



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

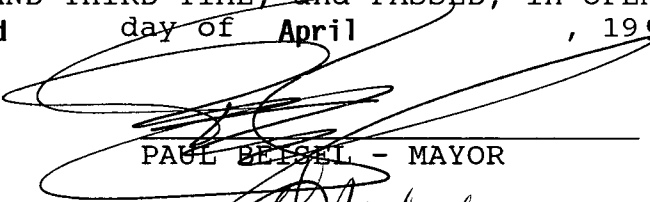
Number 68-91

To adopt Amendment Number 200
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 200 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 200 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 22nd day of April, 1991.


PAUL BEISEL - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

WCC

DATE 19/04/91

20/90

ORIGINAL


AMENDMENT NUMBER 200
to the Official Plan of the
City of Brampton Planning Area

21 - OP 0031 - 200 - 1

AMENDMENT NO. 200
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

This Amendment No. 200 to the Official Plan for the City of Brampton which was 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.

Date: 1992-01-24



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



J. Mikulich

City Clerk
City of Brampton

MAY 6 7 1991

THE CORPORATION OF THE CITY OF BRAMPTON

19

BY-LAW

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[Signature]

PAUL BEISEL - MAYOR

[Signature]

LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

WCC

DATE 11/04/91

20/90

AMENDMENT NUMBER 200
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to outline appropriate development principles for the lands shown outlined on Schedule A attached hereto.

2.0 Location

The lands subject to this amendment are situated on the east side of Winston Churchill Boulevard, approximately 1835 metres north of Embleton Road, being part of Lot 8, Concession 6, West of Hurontario Street, in the geographic Township of Chinguacousy. The lands have a frontage of about 54.5 metres and comprise an area of approximately 6.2 hectares.

3.0 Amendment and Policies Relative Thereto:

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

- (1) by adding, on Schedule 'A' General Land Use Designation, thereto, the boundary of the lands as shown outlined on Schedule 'A' to this amendment and the numerical notation 45;
- (2) by adding, to PART II, CHAPTER 2, Section 2.8 thereto, the following:

"2.8.8 SITE 45 (Part of Lot 8, Concession 6, geographic Township of Chinguacousy).

2.8.8.1 Definition:

The property outlined on Schedule A and identified by the number 45 shall have no more than two dwelling units situated thereon, the second of which is used in conjunction with an agricultural purpose.

2.8.8.2 Policies

- (i) An existing dwelling located adjacent to Winston Churchill Boulevard will be supplemented by a second dwelling proposed to be located approximately 210 metres east of Winston Churchill Boulevard.

