocks in a colour coded form that have existing and potential noise environmental problems;

- ii) where parks, open space and sidewalks are located;
- iii) the types of parks and open space (i.e. passive or active). Active parks should indicate the following wording:

"Playground equipment or active sports fields"

- iv) the type and location of fencing and noise attenuation features;
- v) the location of supermailboxes as determined by Canada Post;
- vi) the location of lots designated by the Fire Chief as fire break lots, and
- vii) the following information must also be shown in **BOLD CAPITAL TYPE**:

"For further information on proposed and existing land use, please call the City of Brampton, Planning and Development Department, 150 Central Park Drive, 3rd Floor, between 8:30 a.m. and 4:30 p.m., telephone number 793-4110".

- 21. The map required in condition number 19 above shall be approved by the Commissioner of Planning and Development for the City of Brampton, prior to the applicant either offering dwelling units for sale or to the registration of the plan and further staff shall be permitted to monitor the sales office to ensure compliance;
- 22. The applicant shall agree that stormwater overland flow routes shall be kept within roads or approved walkways only;

23. The applicant shall make satisfactory arrangements with Canada Post for the provision of suitable sites for the installation of Canada Post Supermailboxes in accordance with City Public Works and Building Department guidelines;
24. The applicant shall agree to remove any trees and any vegetation on the subject land as required by the City of Brampton;
25. The owner shall not remove any trees or topsoil from the land within the plan or start any grading within the plan, prior to the registration of the plan, without the prior written authorization of the City of Brampton's Commissioner of Public Works and Building;
26. The applicant shall agree to advise purchasers in **BOLD CAPITAL TYPE** in all purchase and sale agreements and by the erection of signs to the satisfaction of The Dufferin-Peel Roman Catholic Separate School Board of the following:

"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."

27. The applicant agrees that the following condition must be fulfilled prior to registration:
 1. That 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 182 in 21T-85020B (0.6 ha); and

2. That the school site conform to the site policy criteria of The Dufferin-Peel Roman Catholic Separate School Board.
28. The applicant shall agree to advise the purchasers in **CAPITAL TYPE** in all purchase and sale agreements and by the erection of signs to the satisfaction of the Peel Board of Education of the following:

"Whereas, despite the best efforts of the Peel Board of Education, 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, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel Board of Education to determine the exact schools."

29. The applicant shall agree:
- a. that prior to registration of the plan, a detailed engineering submission be prepared to the satisfaction of the Credit Valley Conservation Authority and the City of Brampton, which will describe:
 - i) the means whereby stormwater will be conducted from the site to a receiving body;
 - ii) the means whereby erosion, sedimentation and their effects will be contained and minimized on

the site both during and after the construction period.

- b. to obtain permits from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 (the fill, construction and alteration to watercourse regulations) for any storm drainage works within the Credit River or Fletchers Creek;
 - c. in the subdivision agreement, in wording acceptable to Credit Valley Conservation Authority and the City of Brampton carry out or cause to be carried out the works noted in condition number 30(a);
30. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements;
31. The applicant shall agree by agreement to obtain a receipt that their share of the Fletchers Creek South Storm Water Management Study has been paid;
32. The applicant shall acquire the triangular parcel of land, Block A, to be included in the final plan of Subdivision prior to the registration of the plan, and
33. The applicant shall agree:
- a. That prior to any development taking place to carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site, to the satisfaction of the Archaeology Unit of the Ministry of Citizenship and Culture, and


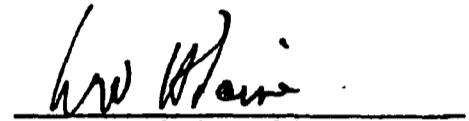
- b. That prior to the signing of the final plan, the Region is to be advised by the Ministry of Citizenship and Culture that this condition has been carried out to their satisfaction.

