

DATE: April 10, 2001

TO: Chairman and Members of the Planning and Development Committee

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

SUBJECT: **Application to Amend the Zoning By-law and Draft Plan of Subdivision**
728184 Ontario Limited (Ashley Woods)
East of Mavis Road, north of Highway 407
City of Brampton
Brampton Files:21T-00-002B and T2W13.3
MEETING DATE: April 30, 2001

ORIGIN: Planning and Building Department

BACKGROUND: On February 19, 2001 the Planning and Building Department received from the City of Brampton applications by 728184 Ontario Limited (Ashley Woods) to amend the Zoning By-law, together with a draft plan of subdivision. The applications proposed the development of 2.34 ha (5.78 acres) for 17 semi-detached lots, on the west side of McLaughlin 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 semi-detached dwellings in accordance with the Brampton Official Plan and the Fletchers Creek South Secondary Plan.

The proposal is consistent 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, the applicant is to provide storm water management quantity controls to reduce the post-development flows to the pre- development levels. Further, quality controls are to be implemented as per the Ministry of Environment guidelines.

The City of Mississauga is to be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review and comment.

CONCLUSION:

The proposed Zoning By-law amendment, and draft plan of subdivision under City of Brampton files 21T-00-002B and T2W13.3, 728184 Ontario Limited (Ashley Woods) will permit development of the lands for semi-detached dwellings consistent with the Brampton Official Plan and planned development in Meadowvale Village. Consequently, there is no objection from a land use planning standpoint.

With respect to storm drainage, the applicant is to provide storm water management quantity controls to reduce the post-development flows to the pre-development levels. Furthermore, quality controls are to be implemented as per the Ministry of Environment guidelines.

The City of Mississauga is to be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review and comment.

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-00-002B and T2W13.3, 728184 Ontario Limited (Ashley Woods), subject to the following:
 - a) The applicant is to provide storm water management quantity controls to reduce the post-development flows to the pre-development levels. Further, quality controls are to be implemented as per the Ministry of Environment guidelines;
 - b) The City of Mississauga is to be forwarded a copy of the Functional Storm Drainage Report and drainage studies for review and comment.
2. That a copy of the report titled "Application to Amend the Zoning By-law and Draft Plan of Subdivision, 728184 Ontario Limited (Ashley Woods) East of Mavis Road, north of Highway 407, City of Brampton" dated April 10, 2001 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