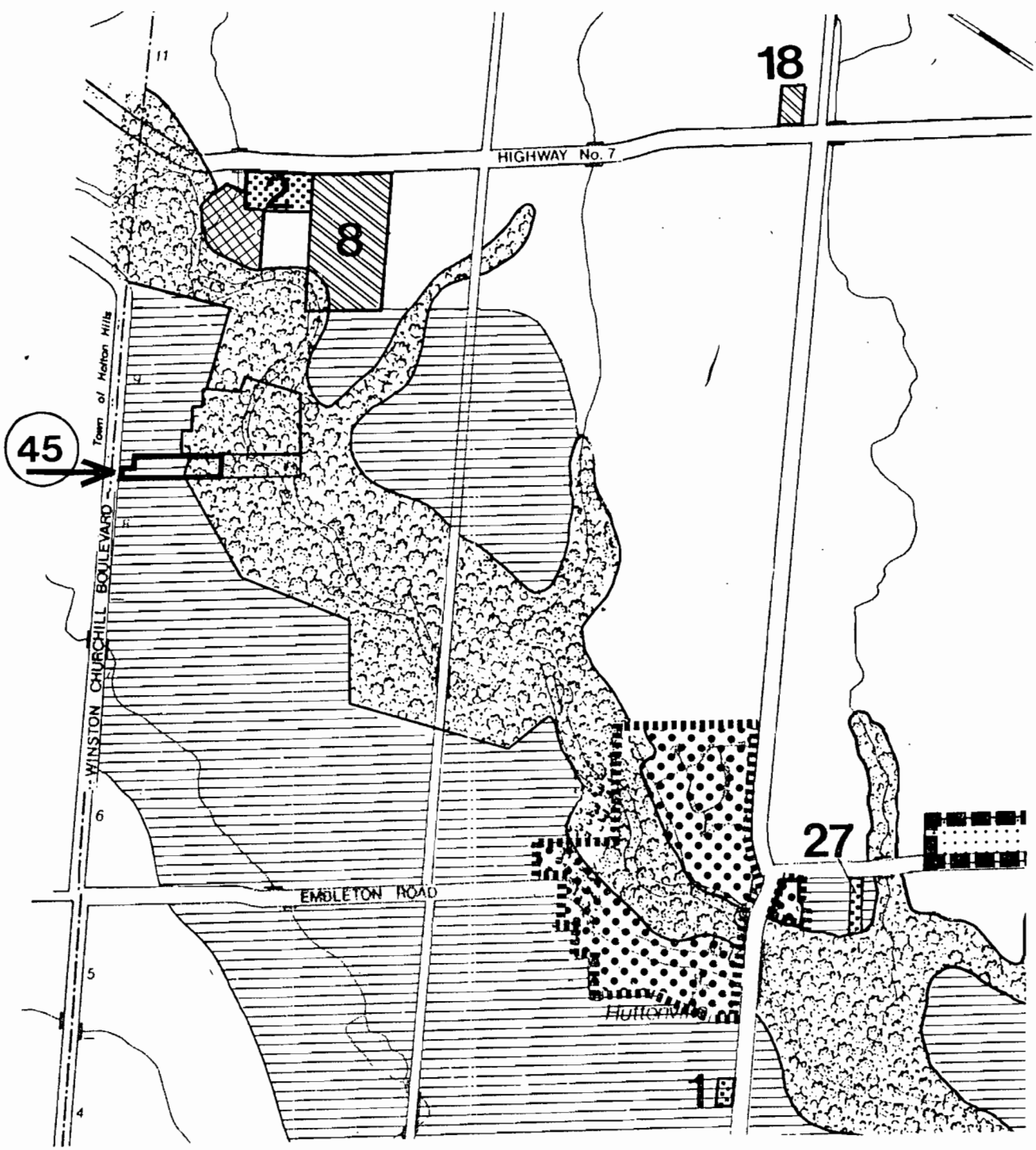
- (ii) Approval of the Credit Valley Conservation Authority, if required, shall be obtained prior to the issuance of a building permit for the supplemental dwelling

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 200

Attached is a copy of a report from the Planning and Development Department dated September 11, 1990, and a copy of a report, dated October 5, 1990 forwarding notes of a Public Meeting held on October 3, 1990 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions were received with respect to the development proposal.

The Regional Municipality of Peel.....July 24, 1990
Credit Valley Conservation Authority.....August 23, 1990
The Regional Municipality of Halton.....November 16, 1990



GENERAL LAND USE DESIGNATIONS

SCHEDULE 'A'

- | | | | |
|--|-------------------------------|--|---------------------------------|
| | PARKWAY BELT WEST | | URBAN BOUNDARY |
| | PROVINCIAL FREEWAY (HWY. 410) | | RESIDENTIAL |
| | RURAL ESTATE | | OPEN SPACE |
| | RURAL ESTATE EXPANSION | | COMMERCIAL |
| | RURAL-COMMERCIAL | | INDUSTRIAL |
| | OPEN SPACE - CEMETERIES | | INSTITUTIONAL |
| | SPECIAL STUDY AREA | | PRIVATE COMMERCIAL RECREATION |
| | SPECIALTY AGRICULTURAL | | AGRICULTURAL |
| | | | RURAL SETTLEMENTS (EXPANSION) |
| | | | RURAL SETTLEMENTS (INFILLING) |
| | | | RURAL SETTLEMENTS (MAINTENANCE) |

OFFICIAL PLAN AMENDMENT NO. 200

Schedule A By-Law 68-91



1:25000

CITY OF BRAMPTON

Planning and Development

Date: 1990 10 02 Drawn by: K.M.H.

File no. C6W8.2 Map no. 37-15C

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 200

Attached are copies of reports from the Planning and Development Department dated September 11, 1990, September 20, 1990 and a copy of a report, dated October 9, 1990 forwarding notes of a Public Meeting held on October 3, 1990 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following submissions were received with respect to the development proposal.