Respectfully submitted,

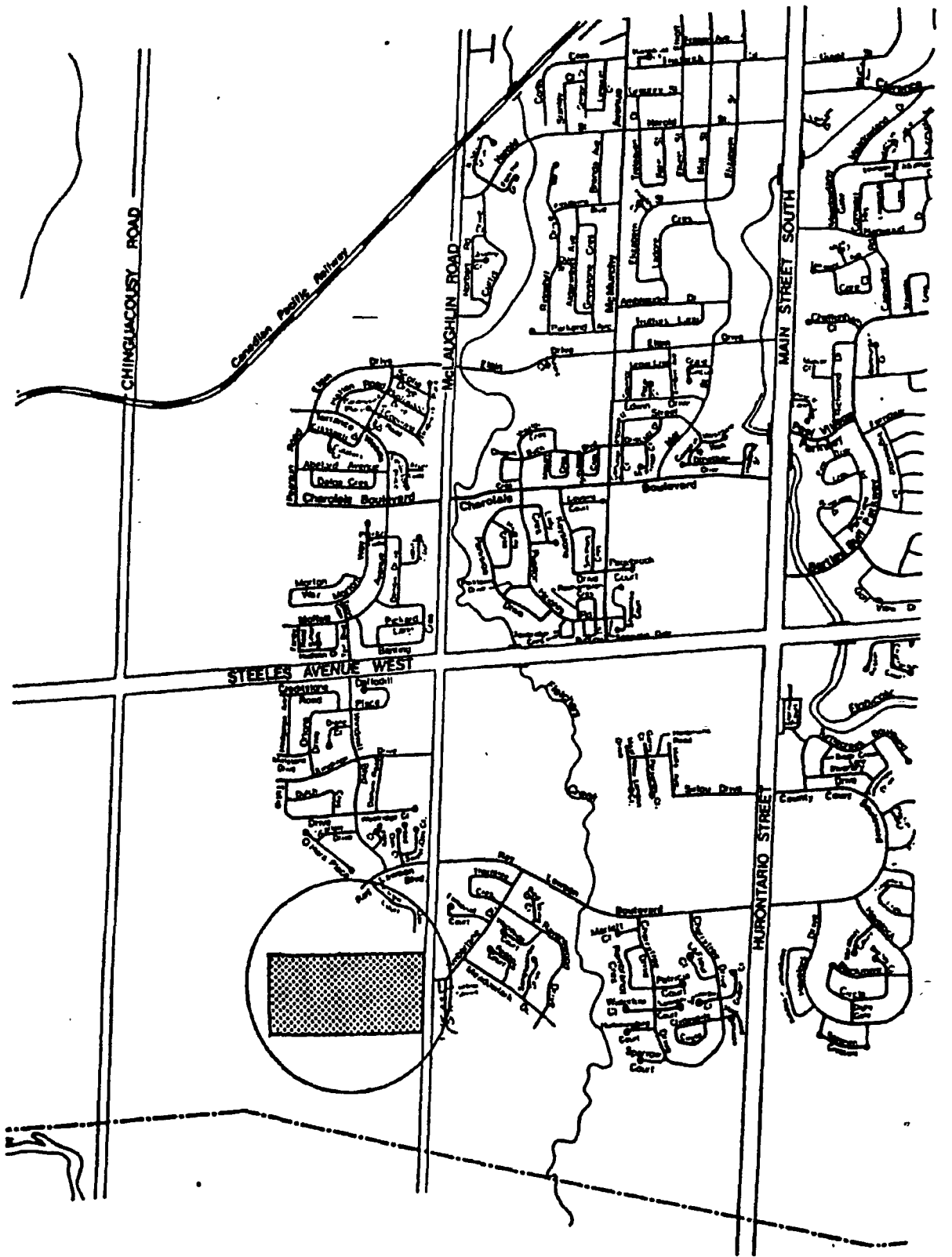


Ron Burnett, M.C.I.P.
Development Planner

AGREED:


F. R. Dezell, Commissioner
of Planning and Development
L. W. H. Laine, Director,
Planning and Development
Department

RB/hg/am/3



ASHLEY HUME

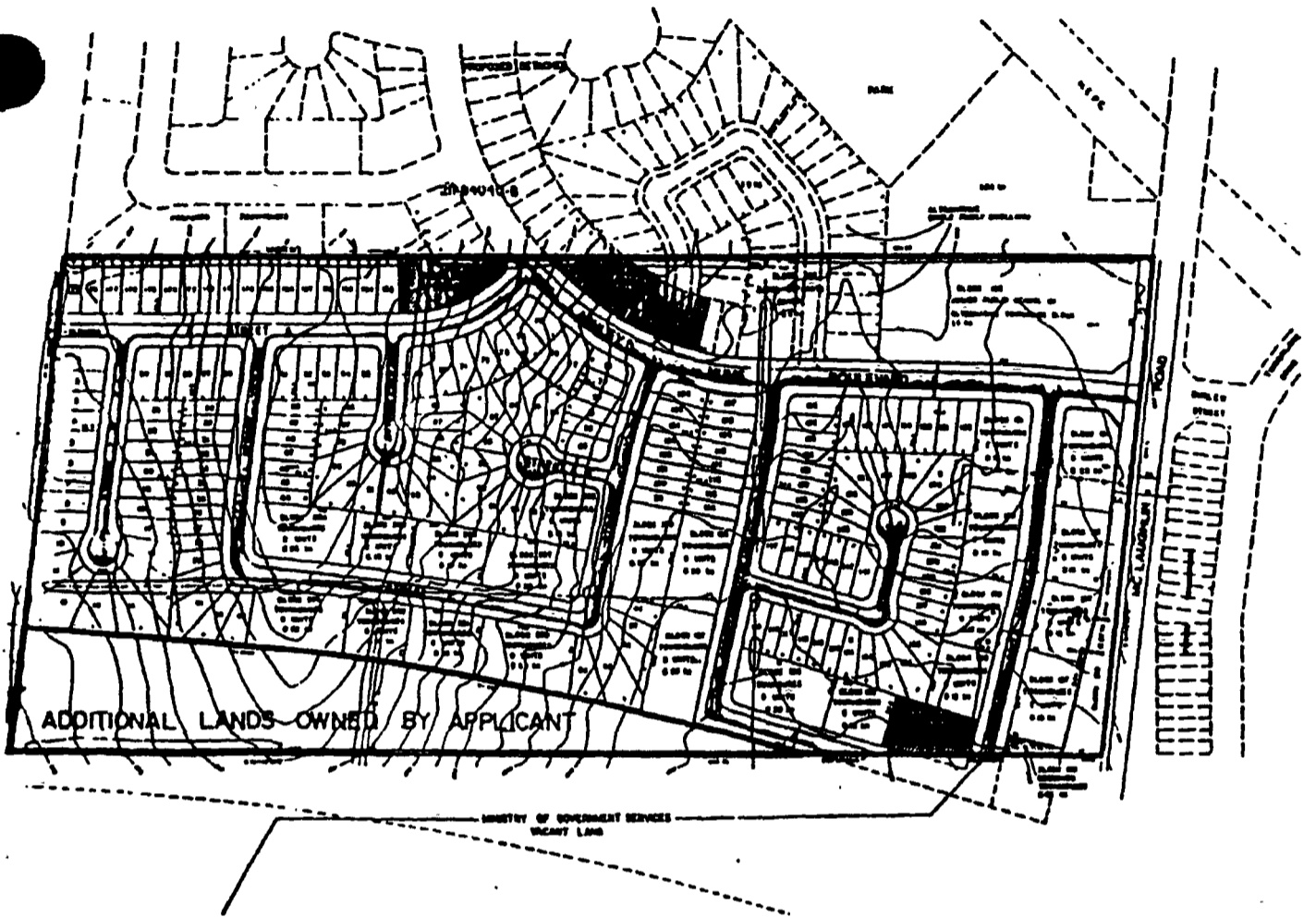
Location Map



1:25000

CITY OF BRAMPTON
 Planning and Development

Date: 88 02 03 Drawn by: RB
 File no. T2W13.1 Map no. 74-6A



ASHLEY HUME

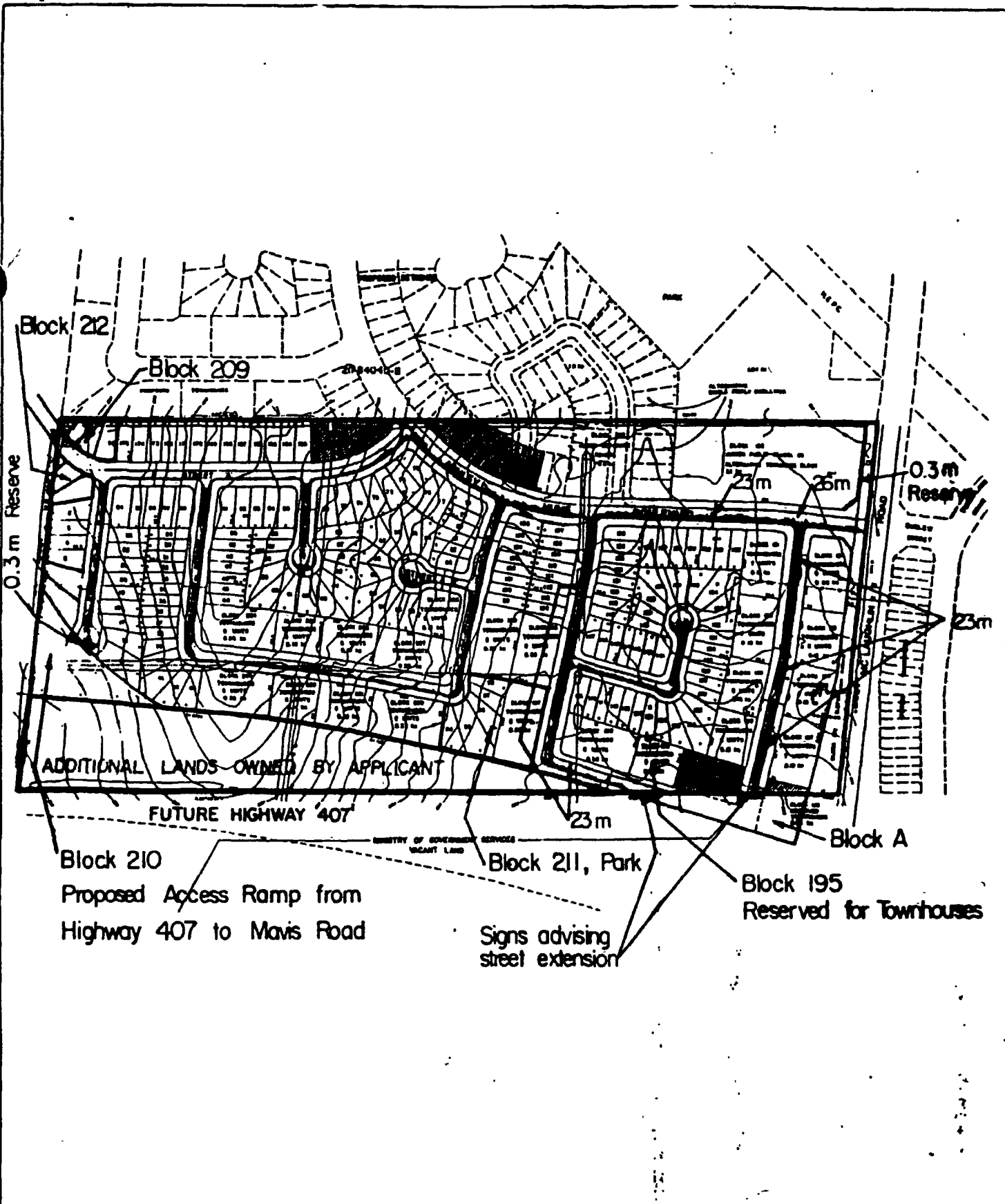
Draft Plan of Subdivision



1:4300

CITY OF BRAMPTON
 Planning and Development

Date: 88 02 03 Drawn by: RB
 File no. T2 W13.1 Map no. 74 - 68



ASHLEY HUME

Draft Plan of Subdivision (Red Lined)



14300

CITY OF BRAMPTON
 Planning and Development

Date: 88 02 03 Drawn by: RB
 File no. T2 W13.1 Map no. 74 - 6B

INTER-OFFICE MEMORANDUM

6: C-21

Office of the Commissioner of Planning & Development

March 14, 1988

TO: Mayor and Members of City Council

FROM: Planning and Development Department

RE: Draft Plan of Proposed Subdivision and
Application to Amend the Zoning By-law
Part of East Half of Lot 13,
Concession 2, W.H.S.
(geographic Township of Toronto)
Ward Number 4
ASHLEY HUME (Lloyd Thomson)
Region of Peel File Number: 21T85020B
Our File Number: T2W13.1

1.0 Introduction

Planning Committee at its meeting held on Monday March 7, 1988, requested staff to comment upon the parkland requirements of the above noted development.

2.0 Background

When dealing with the Park requirements of Beacon Hall Limited Phase I subdivision plan, it was determined that a larger park would be established in Phase 2 to satisfy the parkland requirement of both the Beacon Hall Limited subdivision and the Lloyd Thomson subdivision to the south - now Ashley Hume Limited. This was reported to City Council at its September 23, 1985 meeting prior to the adoption of Amendment Number 70 of the Official Plan and further reiterated in a report on Phase II of the Beacon Hall Limited subdivision to Planning Committee, dated July 7, 1988.

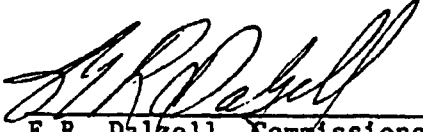
3.0 Parkette Requirement

