



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

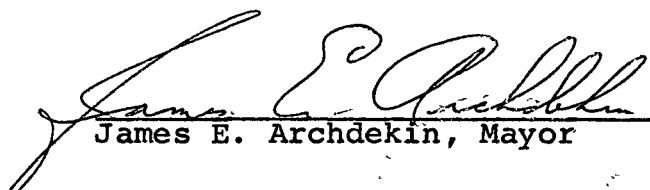
Number 47-78

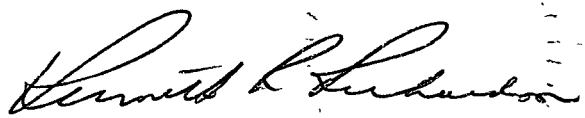
A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area.
(Amendment No. 19 - AMEX (Professor's Lake))

The Council of The Corporation of the City of Brampton,
in accordance with the provisions of the Planning Act
(R.S.O. 1970 as amended) and the Regional Municipality of
Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 19 to the Consolidated
Official Plan of the City of Brampton Planning Area
consisting of the attached map (Schedule "A") and
explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make
application to the Minister of Housing for approval
of Amendment Number 19 to the Consolidated Official
Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect
on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open
Council this 20th day of February, 1978.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

DUPLICATE ORIGINAL

OPC 0006-19

AMENDMENT NUMBER 19

TO THE CONSOLIDATED OFFICIAL PLAN

OF THE

CITY OF BRAMPTON OFFICIAL PLAN

-3

AMC. PLAN NO. 514

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1978 July 25 12:57 P.M.

Katherine Brydon, D.R.R.
REGISTRAR OF DEEDS, COUNTY OF PEEL

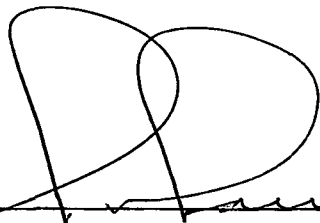
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This Amendment No. 19 to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with section 17 of The Planning Act, as Amendment No. 19 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date *May 24/78*

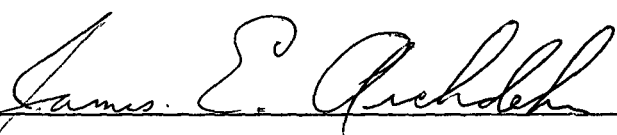


G. M. FARROT, Executive Director
Plans Administration Division
Ministry of Housing

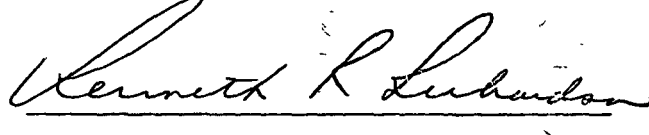
CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 19

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 19 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 47-78, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act, (R.S.O.) 1970, Chapter 349 as amended) on the 20th day of February 19 78



Mayor



Clerk

~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number 19 to the Consolidated Official Plan of the City of Brampton Planning Area.~~

Date



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 47-78

A By-law to amend the Consolidated
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(Amendment No. 19 - AMEX (Professor's Lake))

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James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 19
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 19 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 19

2.0 Relative Parts

Part B only of the Amendment constitutes Amendment Number Part A - Preamble and Part C - Appendices are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in seven sections, as follows:

Section 1.0 - Amendment to Part C: Section C, Chapter C34

Section 2.0 Policy Subsection 2.3.2.

Section 2.0 - Amendment to Part C: Section C, Chapter C34

Section 2.0 Policy Subsection 2.5.5.

Section 3.0 - Amendment to Part C: Section C, Chapter C34

Section 2.0 Policy Subsection 2.8.

Section 4.0 - Land Use

Section 5.0 - Amendment to Plate No. 24.

Section 6.0 - Implementation

Section 7.0 - Interpretation

3.0 Location

The Amendment is concerned with lands situated in part of Lots 9 and 10, Concession 5, East of Hurontario Street, lying between Bramalea Road on the west, Torbram Road on the east and south of Bovaird Drive (No.10 Side Road) in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of the Amendment is to change the present designation of the lands from Public Open Space, Low Density Residential-Single family and Semi-Detached to Low Density Residential 7 to 16 units per Acre and Commercial for a portion of the lands, and to identify the possible future location of school sites recognizing that Section 2.3.3 of Chapter C34 does permit the redistribution of school sites and the reallocation of the sites for residential use.

5.0 Basis

An application has been filed by Amex Developments Limited, owners of approximately 206 acres of land located between Bramalea Road and Torbram Road south of Bovaird Drive to amend the Official Plan and restricted area by-law to permit the construction of street townhouses on a number of parcels with a total area of about 64 acres and a commercial development on a site of approximately 1.5 acres.

A planning report dealing with a subdivision application was submitted to Planning Committee at its meeting on November 17, 1975 noting the need for an amendment to the Official Plan. A further report dated March 15, 1976 was submitted to Planning Committee. Planning Committee adopted a recommendation to hold a public meeting, including the mailing of notices to assessed property owners within 400 feet of the subject lands and the placing of notices in two local newspapers, one being published weekly and the other daily, was held on April 5, 1976.

The administration and Finance Committee at its November 8, 1977 meeting recommended the approval of a draft plan of subdivision which was approved by City Council at its November 14, 1977 meeting.