The Regional Municipality of Peel.....July 20, 1990 and
.....August 13, 1990
Credit Valley Conservation Authority.....August 22, 1990
The Regional Municipality of Halton.....November 13, 1990

INTER-OFFICE MEMORANDUM

EG
PC - Sept. 17

Office of the Commissioner of Planning & Development

September 11, 1990

TO: The Chairman of the Development Team
FROM: Planning and Development Department
RE: Application to Amend the Zoning By-law
TOM REIDSTRA
West Half of Lot 8, Concession 6, W.H.S.
Winston Churchill Boulevard
Our File Number: C6W8.2

1.0 Introduction

The above referenced application to amend the zoning by-law to allow a second permanent residence on the property to house a full time farm employee, has been received by the City Clerk's department and referred to staff for a report and recommendation.

2.0 Property Characteristics

The subject property is located on the ^{east} west side of Winston Churchill Boulevard approximately one mile north of Embleton Road. The parcel has a frontage of 54.56 metres (179 feet) on Winston Churchill Boulevard and an average depth of 715.66 metres (2347.97 feet), and comprises a total area of 6.2 hectares (15.5 acres). The rear of the property is traversed by the Credit River and a parcel of approximately 0.77 hectares (1.92 acres) is located east of the river.

Located on the property is a single family dwelling, workshop and a frame barn housing chinchillas. Mature trees and bushes are abundant on the perimeter of the property, extending down to the river banks. A clear, flat area exists in the centre of the property.

3.0 Official Plan and Zoning By-law Status

The Official Plan, Schedule 'A', General Land Use Designations designates this property as Specialty Agricultural/Open Space.

By-law 151-88 zones the property Agricultural (A)/Floodplain (F).

4.0 The Proposal

The applicant is requesting an amendment to the zoning by-laws to allow the development of a second residence on the farm lot, to house a full time farm employee.

5.0 Comments

The following departments or agencies have indicated no concerns:

Planning and Development Department, Urban Design and Zoning Division; Law Department; Regional Health Department; Public Works and Building Department, Traffic Engineering Services Division, and Community Services Department.

Public Works and Building Department, Development and Engineering Services, have the following comment:

"No comments from an engineering point of view, provided the building is located such that existing drainage patterns can be maintained."

The Building Division has the following comments:

"I disagree that a separate permanent residence is required on this property for a full time employee since the applicant has the option of adding to the existing residence.

I find that it is a dangerous precedent to allow separate permanent dwelling units on small farm lots since there is no guarantee that the current operation will exist for any length of time.

The second dwelling, therefore, becomes a rental unit, or the Land Division Committee is requested to sever a lot for sale."

Planning and Development Department, Planning Policy and Research Division, have the following comments:

"If a second residence is to be permitted on the property to accommodate a full time farm employee, the use of the residence should be tied to that purpose in the zoning by-law. The residence should be an easily removeable

structure such as a mobile home, and consideration should be given to using a temporary use by-law mechanism to trigger occasional monitoring of the use/need for full time farm help on the property."

The Region of Peel advises that:

Municipal water and sewer facilities are not available for this property.

The Region requires the dedication of an approximate 8 metre road widening to provide for 18 metres from the original centreline of Winston Churchill Boulevard. The applicant should commence preparation of reference plans and clear title deeds, as soon as City approval is obtained to allow the release of building permits.

It is required that a financial agreement be entered into for payment of levies as they apply to the subject property.

Comments from outside agencies have been included as Appendix A and incorporated into the discussion as required.

6.0 Discussion

The subject property is used for farming purposes and is designated Specialty Agricultural in the Official Plan. The applicant wishes to build a second permanent residence on the property to house his son, who is a full time farm employee. The applicant operates a Chinchilla ranch involving approximately 4,000 animals which require constant care.

By-law 151-88 as amended defines Agricultural Use as the following:

"...the use of land, structures or buildings for the purpose of general farming and, without limiting the generality of the foregoing, includes forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry and the sale of produce grown on the farm from which the sale is made."

The existing chinchilla ranch can be considered agricultural use in accordance with the above definition.

As a rule, a property owner wishing to build a second permanent residence on a property would apply for a consent to sever a building lot, thereby making a building permit

available. However, this property is such that the second lot would lack of frontage onto a public street thereby being ineligible for severance for a separate lot. The applicant is requesting a zoning by-law amendment to permit the second house on the same lot, as an accessory use.

