

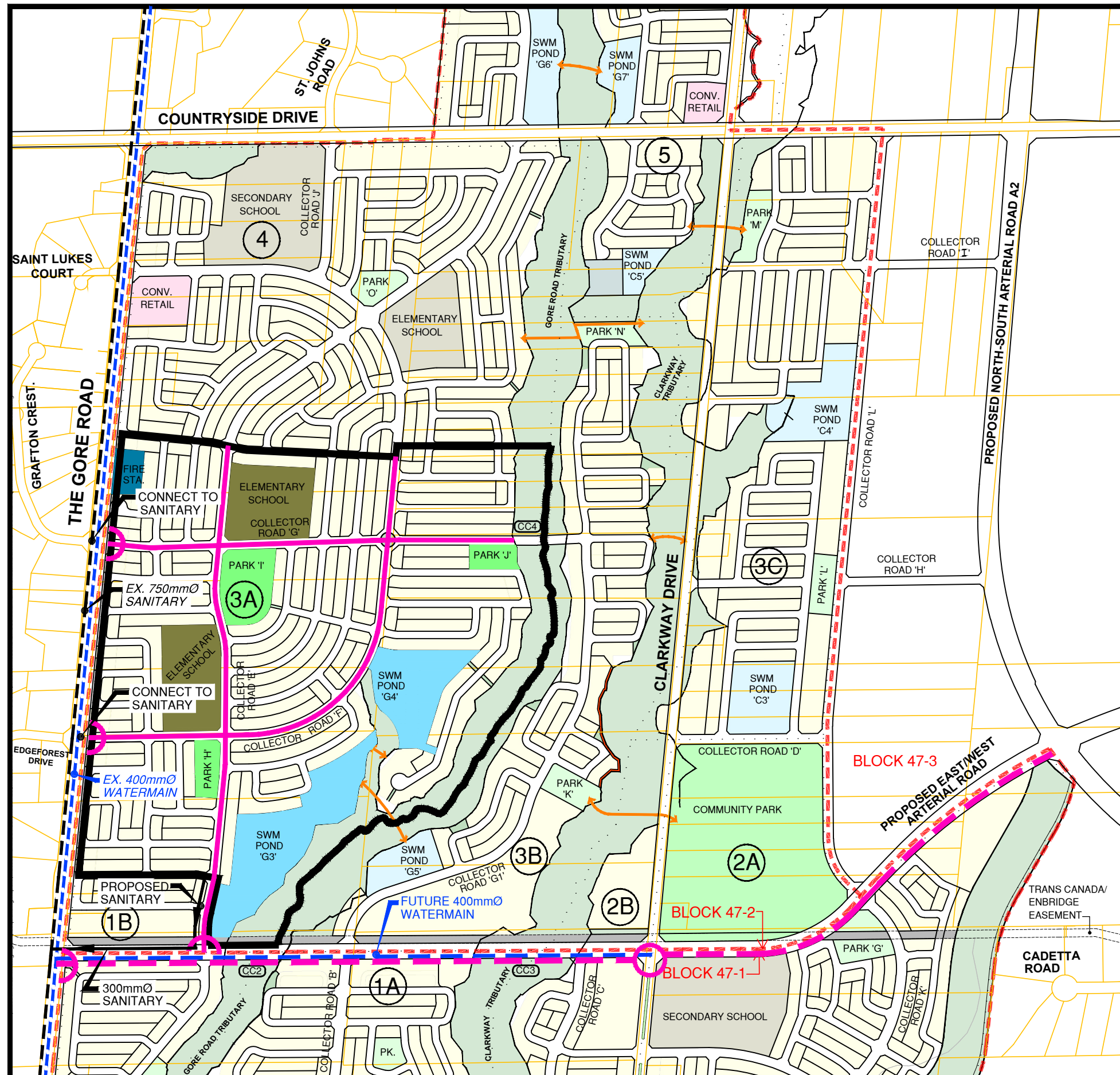
SUB-AREA 3A

Table 5 – SUB-AREA 3A						
Land Use	Area (ha)	Area (ac)	Total Units	Units/ha	Population	Jobs
RESIDENTIAL						
Executive	2.54	6.28	50	19.68	192	
Low Density	26.90	66.47	731	27.17	2,800	
Low/Medium Density	14.11	34.87	453	32.10	1,600	
TOTAL	43.55	107.61	1,234		4,593	
INSTITUTIONAL						
Elementary Schools	6.48	16.01				
Ex. Fire Station	0.64	1.58				
TOTAL	7.12	17.59				
OPEN SPACE						
NHS (Valley Land)	9.44	23.33				
Neighbourhood Parks	3.26	8.06				
Vista Blocks/Walkways	0.07	0.17				
SWM Ponds	8.95	22.12				
TOTAL	21.72	53.67				
COMPENSATION AREA						
Tableland Woodland	0.132	0.33				
Gore Road Tributary	0.120	0.30				
TOTAL	0.252	0.62				
INFRASTRUCTURE						
TransCanada Pipeline	0.28	0.69				
Roads (includes Clarkway Drive & Road Widening)	23.70	58.56				
TOTAL	23.95	59.26				
TOTAL 3A AREA	96.62	238.76	1,234		4,593	(2)
Required Infrastructure (external to Sub Area)		<ul style="list-style-type: none"> • Connect to 400mm watermain on The Gore Road • Connect to 900mm sanitary sewer on The Gore Road 				

	<ul style="list-style-type: none"> • Connect to 400mm watermain on the East/West Arterial Road
Required Regional Trunk Watermain and Sanitary Sewer	<ul style="list-style-type: none"> • 400mm trunk watermain on proposed East/West Arterial Road from The Gore Road to Clarkway Drive • 600mm trunk watermain on Clarkway Drive from Castlemore Road to the East/West Arterial Road
Required Transportation Infrastructure	<ul style="list-style-type: none"> • Collector Road (E) from the proposed East/West Arterial Road to first local road north of Collector Road (G) • Collector Road (F) from The Gore Road to first local road north of Collector Road (G) • Collector Road (G) from The Gore Road to west of Creek Crossing #4
External Roads	<ul style="list-style-type: none"> • Widening of Clarkway Drive from the East/West Arterial Road to Castlemore Road including intersection improvements; • East/West Arterial Road from The Gore Road to North-South Arterial Road A2 including intersection improvements