There is no doubt, upon reviewing the distribution of housing types that a parkette is required in the Ashley Hume Limited subdivision. In accordance with the procedure of indicating the location of parkland parkette facilities in secondary plans and the deletion of the parkette by Official Plan Amendment Number 102, it would be necessary to reinstate the Parkette facility by enactment of an appropriate Official Plan amendment. It is staff's intention that the amendment be prepared at this time and the necessary Public Meeting would be held in conjunction with the Public Meeting to be held with respect to the zoning by-law amendment to avoid undue delay in the processing of subdivision plan.

4.0 Recommendation

It is recommended that:

- a) an Official Plan amendment be prepared to incorporate a parkette in the location of the Ashley Hume Limited subdivision plan, and
- b) a Public Meeting be held with respect to the Official Plan amendment in conjunction with the Public Meeting to be held with respect to the zoning by-law amendment.


F.R. Dalzell, Commissioner,
Planning and Development

FRD/LL/am/22



March 15, 1988

Mr. F. Dalzell,
Commissioner of Planning
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Mr. Dalzell:

**Re: Draft Plan of Subdivision
(21T-85020B) and Application
to Amend the Zoning By-Law
Ashley Hume, Brampton
Your File Number T2W13.1**

In response to your letter of March 11, 1988, this is to indicate that the conditions of draft plan approval requested by The Dufferin-Peel Roman Catholic Separate School Board in a letter addressed to Peter Allen on July 30, 1987 (copy attached) remain applicable.

The Board is satisfied with the revised configuration of the separate school site as confirmed by Team Three in their letter dated February 25, 1988 to this office.

Yours truly,

Dr. D. D. Mullin
Superintendent of Planning

GG/is

c. Peter Allen, Region of Peel
J. Greeniaus, Peel Board of Education
B. Meyer, Team Three



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

City of Brampton
 PLANNING DEPT.
 Date AUG 05 1987 Rec'd.
 File No.