Policy 2.8.3.4 outlines the circumstances in which severances may be permitted in the Specialty Agricultural areas as:

2.8.3.4 Severance applications in respect of land in Agricultural and Specialty Agricultural areas outside the urban boundary as shown on Schedule "A" and outside identified Rural Estate and Rural Settlement areas, as shown on Schedule "A",

- (1) shall be considered in light of the policies of the Official Plan, the general severance policies in section 1.1.1.(1) and the specific objectives in section 2.8.3.3, and
- (2) may be granted only if:
 - (i) general conditions and criteria in section 1.1.1 (2) are complied with,
 - (ii) the conditions and criteria in section 1.1.2 (2)(b) (ii) are satisfied, and
 - (iii) the proposed lot is intended as a retirement lot for a farmer who has been farming for a substantial number of years and is retiring from active working life, or such lot is required to provide accommodation for full time farm help whose work activity is primarily devoted to the farm operation and where the nature of the farm operation requires this help to be accommodated close to the farm.

The significant criterion from section 1.1.2(2)(b) (ii) is criterion (D) which limits the number of consents per 40.5 hectare (100 acre) original farm half lot to not more than two. Approximately 7 parcels are located within the west half of Lot 8, Concession 6, W.H.S., (Chinguacousy Township).

The applicant has been operating the Chinchilla ranch on this property for 12 years, and has increased the size of the operation to approximately 4,000 chinchillas. The nature of the operation requires that a farm employee be present at all times. Staff are of the opinion that this operation requires that the farm help be located on the farm

The objective of the Official Plan Policies pertaining to the rural area is the preservation of agricultural land, particularly lands with a soil capacity rating of Class 1 through Class 4. The subject property contains a majority of Class 1 soil, for the most part covered in a dense underbrush and large trees, particularly at the rear of the property. A portion of the property is free of large trees, and relatively flat, though uncultivated. It is this area the applicant proposes to build the residence on.

The Chinchilla operation, though involving large numbers of livestock, is completely contained within a metal barn, and does not require large land acreage. The lot consists of a small flat, clear area directly behind the existing house and barn, progressing to heavily wooded steeply sloped land as the property approaches the Credit River. The amount of flat, tillable land on the property is not sufficient to support a viable field crop operation. Staff contend that, while the soils on the property are Class 1, there is insufficient acreage to support a viable field crop, and, therefore, the building of a second residence on this property would not conflict with the Official Plan policy objective of maintaining land for agricultural and related uses.

The following Official Plan policy is also relevant to the subject application:

"2.8.3.6 The temporary erection of one mobile home, well screened from public rights-of-way, as a second dwelling unit, on a genuine operating farm to accommodate related or unrelated farm help, shall not be prohibited if permitted by zoning by-law. Mobile homes, on the above basis, shall be considered on individual merit and be subject to the controls and regulations of a special zoning by-law and site plan control."

Mobile Home is defined By-law 151-88, as amended, as "any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed".

The proposed dwelling therefore, would, have to be removeable, so that in the event that it was no longer needed to house farm employees the structure could be removed.

6-6

The applicant has requested a second permanent dwelling, however, staff feel that a temporary dwelling, permitted via a temporary use by-law reviewed every three years would be more appropriate. Staff are concerned that a permanent second dwelling is more likely to become a rental unit or the subject of a Land Division Committee application, neither of which is a desirable option. In order to allow for some degree of monitoring of use, staff recommend that a temporary use by-law to permit a temporary second dwelling unit on this property be enacted, including a review of the use every three years, at which time the applicant could apply for extensions to the use.

In keeping with the requirements of Policy 2.8.3.6, pertaining to screening, the proposed dwelling would be adequately screened from the public roadway.

Staff note the comments of the Planning and Development Department, Planning Policy and Research Division, and the Public Works Department, Building Division, both departments recommend a temporary, easily removeable structure such as a mobile home.

The Region of Peel has requested an 8 metre road widening along the Winston Churchill Boulevard frontage of the property.

The Credit Valley Conservation Authority has indicated that the property is characterized by slopes of greater than 15% which are considered hazardous by the Authority. However, there appears to be sufficient buildable area above the floodline and top-of-bank. Therefore, the Authority has no objection to the proposed second residence. The applicant will have to satisfy the Authority's Fill Permit requirements.