5.0 Basis (Cont'd..)

Extensive discussions have been carried out with representatives of the Ministries of Natural Resources and the Environment respecting the essential studies required to ensure that sound procedures are considered regarding the future use of an existing man-made lake for storm water management and recreation purposes. Subsequent to the approval of Amendment Number 51 by the Minister of Housing, it has become known that a former sanitary landfill site exists in Lot 10, Concession 5, E.H.S. The development implications of this former use have been recognized and it is anticipated that appropriate studies will have to be undertaken to ensure the safety of the public.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map Schedule 'A' LAND USE constitutes Amendment Number 19 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended as follows:

- 1.0 Part C: Section C, Chapter C34 Section 2.0 Policy is amended by adding the following paragraphs at the end of Subsection 2.3.2 Village Core.

The extent of the Lake located in the northerly area of the village bounded by Bramalea Road and Torbram Road on the west and east and on the south and north by Williams Parkway and Bovaird Drive (No.10 Side Road) will tend to separate a significant number of the village population from the proposed village core. Accordingly, to provide the opportunity for commercial and related facilities to be located in proximity to the isolated population, commercial facilities will be permitted in such quantity consistent with the number of persons and/or households to be served. The precise location and quantity of land required for the commercial facilities shall be determined at the time of draft plan of subdivision review, but in no event the quantity of land to be developed for commercial purposes shall exceed an area of 3 acres.

The commercial development shall be subject to provisions of landscaping, screening and buffering including fences and walls if necessary to protect the amenity of the abutting and adjacent residential areas. Further, no access will be permitted onto main roads as defined by Subsection 2.7 Main Roads Structure .

- 2.0 Part C: Section C, Chapter C34 Section 2.0 Policy is amended by adding the following paragraph at the end of Subsection 2:5.5.

A former sanitary landfill site located in part Lot 10 Concession 5 East of Hurontario Street, Township of Chinguacousy adjacent to the man-made lake shall be subject to the appropriate studies to ascertain what remedial action, if any, will be required to eliminate the effect of gases and to minimize land subsidence upon development that may occur adjacent to and upon the former sanitary landfill site. The remedial work to be undertaken shall be acceptable to City Council and the Ministry of the Environment and the work shall be undertaken and completed at a time with respect to the commencement of development acceptable to City Council and the Ministry of the Environment.

- 3.0 Part C: Section C, Chapter C34 Section 2.0 Subsection 2.8 Lake is amended by deleting the said Subsection and replacing with the following:

2.8 Lake

Through detailed design at the plan of subdivision stage it is possible the final configuration of the Lake in Concession 5 will differ from that shown on Plate 24. Should this occur, it is not the policy of the Chapter to require amendment of the Official Plan to permit such changes. The Public Open Space designation around the perimeter of the Lake shall be maintained in a form to protect the Lake as a public recreation asset and residential amenity in accordance with standards and criteria acceptable to City Council and the Ministry of Natural Resources and the Ministry of the Environment. Towards this end water management and shoreline studies acceptable to City Council and the Ministries will be carried out prior to the release of plans of subdivision for registration.

3.0 2.8 Lake (cont'd..)

The designation of Public Open Space around the perimeter of the Lake shall not prohibit the granting to abutting property owners the opportunity to cross or use these lands for recreational and related purposes subject to such conditions and requirements that shall maintain the recreational and storm water management purposes of the Lake.

4.0 Land Use

The land use designation of lands located in part of Lots 9 and 10, Concession 5, East of Hurontario Street, Township of Chinguacousy shown as edged with a heavy line on Schedule 'A' hereto attached, shall be changed from Public Open Space and Low Density Residential-Single Family and Semi-Detached to Low Density Residential-Single Family and Semi-detached, Low Density Residential 7 to 16 units per Acre, Primary School and Commercial as shown on Schedule 'A' hereto attached.

5.0 Amendment to Plate No.24

Plate No.24 LAND USE of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A' hereto attached.

6.0 Implementation

The provisions of the consolidated Official Plan, as amended from time to time, with respect to implementation shall apply to this Amendment.

7.0 Interpretation

The provisions of the Consolidated Official Plan, as amended from time to time, with respect to interpretation shall apply to this Amendment.

CON. 6 E.H.S.

TORBHAM ROAD

Low Density Residential
7-16 Units/Acre

Public Open Space

Primary School

Low Density Residential
Single Family & Semi-Detached

Public Open Space

LAKE

Commercial

CON. 5 E.H.S.

LOT 9

LOT II

Low Density Residential
Single Family &
Semi - Detached

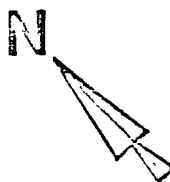
Public Open Space

No 10 Sideroad (Bovaird Drive)

BRAMALEA ROAD

CON 4 E.H.S.

OFFICIAL PLAN AMENDMENT NO. 19
Schedule 'A'



Drawn	b.k.
Date	Nov. 30, 1977
File No.	C5E10.1
Dwg. No.	A

Legend

Scale

0 400 800
feet

CITY OF
BRAMPTON
PLANNING
DEPARTMENT

PART C - APPENDIX

1.0 Attached are copies of reports of the Planning Director dated December 14, 1975, March 15, 1976 and a copy of the minutes of a public meeting held by Planning Committee on April 5, 1976, subsequent to the mailing of notices to assessed owners within 400 feet of the subject lands and the publishing of notices in the local newspapers.

CITY OF BRAMPTON
PLANNING COMMITTEE
SPECIAL MEETING

A Special Meeting of the Planning Committee of the City of Brampton was held April 5th, 1976, at 24 Queen Street East, in the Council Chambers, commencing at 7:30 p.m.