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

July 30, 1987

Mr Peter Allen
 Commissioner of Planning
 The Region of Peel
 10 Peel Centre Drive
 Brampton Ontario
 L6T 4B9

Per 870805

Dear Mr. Allen.

Re 21T-85020B
 Ashley-Hume
 Part Lot 13, Concession 2, W.H.S.
City of Brampton

Separate school pupils generated as a result of this subdivision will be accommodated in temporary facilities or bussed to a holding school until the permanent school in this plan, Block 182 is constructed. Approximately 72 Junior Kindergarten to Grade 8 and 28 Grades 9 - 12 OAC students are estimated to be the yield from the 179 single-family and 149 multiple family units.

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

1. That the following clause be included in all agreements of purchase and sale for the residential lots in this 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 "

Mr. Peter Allen, Region of Peel
Page 2
July 30, 1987

- 2 That 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. The applicant is to contact the Board's planning department for sign specifications.

Since there is a portion of a school site in this plan the following conditions must also be fulfilled prior to registration:

- 3 That 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 182 in 21T-85020 (.6ha);
- 4 That the school site conform to the site policy criteria of The Dufferin-Peel Roman Catholic Separate School Board. A site walk should be arranged by the applicant in conjunction with the applicant of 21T-84040 (balance of the site), to determine the suitability of the topography for the construction of a school.

Yours truly,

Sherryl Daoust

Sherryl Daoust
Chief Planner

SD/is

c.c. F. Dalzell--City of Brampton
J. Greeniaus--Peel Board of Education
Mr. B. Meyer--Team Three



Ministry
of the
Environment

Ministère
de
l'Environnement

Central
Region

Région du
Centre

7 Overlea Boulevard
4th Floor
Toronto Ontario
M4H 1A8
416 424-3000

7 boulevard Overlea
4^e étage
Toronto (Ontario)
M4H 1A8
416 424-3000

1987 11 27

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

City of Brampton PLANNING DEPT.	
Date	DEC - 2 1987 Rec'd.
File No.	72w131

Dear Mr. Allen:

Re: Proposed Plan of Subdivision
City of Brampton
File: 21T-85020B

The plan proposes 328 residential units on full municipal services. The subject site is located in Lot 13, Concession 2 WHS. Detailed servicing comments should be obtained from the Regional Engineering/Works Department.

We have reviewed the application and have identified a serious noise concern due to the development's proximity to proposed Highway 407. We therefore recommend that prior to draft approval the proponent engage the services of a consultant to complete a noise feasibility study to the satisfaction of the Ministry of the Environment and the City.

Yours truly,

[Faint signature]

A. Edwards, Planner
Approvals and Planning
Technical Support Section

cc: F. Dalzell ✓
D. Beach

LS/AE/BRAM/N27F

*See O.P. #61
we should have
this study (feasibility)
up front
87.12.03*



CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE THIS FILE NUMBER

November 23, 1987

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

Attention: Mr. R. Burnett
Development Planner

City of Brampton PLANNING DEPT.	
Date	NOV 25 1987 Rec'd.
File No.	T2W13.1

Dear Sir:

Re: Application to Amend the Official Plan
and Restricted Area (Zoning) By-law
Part of E1/2 Lot 13, Concession 2 WHS
City of Brampton
(Ashley - Hume)
Your File No. T2W13.1

Further to your circulation dated August 24, 1987, we have now had the opportunity to review the above noted application. The following comments are provided for your information and reference.

The subject site has been recently reviewed by the Authority through Regional Municipality of Peel Plan of Subdivision File No. 21T-85020B. Our concerns and recommended conditions of draft approval, regarding the conveyance of stormwater and the implementation of erosion and sedimentation control techniques, are outlined in the attached letter to the Region dated October 21, 1987.

On this basis, we do not object to the subject application for official plan and zoning bylaw amendment as our concerns are being addressed through the subdivision review process.

Yours very truly,

Marilyn F.V. Eger
Manager, Resource Planning

LA:cp

LA:cp
Attd.

..continued..

-2-

November

B

, 1987

cc: City of Brampton
Attention: Mr. D.J. VanBeilen
Director, Development and
Engineering Services
(w/encl.)

BY COURIER

October 21, 1987

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

Attention: Mr. P.E. Allen
Commissioner of Planning

Dear Sir:

Re: Revised Draft Plan of Subdivision
File No. 21T-85020B
Part of Lot 13, Concession 2, W.H.S.
City of Brampton
(Ashley-Hume)

Further to your circulation of June 17, 1987, we have now had the opportunity to review the proposed Plan of Subdivision. The following comments are provided for your information and reference.

The subject site consists of generally flat agricultural land. A portion of the site drains in a southerly direction to a minor tributary of the Credit River while the majority of the property drains to a tributary of Fletcher's Creek.