The individual merits of this application are considered appropriate to support this second dwelling. The chinchilla operation involves a large number of animals (ranging between 4,000 and 6,000) raised as breeding stock. These animals require constant attention and demand that someone be present on the farm at all times. The dwelling is to be occupied by the applicant's son, who is presently actively employed on the farm.

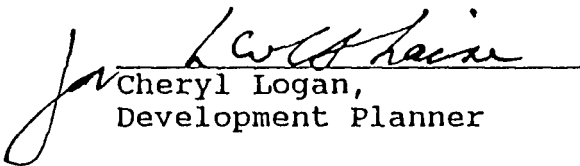
In view of the foregoing, staff would be willing to support a temporary second residence on this property through the implementation of a temporary use by-law. This will allow a frequent monitoring of the use of the second residence, and would require its removal should the residence no longer be needed for a full time farm employee.

7.0 Recommendation


It is recommended that Planning Committee recommend to City Council that:

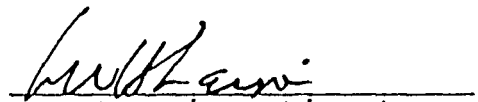
- A) A Public Meeting be held in accordance with City Council's procedures, and
- B) Subject to the results of the Public Meeting, the application to amend the zoning by-law be approved subject to the following conditions:
 - 1. The site specific zoning by-law should apply to the entire farm and shall permit one single family dwelling and one temporary accessory single family dwelling, and
 - 2. Dedication of an 8 metre road widening along the frontage of the property on Winston Churchill Boulevard to the Regional Municipality of Peel.

Respectfully submitted,


 Cheryl Logan,
 Development Planner

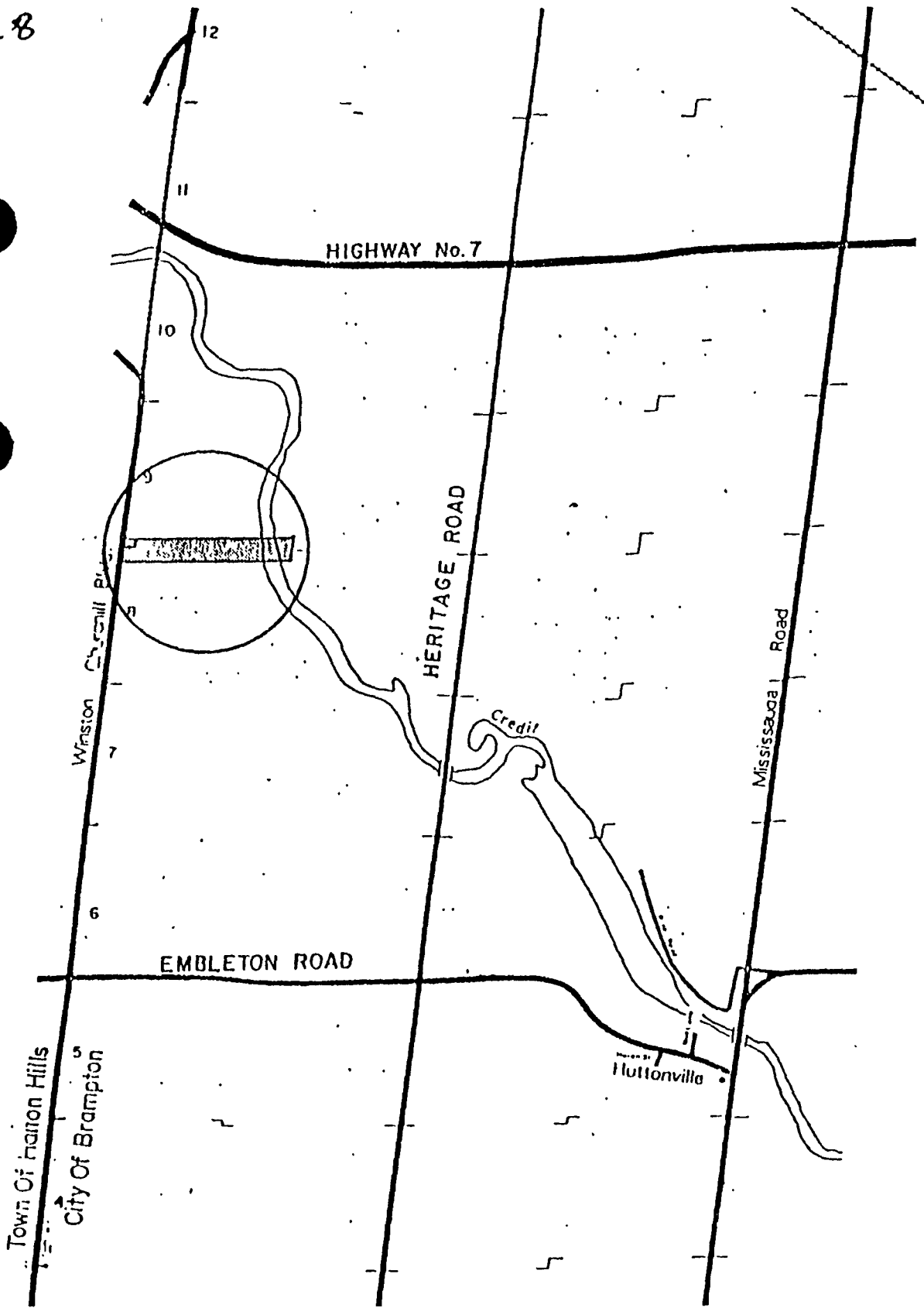
AGREED:


 John A. Marshall, M.C.I.P.
 Commissioner, Planning and
 Development


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

CL/am/reidstra

E6-8



TOM REIDSTRA

Location Map

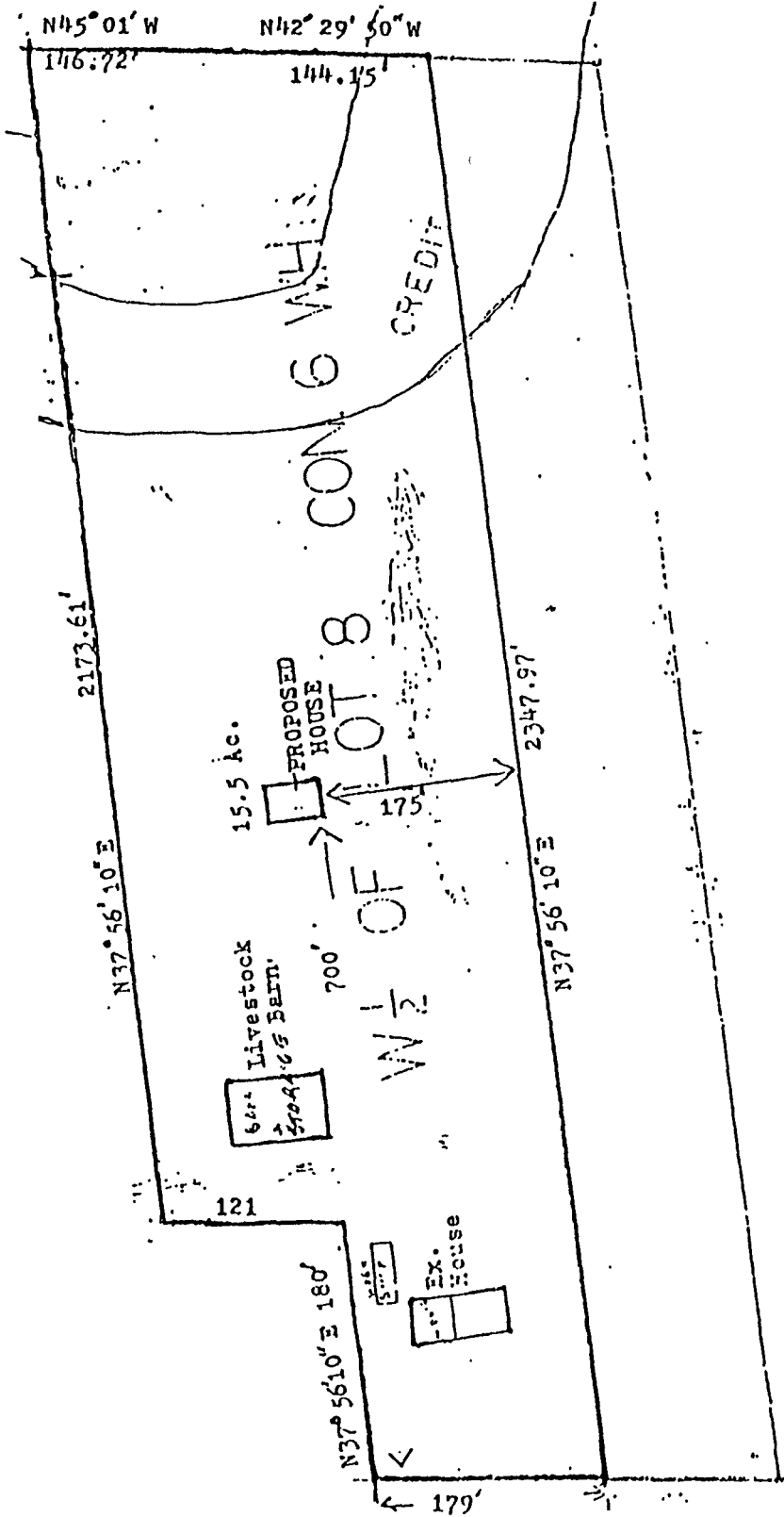


CITY OF BRAMPTON
Planning and Development

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Date: 1990 08 16 Drawn by: CJK
File no. C6WB.2 Map no. 37-15A

E6-9



WINSTON CHURCHILL BOULEVARD

TOM REIDSTRA

Site Plan Map



CITY OF BRAMPTON
Planning and Development

Date: 1990 08 16 Drawn by: CJK

File no. C6WB.2 Map no. 37-15B

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6-10
APPENDIX A

The Credit Valley Conservation Authority has indicated that

"Portions of the subject property are located below the Fill Line and the Regional Floodline of the Credit River. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80, as amended) prohibit the erection of any structure or the placement or removal of any material in a regulated area, or the alteration to any waterway without the written approval (i.e. a permit) from this Authority. A copy of the mapping indicating the regulated area and the property is enclosed for your information.

The subject property is characterized by a valley bank of the Credit River. The valley slopes are in excess of 15% are considered to be hazardous by this authority. It appears, however, that there is sufficient buildable area above the floodline and/or top-of-bank on this property which would conform to Authority policy.

On this basis, we have no objections in principle to the approval of the amending zoning by-law to permit a second residence on the subject property.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 20, 1990

To: Acting Mayor and Members of City Council

From: J.A. Marshall, M.C.I.P.
Commissioner of Planning and Development Department

RE: Application to Amend the Zoning By-law
West Half of Lot 8, Concession 6, W.H.S.
Ward Number 6
Winston Churchill Boulevard
TOM RIEDSTRA
Our file: C6W8.2



1. Background