Members Present were:	F.R. Dalzell	Chairman
	J.J. Yarrow	Vice-Chairman
	T.P. Miller	Councillor
	K.G. Whillans	Councillor
	M. Robinson	Councillor
	F.W. Andrews	Alderman
	Mrs. D. Sutter	Alderman
	R.V. Callahan	Alderman
	R.F. Russel	Alderman
	C.F. Kline	Alderman
	A. Ferri	Alderman
	E. Martin	Alderman
	W.J. Baillie	Alderman
	Mrs. E. Mitchell	Alderman

Members Absent were:	J.E. Archdekin	Mayor
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Staff Present were:	A.K. Macdonald, Urban Development Officer
	K.R. Richardson, City Clerk
	L.W.H. Laine, Planning Director
	D. Gordon, Director of Parks and Recreation
	D. Tufts, Clerk's Assistant

A. PUBLIC MEETING

Application to Amend the Official Plan and Restricted Area By-law of the former Township of Chinguacousy Planning Area. Draft Plan of Proposed Subdivision. Part of Lots 9 and 10 Concession 5 E.H.S. Amex Developments Limited. Ministry of Housing File No. 21T-24555. Our File No. C5E10.1.

The Planning Director outlined the purpose of the meeting as being an opportunity to discuss the application that has been filed to amend the Official Plan which has three major considerations involving changes to land use and the related development principles thereto. The first consideration being a change in public open space surrounding the 'lake' area. The second being a change in residential density from low density residential of single and semis to low density residential of possibly up to 16 units per acre. The third consideration was a change in land use from low density residential singles and semis to commercial to permit a small local convenience commercial area.

Mrs. Pullam addressed Planning Committee as an owner of lands abutting the south-west corner of the development lands, noting the change in land use from cattle grazing to a gravel pit area to loss of water from a drill well. Mrs. Pullam was in

favour of the development if consideration would be given to a buffer strip between the two properties.

A communication from Swetman and Meyer, which expressed an objections to the commercial area that would be located approximately 2,000 feet from their property, was read by the Chairman to the Committee.

Mr. Murray, solicitor for Miedema Poultry Farms Ltd., advised Planning Committee that his client did not receive notice of the meeting nor had he obtained a copy of the planning report or application. He raised the question of riparian rights of downstream property owners. Mr. Murray was advised where he may obtain additional information.

The Public Meeting ended at 8:00 p.m.

B. REPORT FROM THE PLANNING DIRECTOR

Brampton South Planning District. Official Plan Amendment Number 56 to the former Town of Brampton Planning Area. Our File OPA 56B.

The Chairman advised that a spokesman had been selected to address Planning Committee.

The Chairman also read a petition presented by Dr.

Varga, signed by residents living on the east side of Main Street South.

The Planning Director outlined the proposals indicated on Map No.1 and Map No.2.

Mr. Webb spoke on behalf of Shipp Corporation, addressing himself to the proposal on Map No.2, which is acceptable to his client. He referred to terms of the subdivision agreement, the need for the kind of development proposed, and the quality of his client's proposal.

Mrs. Pride spoke to Planning Committee noting that prospective property owners were advised that apartments would be located on the property, but that the buildings would be 8 storeys, plus a 9th storey penthouse and not the 16 storey apartments as proposed.

Planning Committee discussed the land use proposals with an indication from the Planning Director that a submission would be presented to the Ministry as a recommended revision incorporating the changes of residential land use density, school site locations and park sites.

Several persons spoke in support of the proposal for high rise apartments on lands owned by the Shipp Corporation Limited.

Recommendation: It is recommended that Map No.2 of the April 2, 1976 Report be adopted and recommended to Council and be sent to the Minister as the City of Brampton submission for the modification of Official Plan Amendment Number 56 - Brampton South Planning District.

C. INFORMATION

Community Planning Association of Canada Community Planning Review. Volume 25, Numbers 10,11 and 12.

Recommendation: It is recommended that the information be received.

The meeting adjourned at 9:15 p.m. with the next regular meeting scheduled for April 20th, 1976 at 7:30 p.m.

March 15, 1976

To: Chairman and Members of the Planning Committee

From: Planning Director

Re: Application to Amend the Official Plan
and Restricted Area By-law
Draft Plan of Proposed Subdivision
Part of Lots 9 and 10, Concession 5 E.H.S.
(Chinguacousy Township)
Amex Developments Limited
Ministry of Housing No. 21T-24555
Our File No. C5E10.1

- 1.0 Background: An application has been filed to amend the Official Plan and restricted area by-law in order to permit the implementation of a draft plan of a proposed subdivision. The Urban Development Officer had recommended that the draft plan be processed and be released formally for processing. The recommendation of the Urban Development Officer contained in the Planning Committee minutes of the November 17th 1975 was approved by City Council at its November 24th 1975 meeting.
- 2.0 Official Plan Amendment: The normal procedure for the processing of the draft plan would be activity towards and a decision respecting the amendment to the Official Plan. The draft plan of proposed subdivision will require an amendment to Official Plan Amendment Number 51 in three areas (a) relation of a major portion of the public open space designation enclosing the lake (referred to by the applicant as Professor's Lake); (b) change in residential land use density from Low Density Residential-Single-family and Semi-detached to Low Density Residential 7-16 units per acre affecting lands located at the westerly end of the lake and located at the north-east and east portion of the lake and (c) change in land use from Low

Density Residential to Commercial for lands located approximately on the mid-point of the northerly limits of the subject lands.

2.1 Public Open Space: Amendment Number 51 indicates that the man-made lake is a major asset to the Bramalea area and should be retained as a public open space-recreation facility (Section 3.7.5). Section 6.0 Lake notes that the final configuration of the Lake may differ but a further amendment would not be required provided that the Public Open Space designation around the perimeter of the lake is maintained and no alternative land use designation is proposed. The applicant has proposed that approximately one-half of the shoreline of the lake would be taken out of the Public Open Space category and placed into a residential category-Low Density Residential-Single-family and Semi-detached and Low Density Residential 7-16 units per acre. The water surface would be retained but public access to the shore would be prohibited except at park areas.