The major concern of the Authority with regard to the proposed plan relates to the minimization of any potential erosion and sedimentation within the Credit River or Fletcher's Creek, both during and after the construction period. We also note that as the site drains to the south, consideration must be given to the future construction of the proposed Highway 407.

On this basis, we recommend that the subject plan receive draft approval subject to the following conditions:

1. Prior to registration of the plan a detailed engineering submission be prepared to the satisfaction of the Credit Valley Conservation Authority and the City of Brampton, which will describe:

...continued

October 21, 1987

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

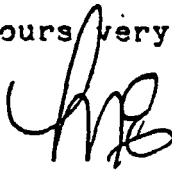
In this regard, permits may be required from the Credit Valley Conservation Authority pursuant to Ontario Regulation 162/80 (the Fill, Construction and Alteration to Waterways Regulations) for any storm drainage works within the Credit River or Fletcher's Creek.

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

- a) to carry out or cause to be carried out the works noted in Condition 1.

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

Yours very truly,



Marilyn F.V. Eger
Manager, Resource Planning



LA:kb

cc: City of Brampton
Attention: Mr. F.R. Dalzell
Commissioner of Planning
Attention: Mr. L.T. Koehle
Commissioner of Public Works
and Building
(By Courier)

Ministry of Natural Resources
Maple District Office
Attention: Mr. I.B. Earl
District Manager

Team Three
424 Hensall Circle, Suite 10
Mississauga, Ontario
L5A 1X7



Ontario

Ministry of
Transportation and
Communications

Telephone No. 235-3830

Transportation Corridor
Management Office
Room 226, Central Building
1201 Wilson Avenue
Downsview, Ontario
M3M 1J8

September 02, 1987

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

City of Brampton PLANNING DEPT.	
Date	SEP - 8 1987 Rec'd
File No.	T.2.013.1

Attention: R. Burnett, M.C.I.P.

Dear Mr. Burnett,

Re: Zoning By-Law Amendment "Residential" (21T-85020)
Part of Lot 13, Concession 2, Highway No. 407
District No. 6, Toronto.

In response to your letter dated August 24, 1987 on the above, we advise our Ministry reviewed this matter under file 21T-85020 in late July of this year. At that time we requested a deferral of comments for a period of 2-3 months time due to the possibility lands may be required for future construction purposes.

Our comments remain unchanged and we are retaining your request until this matter is resolved.

Yours truly,


K. Ainsworth

For: A. Zembal
Manager

AZ/KA/sj

cc: Central Region - R. Hamner.

570 908



Ontario

PLANNING DEPT.

Date AUG 04 1987 Rec'd.

File No. T2w131

Ministry of
Transportation and
Communications

Telephone No. 235-3830

Transportation Corridor
Management Office
Room 226, Central Building
1201 Wilson Avenue
Downsview, Ontario
M3M 1J8

July 29, 1987

File No. 21T--85020B

Lloyd Thompson
Ashley Hume

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

Attention: P. F. Allen

Dear Sir:

Re: Plan of Subdivision, City of Brampton
Part of Lot 13, Concession 2
Highway No. 407, District No. 6, Toronto

Our Planning and Design Office has advised that the Mavis Road/Highway No. 407 interchange is presently being reviewed. It is anticipated lands may be required from this plan for future construction purposes.

In view of this, we are requesting a deferral of comments for a period of 2-3 months time.

Yours truly,

K. Ainsworth

For: A. Zembal
Manager

AZ/KA/jh

cc: Central Region
District No. 6
City of Brampton ✓
M.M.A.

670805

2 Fieldway Rd. F3
Toronto, Onta M5G 1W9

1987 07 29

City of Brampton PLANNING DEPT.	
Date	AUG 11 1987 Rec'd
File No.	C4E6.14
	TLW13.7
	T2W13.1

Bell

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

Attention: Peter E. Allen
Commissioner of Planning

Dear Sir:

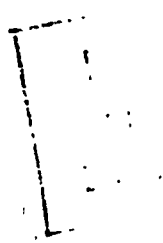
Re: Your File Nos. 21CDM 87-518B, 21CDM 87-519B and 21T 85-020B
City of Brampton

We wish to thank you for your co-operation concerning the above mentioned file numbers and to advise you that Bell Canada has no criticisms or comments to offer on these plans as proposed at this time.

Yours truly,

S.M. Allen (Mrs.)
Manager O.P. Facilities
Utilities Coordination
(416) 236-5117

cc: City of Brampton
Planning Department



Allen

87 08 12



Ontario

Ministry of
Citizenship
and Culture

Ministère des
Affaires civiques
et culturelles

File No.

