

CD.17.BRA
(Brampton)

DATE: March 11, 2003

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Applications to Amend the Zoning By-law and Draft Plan of Subdivision**
728184 Ontario Limited, Deacon Investments and Michael Jeremy Investments
East of Mavis Road, north of Highway 407
City of Brampton
Brampton Files: 21T-00002B and T2W13.3
MEETING DATE: March 31, 2003

ORIGIN: Planning and Building Department

BACKGROUND: On February 6, 2003 the Planning and Building Department received from the City of Brampton applications by 728184 Ontario Limited, Deacon Investments and Michael Jeremy Investments to amend the Zoning By-law, together with a draft plan of subdivision. The applications proposed the development of 9.3 ha (23.1 acres) for 156 detached residential lots and a park, on the east side of Mavis Road Road, north of Highway 407, in the City of Brampton, as shown on Exhibit 1.

COMMENTS: The subject lands are designated "Residential" in the Brampton Official Plan, and "Low Density Residential" in the Fletchers Creek South Secondary Plan. The lands are zoned "Agricultural" and are proposed to be rezoned to permit their development for detached dwellings and a park, in accordance with the Brampton Official Plan and the Fletchers Creek South Secondary Plan.

The proposal is compatible with low density residential development planned for lands south of the municipal boundary in the Meadowvale Village District; consequently there is no objection to the applications from a land use planning standpoint.

The Transportation and Works Department has no concerns from a traffic standpoint. With respect to storm drainage, criteria regarding the location, size and function of the proposed storm water management facility is required by the Mississauga Transportation and Works Department. Specifically, information is required as to whether or not the facility will provide quality, quantity or erosion control; or if any combination of these is proposed. In addition, as a condition of draft approval, the City of Mississauga should be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review, comment and approval.

CONCLUSION:

The proposed Zoning By-law amendment, and draft plan of subdivision under City of Brampton files 21T-00002B and T2W13.3, 728184 Ontario Limited, Deacon Investments and Michael Jeremy Investments will permit development of the lands for residential detached dwellings and a park consistent with the Brampton Official Plan and the planned development in Meadowvale Village. Consequently, there is no objection from a land use planning standpoint.

With respect to storm drainage, criteria regarding the location, size and function of the proposed storm water management facility is required by the Mississauga Transportation and Works Department. Specifically, information is required as to whether or not the facility will provide quality, quantity or erosion control; or what if any combination of these is proposed. In addition, as a condition of draft approval, the City of Mississauga should be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review, comment and approval.

RECOMMENDATIONS:

1. That the City of Brampton be advised that the City of Mississauga has no objection to the proposed Zoning By-law amendment, and draft plan of subdivision under City of Brampton files 21T-00002B and T2W13.3, 728184 Ontario Limited, Deacon Investments and Michael Jeremy Investments, subject to the following:
 - a) The City of Brampton providing information to the City of Mississauga regarding the location, size and function of the proposed storm water management facility, and proposals for storm water quality, quantity or erosion control.
 - b) The City of Mississauga is to be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review and approval.
2. That a copy of the report titled "Applications to Amend the Zoning By-law and Draft Plan of Subdivision, 728184 Ontario Limited, Deacon Investments and Michael Jeremy Investments, East of Mavis Road, north of Highway 407, City of Brampton" dated March 11, 2003 from the Commissioner of Planning and Building be forwarded by the City Clerk to the City of Brampton.

Original Signed By: _____
Thomas S. Mokrzycki
Commissioner of Planning and Building