2.2 Residential Density Change: The proposed change in residential density affects about 64.5 acres of land that is desired would be developed for group townhouses at a maximum density of 15 units per net acre. The change in population is estimated would be from about 1450 persons (64.5 acres X 24 persons per acre) to 3,970 persons (64.5 acres X 15 units per acre X 4.0 persons per unit) or an increase of some 2420 persons.

The general development principles of Amendment Number 51 outline the general population range of "village" units is being from 10,000 to 15,000 persons with each village to contain 2 to 4 neighbourhoods. The Amendment proposes further that each neighbourhood would be large enough to generate sufficient students for one (junior elementary) public school with access unrestricted by major public roads. The village related to the Amex Developments Limited lands is bounded by Williams Parkway on the south, Bovaird Drive on the north and Bramalea Road and Torbram Road on the west and east respectively. Within this area, excluding the Amex Developments Limited lands, there would be an estimate population of 7,237 persons. The Amex Developments Limited proposal consisting of

226 single family detached lots and 64.5 acres of group housing would produce a population of 4,774 persons or slightly more than 39 per cent of the village population with about 29 per cent of the land surface.

Of the 10 group housing blocks 2 are located in single sites of 7 and 2.3 acres each, 2 are located as a "single" site with a combined area of 9.7 acres and 6 blocks are clustered together in a horse shoe shape with an aggregate area of 45.5 acres representing about 681 dwelling units. The effect of concentrating 680 units in one location is lessened somewhat by the elongated shape and the lake amenity.

The location of the group housing blocks abuts Low Density Residential-Single-family and Semi-detached areas owned by others in the south-west corner (Pullam subdivision Ministry of Housing File No. 21T-24684 drafted approved) and in the south-east corner (Bramalea Consolidated Developments Limited Ministry of Housing File No. 21T-24372 Residential 12) subject to an application to amend the Official Plan and restricted area by-law.

2.3 Commercial Land Use Change: The change in the land use designation from Low Density Residential - Single-family and Semi-detached to Commercial for a 2.5 acre site is intended to provide "neighbourhood" convenience facilities because of separation of the residential area from the proposed village centre to the south of the Lake. No official plan amendment is required to rezone land for purposes of a service station as Official Plan Amendment Number 3 permits the rezoning of lands designated Residential for service station purposes only without the need for an official plan amendment. However, an amendment will be necessary for the other local commercial uses and if a service station is to be included within the commercial designated area.

3.0 Analysis and Comment: The change to the extent of Public Open Space surrounding the lake and therefore an amendment is justified if the body of

Table No. 1 Number of Dwelling Units by Type by Registered or Draft Approved Plans and Estimated Population for Williams Parkway/Bramalea and Torbram Roads Village.

Reg. Plan No. or Owner	Singles No.	Semis Pop. (4.0p.u.)	Multiple No.	Pop.
No. 862	247		-	988
No. 863	161		-	644
No. 864	204		-	816
M - 69	325		-	1,300
M - 70				
Blk B (11.857 ac @ 10 u.p.a)	118	472		
Blk A (11.822 ac @ 25 u.p.a)			295	(@3.0 p.u.) 885
Pullam Mediema (11.862 ac @ 24 p.p.a.)	15 71	60 284		
Res. 12 10 ac(@60u.p.a.)			600	1,500 (@2.5 p.u.)
12 ac (@ 6 u.p.a.)	72	288		
TOTAL	1141	4852	895	2,385

water is completely and fully owned by the City of Brampton. A strip of public open space of an uniform width of say 100 feet would have an area of approximately 21 acres whilst a strip half that width would have an area of almost 10.5 acres.

The Director of Parks and Recreation does not object to relocating the public open space provided that (i) access to the water area can be regulated satisfactorily to the City (ii) the City can regulate the use of the Lake to purposes acceptable to the City and (iii) proper patrol or policing of the water area can be ensured. It has been suggested that a 20 foot easement abutting and above normal high water level be granted to the City where private lands border the Lake to prohibit access or the location of buildings, structures (docks) etc., unless permission is granted by the City on conditions and terms acceptable to the City. Further it is considered desirable to provide several large compact park and recreation areas that could have greater utility in conjunction with a proposed school site or could be integrated with a potential public open space area located on lands owned by Bramalea Consolidated Development Limited.

Council has expressed some concern about the size or concentration of multiple (row) family housing and has been particularly mindful of past experiences with large projects not provided with a wide range of on-site recreation and open space amenities. The official plan amendment requested if approved will permit the concentration of a large number of units in one general area. It should be noted that if a high order of design control is exercised some of the difficulties of concentration can be lessened. On the other hand the proportion of the row housing stock in the village north of Williams Parkway appears to conform to the "general guideline" of 35 per cent being slightly less than 30 per cent of the potential housing stock.

The size of the commercial development be restricted to a maximum floor space of say 8,000 to 10,000 square feet, excluding the service station development, which will be more than adequate to provide a limited range

of small retail and services establishments. The principal neighbourhood purchases and services can be located in the village centre.

4.0 Draft Plan of Proposed Subdivision: The draft plan of proposed subdivision is dependent upon the approval of the Official Plan amendment with regard to land use distribution. Further there are several matters arising from the nature of the development that has been indicated by the applicant. Firstly the applicant hopes to develop as many of the multiple family blocks as possible for condominium form of tenure. Secondly, a landscaped buffer area should be provided adjacent to the arterial roads of Bramalea and Torbram Roads and Bovaird Drive. This buffer area should not be computed as part of the block or site area.