[Handwritten signature]

77 Bloor Street West
Toronto, Ontario
M7A 2R9

77 ouest, rue Bloor
Toronto, Ontario
M7A 2R9

1987
Année internationale du
logement des sans abri

Archaeology Unit,
Heritage Branch, 2nd Floor
(416) 965-4490

Your File

Our File:

*C6E9.2
T2W03.1*

August 24, 1987

Fred Delzell
Commissioner of Planning and Development
Planning Department
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Mr. Delzell:

Please find enclosed copies of archaeological reviews of proposed subdivisions in Brampton. The originals have been sent to Mr. Doug Billett, R.M. of Peel.

Yours truly,

Gary Warrick

Gary Warrick, Archaeological Consultant
to the Ministry of Citizenship and Culture

MCC Contact:
William Fox
Senior Archaeologist

[Handwritten signature]



Ontario

1987
Shelter for the Homeless



1987
Année internationale de
logement des sans-abri

Ministry of Ministère des
Citizenship Affaires civiques
and Culture et culturelles

77 Bloor Street West
Toronto Ontario
M7A 2R9

77 ouest, rue Bloor
Toronto Ontario
M7A 2R9

Archaeology Unit,
Heritage Branch, 2nd Floor
(416) 965-4490

Your File

Our File

August 24, 1987

T2013.1

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

Re: Subdivision File No.: 21T-85020B
Pt. Lot 13, Con. 2 W.H.S., Brampton

Dear Mr. Billett:

Our office has reviewed the subdivision plan (21T-87020B) and have found that the property displays a moderate potential for the discovery of archaeological remains. This assessment is based on the presence of several relict water courses (i.e. streams) and a nineteenth century farm residence on the property. In addition, the property lies only 1.5 km east of a large cluster of registered archaeological sites northwest of Meadowvale. Consequently, we would recommend that the standard condition of archaeological approval be applied to the proponent's draft plan.

Yours truly,

Gary Warrick
Archaeological Consultant
to the Ministry of Citizenship and Culture

MCC Contact:
William Fox
Senior Archaeologist

cc. Fred DelzAll, Commissioner of Planning and
Development, City of Brampton

74

August 18, 1987

OUR FILE: 630.41(T)

City of Brampton PLANNING DEPT	
Date	AUG 21 1987 Rec'd
File No	T2W131

Handwritten initials

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

Attention: Mr. P.E. Allen
Commissioner of Planning

Dear Sirs:

Proposed Plan of Subdivision
Part of Lot 13, Concession 2 WHS
City of Brampton
Ministry File: 21T-850208

The plans have 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,

Dennis Fleming

D. Markovic
Special Assignments Coordinator
Real Estate & Security Division
Mailing Location U9 B3
Telephone: (416) 592-3205

cc: Ministry of Municipal Affairs
City of Brampton

Handwritten initials

Handwritten number 470821



July 22, 1987

City of Brampton
PLANNING DEPT.
Date JUL 27 1987 Rec'd.
File No. 53-213-1

TRUSTEES

- Margaret McKee (Chairman)
- Gary Heighington (Vice-Chairman)
- Judee Beer
- George Carlson
- Karen Carstensen
- Beryl Ford
- Gail Green
- Dr. Ralph Greene
- L. Cliff Gyles
- William Kent
- Pierre Klein
- Robert Lagerquist
- Scott Macpherson
- Thomas McAuliffe
- Carolyn Parrish
- Ruth Thompson

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

Dear Mr. Allen:

Re: 21T-85020B Ashley-Hume
Pt. Lot 13, Conc. 2, W.H.S.
City of Brampton

The Peel Board of Education requires the following conditions be included in the Conditions of Draft Approval as well as the Engineering Agreement:

Director of Education and Secretary
J.A. Fraser, B.A., M.Ed
Associate Director of Education
R.N. Chalmers, B.A., M.Ed
Associate Director of Education/Business and Treasurer
M.D. Roy, C.A.

1. "The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy."

The above signs are to be to the Board's specifications and at locations determined by the Board.

2. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement.

"Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of The Peel Board of Education to determine the exact schools."

Ron
170727

H J A Brown Education Centre
5650 Hurontario Street
Mississauga, Ontario L5R 1C6
(416) 890-1099

An Equal Opportunity Employer

3. The Board requires satisfactory site purchase arrangements with regard to Block 183 designated on the plan for public school purposes.

This plan of subdivision proposes a significant number of units for which there is no available permanent accommodation. The Board will, therefore, be utilizing portable accommodation and busing to holding schools until justification and funding for a new school is available from the Ministry of Education.

The anticipated yield from this plan is as follows:

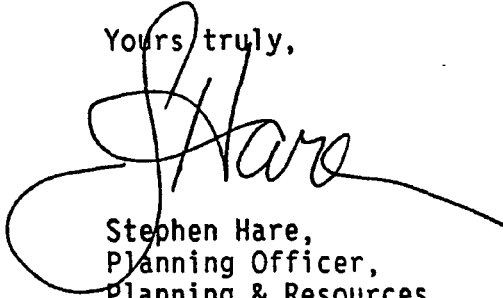
106	JK-6
33	7-8
66	9-13.