Notes:

- (1) Population related employment in schools based on 1 job/18.5 residents.
- (2) Sub-area estimated employment projections do not include overall employment generated from institutional uses those estimates are based on total populations of Blocks 47-1 and 47-2.
- (3) A household size of 3.83 persons per unit (PPU) for Executive Residential.
- (4) A household size of 3.83 persons per unit (PPU) for Low Density.
- (5) A household size 3.53 persons per unit (PPU) for Low/Medium Density.
- (6) A household size of 3.39 persons per unit (PPU) for Medium Density.
- (7) A household size of 3.18 persons per unit (PPU) for High Density.
- (8) A 100 jobs per hectare for all commercial designations which include: District Retail, Neighbourhood Retail, Convenience Retail and Service Commercial.
- (9) Population and employment projections are based on the City's provided persons per unit factor as outlined in the approved '*Secondary Plan Area 47 – population and Employment Forecasts/Density Table*'.



LEGEND:

- BLOCK 47-1 / BLOCK 47-2 BOUNDARY
- SUB-AREA BOUNDARY
- REQUIRED COLLECTOR ROAD
- REQUIRED INTERSECTION IMPROVEMENTS
- ARTERIAL ROAD NEW / RECONSTRUCTION
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED EXTERNAL STORM SEWER
- EXISTING WATERMAIN
- PROPOSED LOCAL WATERMAIN
- REGIONAL (DC) WATERMAIN
- CC1 CREEK CROSSING
- 2A BLOCK PLAN SUB-AREA NUMBER

LAND USE LEGEND:

- RESIDENTIAL
- PARK
- SWM POND
- SCHOOL
- RETAIL/COMMERCIAL
- FIRE STATION

SUB-AREA LOCATION PLAN
1:50,000

BLOCK PLAN SUB-AREAS MUNICIPAL INFRASTRUCTURE REQUIREMENTS
BLOCKS 47-1 AND 47-2
AREA 47 SECONDARY PLAN
CITY OF BRAMPTON

SUB-AREA 3A

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS / LAND DEVELOPMENT CONSULTANTS
SUITE 700 10 KINGSBRIDGE GARDEN CIRCLE
MISSISSAUGA, ONTARIO, L5R 3K6
TEL. (905) 568-8888 FAX (905) 568-8894 www.gsal.ca

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

DATE	JAN., 6th 2022	JOB No	W20067
DRAWN	S.G.K.	FIGURE No.	FIGURE 17
SCALE	1:10,000		