A former garbage dump has been found and this area is or will be incorporated into a park block (Block B).

Some concern has been expressed by the City and Region engineers respecting (a) the location of block access points to the boundary arterial roads and (b) the use of local streets as a short cut to avoid arterial road intersections. The block access points onto the boundary arterial roads should be located at a acceptable distance from major intersections in accordance with sound traffic engineering principles.

Block C which has been identified as a cooperative recreation centre is to be owned and operated by the property owners in the form of an association.

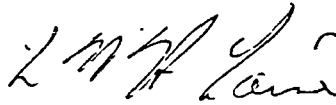
The location of a school site as suggested by Block O may have to be shifted slightly to conserve an existing wooded area located on Bramalea Consolidated Developments Limited lands.

A portion of Block N near the south west shore line of the lake is composed of a steep bank and the applicant should co-operate with the abutting

property to make the slope safe and stable. Further, in recognition that a considerable quantity of material has been shifted in the former gravel pit the applicant should submit the appropriate soil tests as may be required by either the City Engineer or the Building and Zoning Co-ordinator.

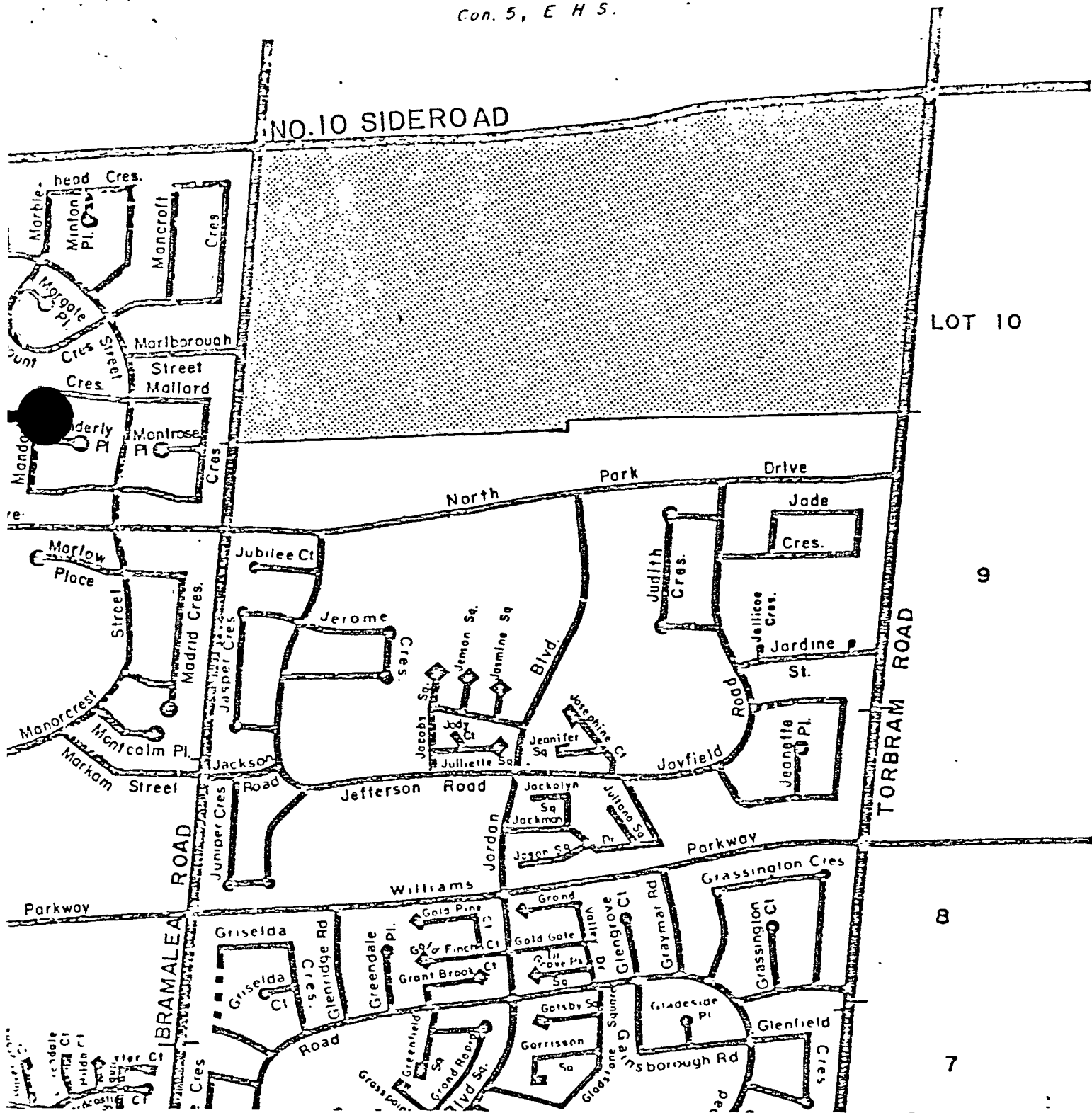
5.0 Conclusion: It is recommended that:

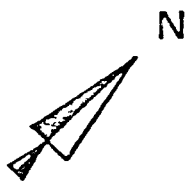

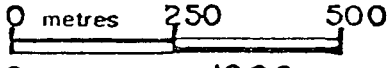
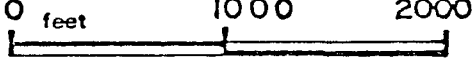
- (a) Planning Committee hold a public meeting with respect to the proposed land use changes and
- (b) Direct staff to refine the matters of possible draft approval conditions including an assessment of the legal and administrative procedures to ensure the continued utility of the lake as a recreation facility.