The students generated are presently within the following attendance areas which have the following enrolments and capacities:

		Proj. Enrol. <u>Sept./87</u>	<u>OME-10%</u>
Parkway P.S.	K-6	431	553
W. G. Davis Sr.	7-8	306	436
J. A. Turner S.S.	9-13	1180	1158

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

Yours truly,



Stephen Hare,
Planning Officer,
Planning & Resources.

SH:jbw

c: ~~F. Datzett~~
D. Mullin
Applicant

MINISTRY of
NATURAL RESOURCES

CITY OF BRAMPTON
PLANNING DEPT.
Date JUL 15 1987 Rec'd.
File No. 72w13.1

July 13, 1987

Our ref: 21T-85020B

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

Attention: P. E. Allen

Dear Sirs:

SUBJECT: Draft Plan of Subdivision
21T-85020 - Ashley-Hume
Pt. Lt. 13, Conc.2 W.H.S.
City of Brampton

Staff of this office have now reviewed the above application.

The plan indicates that municipal storm sewers will service this subdivision. During development, construction activities have the potential to create on site erosion and sedimentation problems. This situation is of concern to our fisheries program should sediment laden stormwater be permitted to enter storm sewers that eventually discharge to watercourses. Sediment laden stormwater may cause negative impact on the quality of the receiving waters as it relates to fish and their habitat. Accordingly, the Ministry of Natural Resources encourages the municipality to consider the following with respect to this development.

- 1) Appropriate stormwater management techniques and erosion and sedimentation control measures must be employed both during and after construction to prevent sediment laden stormwater from entering municipal storm sewers with eventual discharge to watercourses.
- 2) The municipality should take appropriate measures to prevent post construction 'supercharging' of the storm sewer system. This is often the method used to clear the system of accumulated sediment. Instead, sediment should be removed on line at the source (i.e. at catchbasins).
- 3) Increases in stormwater volumes entering the storm sewer system may result in increased erosion at the outfall. The municipality should ensure that appropriate measures are taken to protect this area.

The above is offered only as an informational note. We have no objection and require no conditions of draft approval. Please advise us of draft approval and final registration of the plan.

...2

Ron
870716

Page 2
July 13, 1987
Regional Municipality of Peel

Should you have any questions, please contact Kathleen Armstrong
(832-7229) at this office.

Yours truly,



I.B. Earl
District Manager
Maple District
10401 Dufferin Street
Maple, Ontario
LOJ LEO

Telephone: 416-832-7222

KA:tp

c.c. City of Brampton Attn: Planning
C.V.C.A.



COPY

129 Glidden Road
Brampton, Ontario
L6W 3L9
(416) 451-6300

City of Brampton
PLANNING DEPT.

07/09/87

Date JUL 14 1987 Rec'd

File No. 72013.1

Mr. Peter E. Allen,
The Regional Municipality of Peel,
10 Peel Centre Drive,
BRAMPTON, Ontario
L6T 4B9

Dear Sir:

Re: Revised Draft Plan of Subdivision
21T-85020B - Ashley-Hume
Pt. Lot 13, Concession 2, W.H.S.
City of Brampton *Lloyd Thompson:*

Thank you for the copy of the proposed plan of subdivision.

We have no comments or modification requests at the present time. Most of our requests are guaranteed by the owner in the agreements undertaken for hydro servicing.

Yours truly,

BRAMPTON HYDRO-ELECTRIC COMMISSION

Gordon S. Good

Gordon S. Good, O.L.S.,
SURVEYS & RECORDS SUPERVISOR

GSG:aw

per: *A.W.*

cc. City of Brampton, Planning Dept.
Att: Mr. F.R. Dalzell

Am
7/17

Chairman - J J YARROW • Vice Chairman - W J BAILLIE

Commissioners - K G WILLIAMS Mayor • D ASHTON • E F MARTIN • General Manager - K D MATTHEWS P ENG

DOUGLAS K. BURROWS, B.A.
Chief of Police



Telephone: Area Code 416
453-3311

Address all correspondence to
The Chief of Police
Referring to.

Our File No
Your File No

PEEL REGIONAL
POLICE FORCE

P.O. BOX 7750
7750 HURONTARIO ST.
BRAMPTON, ONTARIO
CANADA
L6V 3W6

Attention of	
City of Brampton PLANNING DEPT.	
Date	JUN 29 1987 Rec'd.
File No.	T2W13.1

June 24, 1987

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

Dear Sir:

L. THOMPSON

Re: File 21T-85020B / Pt. Lot 13, Con. 2 W.H.S.

The draft plan for the above noted subdivision has been considered by the Planning and Research Bureau.

It appears this development will have no adverse affect on any of our future plans.

Yours truly,

M. Haslett
Staff Sergeant
Planning and Research Bureau

DM:tmh

C.C. City of Brampton, Planning Department

Plan
870629