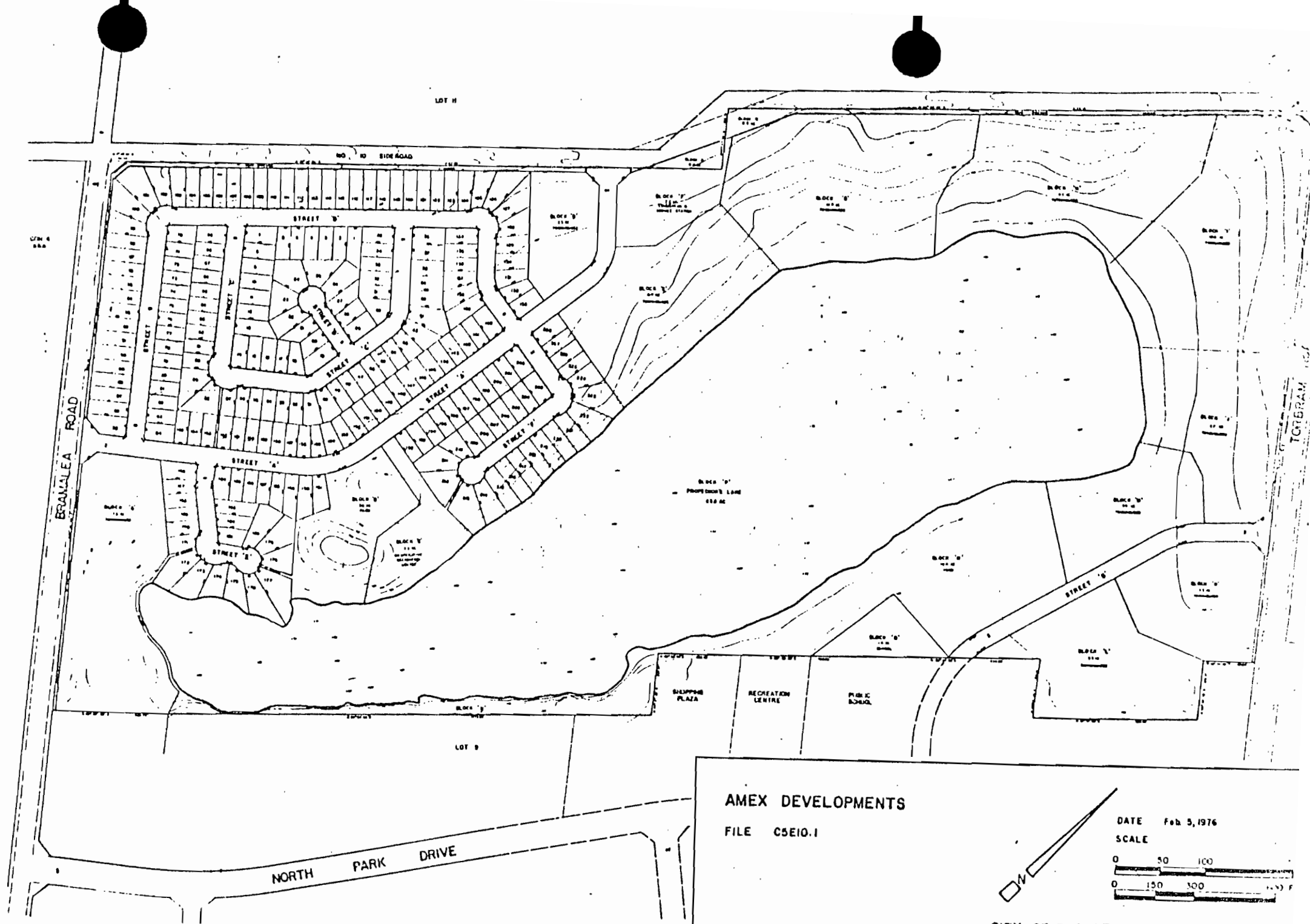


L.W.H. Laine
Planning Director

LWHL/pd
Attach.

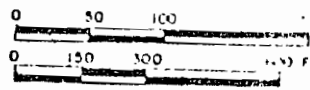


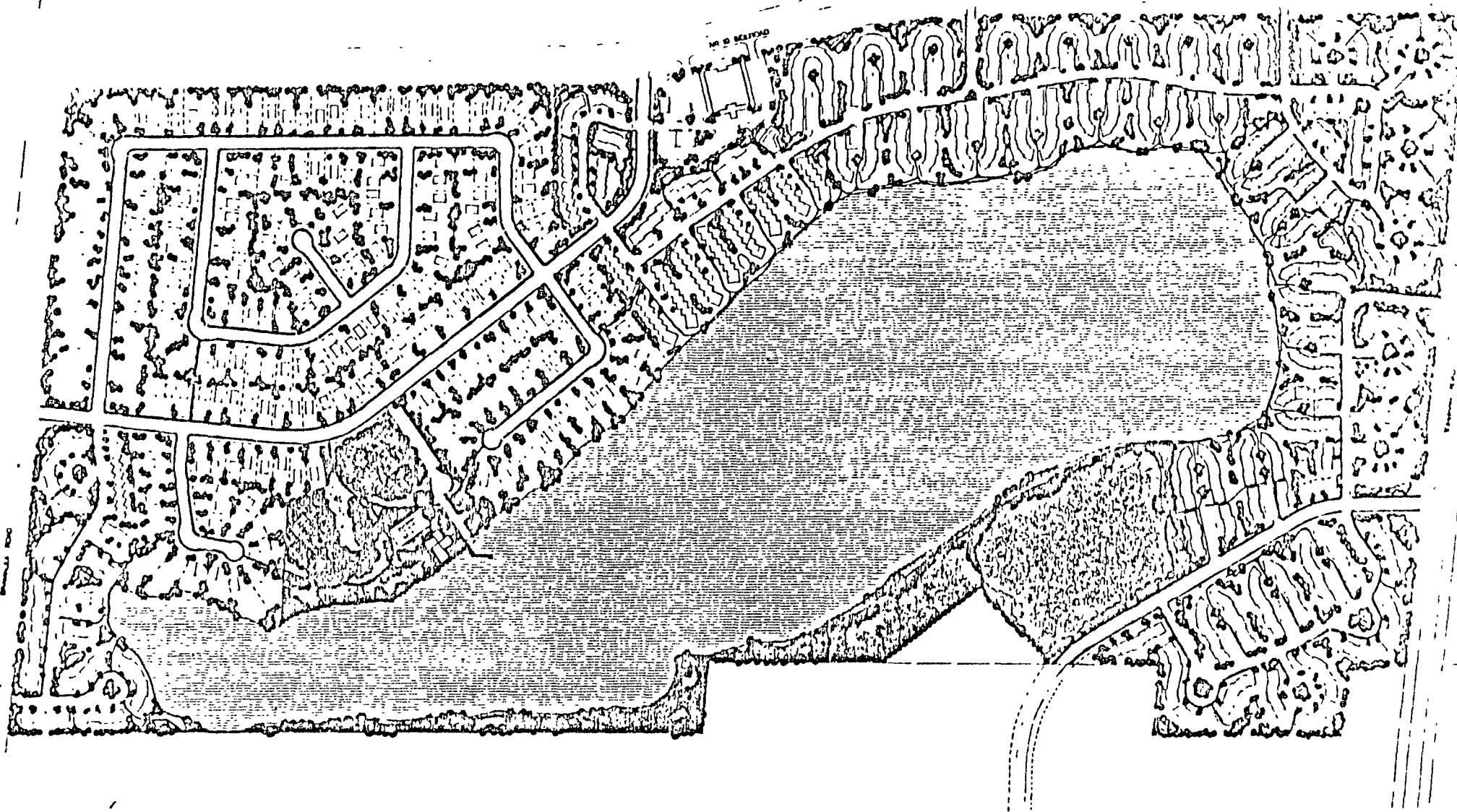
Application	AMEX DEVELOPMENTS LTD.		Drawn	b q.
			Date	NOV 13, 1975
File No.	C5E10.1			
Dwg. No.	A			
Legend	 AREA OF APPLICATION	Scale  	CITY OF BRAMPTON PLANNING DEPARTMENT	



AMEX DEVELOPMENTS
 FILE C5E10.1

DATE Feb 5, 1976
 SCALE



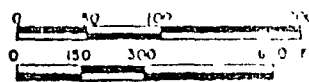
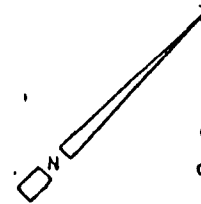


AMEX DEVELOPMENTS

FILE C5E10.1

DATE Feb 8, 1976

SCALE



November 14, 1975

REPORT ON PLAN 21T-24555
AMEX DEVELOPMENTS LIMITED

WARD 7

TO: Mr. J. Galway, Senior Administrative Officer
FROM: Mr. A. K. Macdonald, Urban Development Officer

COMMENT

Attached is a preliminary report of the Planning Director on the above noted plan.

This plan was included in the 1975 Urban Development Release Report in terms of having a 1976 priority. Recognizing the processing time involved and the City Planner's comments regarding revisions to the plan it is recommended that the plan be now released formally for processing, with development to commence in 1976.

RECOMMENDATION

1. It is recommended that Staff be directed to process Plan 21T-24555.
2. It is recommended that the report of the Planning Director be adopted.

AKM:dc

A. K. Macdonald

A. K. Macdonald

Urban Development Officer

c.c. J. Curran
M. McLeod
J. Hendy
M. Gowland
K. Richardson
D. Gordon
L. Thurston

Noted
[Signature]

To: J. Galway,
Senior Administrative Officer

Date: November 14, 1975

From: Planning Director

Re: Draft Plan of Proposed Subdivision
Part of Lots 9 and 10, Concession 5, E.H.S.
Amex Development Limited
Ministry of Housing File: 21T-24555
Our File: C5E10.1

1.0 Introduction

A draft plan comprising a gross area of about 206 acres, occupying Lot 10 and part of Lot 9 in Concession 5, East of Hurontario Street, has been proposed (see Location Plan). In 1974, extensive grading of the property was carried out to rehabilitate a former gravel extraction operation by the creation of a 64 acre lake and possible sites for residential and ancillary purposes.

2.0 Proposal

It is proposed to develop the subject lands primarily for residential purposes. The project is intended to contain:

- 228 single family lots,
- 10 townhouse blocks comprising 64.5 acres providing 965 units at 15 units per net acre,
- 2 park areas (15.6 acres),
- co-operative (private) recreation centre on a 2.3 acre site,
- 2.5 acre commercial/service station site,
- 1.4 acre school site provision.

The total population to be housed would be approximately 4,770 persons.

cont'd....

3.0 Official Plan and Zoning By-law Status

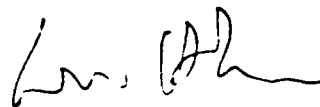
The subject lands have been designated by Amendment Number 51 to the Official Plan of the former Township of Chinguacousy as Low Density Residential (single family and semi-detached units) and Public Open Space as a belt entirely around the perimeter of the lake. The lands are presently zoned A1 Agricultural by By-law Number 861 as amended.

4.0 Comments

Amendment to the Official Plan will be required if (a) townhouses are to be permitted (b) commercial area is to be permitted, and (c) lake perimeter is to be bordered in part by private development. In addition to the Official Plan matters to be resolved, there are detailed design matters to be reviewed such as road pattern changes to reduce traffic cutting through the development on local streets, provision of buffer areas, adequacy of public open space and procedures to control the water level of the lake.

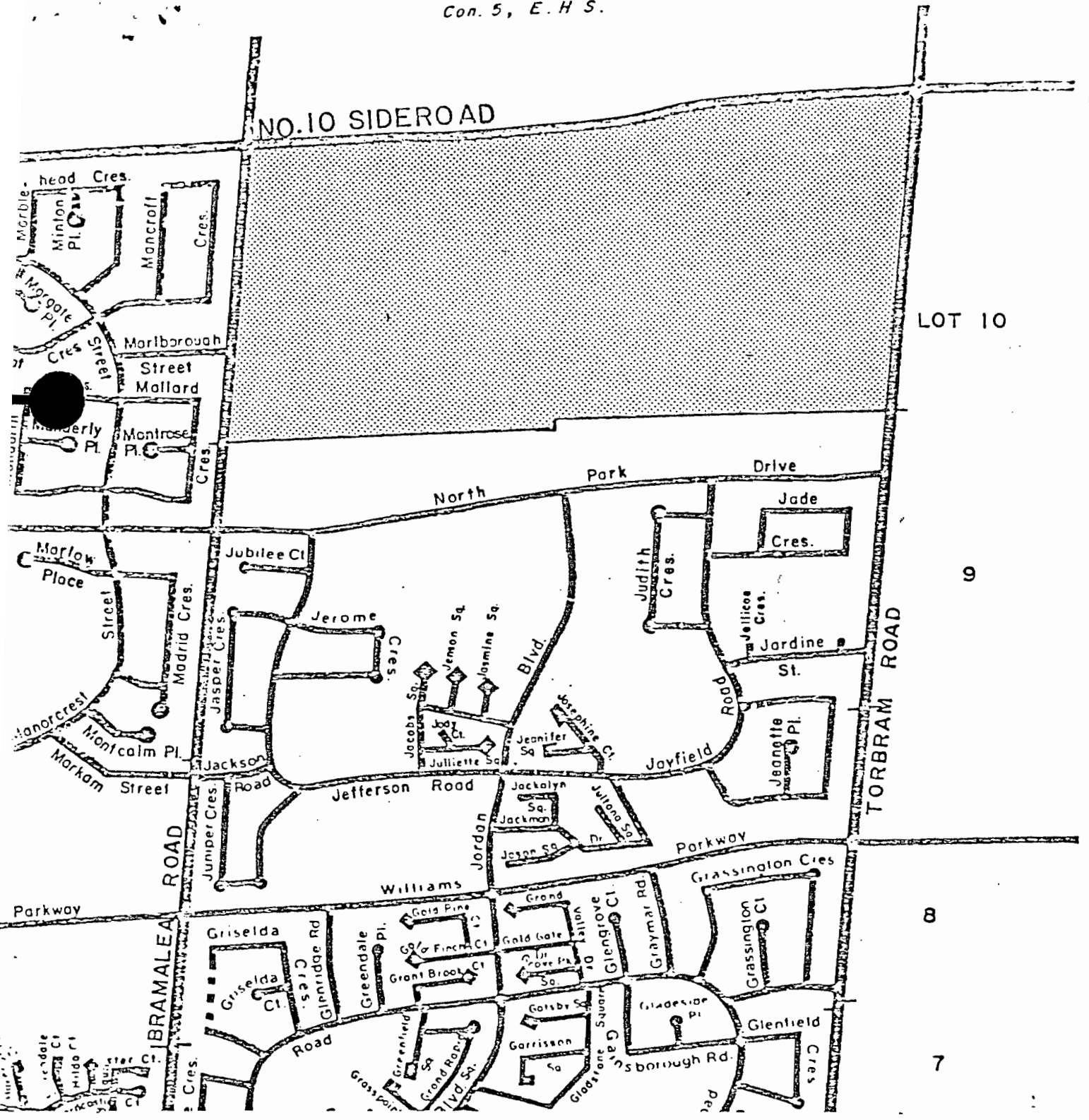
5.0 Conclusion

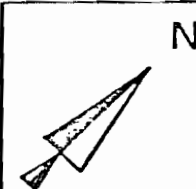

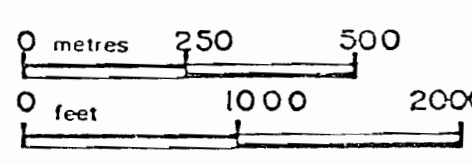
It is apparent that several major considerations have to be resolved prior to the submission of a comprehensive planning report. It is recommended that this report be presented to Planning Committee for information purposes and that staff be directed to continue its discussions with the applicant.



L.W.H. Laine
Planning Director

LWHL/jn
Att.
c.c. A.K. Macdonald



Application			Drawn	b. q.
AMEX DEVELOPMENTS LTD.			Date	NOV. 13, 1975
Legend			File No.	C5E10.1
 AREA OF APPLICATION			Dwg. No.	A
Scale				
		CITY OF BRAMPTON PLANNING DEPARTMENT		

PASSED February 20 19 78



BY-LAW

No. 47-78

A By-law to amend the Consolidated
Official Plan of the City of Brampton
Planning Area.
(Amendment No. 19 - AMEX (Professors' Lake))