Planning Committee at its meeting of Monday, September 17, 1990 recommended that the above noted application to erect a permanent second residence on a lot zoned Agricultural (A) and Floodplain (F) be deferred. Further, Planning Committee requested that a report be presented to Council which would outline appropriate development conditions to be imposed.

2. Comments

In recognition that Planning Committee has considered recommending an amendment to the zoning by-law to permit a second permanent detached dwelling, the Community Services Department, Parks and Recreation has provided the following revised comments:

- City shall acquire all valleylands east of the west limit of the Regional Storm Flood Level comprising approximately 7.0 acres in accordance with the City's policy for the acquisition of valleylands.
- Applicant shall pay table parkland contribution for the additional dwelling unit to be constructed on the site.

The Regional Municipality of Peel requirement that Winston Churchill Boulevard be widened to 18 metres from the centre line of the original road allowance would apply.

Financial condition requiring the payment of Region and City residential levies would be a standard development condition.

RECEIVED
CLERK'S DEPT.

SEP 21 1990

REG No 11933
FILE No: C6W8.2

Discussion

With respect to the conveyance of valleyland, the applicant indicated at the Planning Committee meeting a willingness to convey to the City land located on the east side of the Credit River. It has been estimated that this property has an approximate area of 0.47 hectares (1.2 acres). The bed of the Credit River occupies an area of about 0.37 hectares (0.91 acres).

The subject property lying west of the Credit River is characterized by several physiographic areas. Firstly, is the tableland area, with an area of about 1.8 hectares (4.45 acres) occupied by the existing dwelling, barn and chinchilla sheds, abutting Winston Churchill Boulevard. Secondly, is a significant wooded steep slope area with an adjacent plateau area having an area of about 1.5 hectares (3.7 acres). The elevation difference between the tableland area and plateau area is about 20 to 21 metres (65.6 to 68.9 feet) and has slopes exceeding a grade of 20 percent. Thirdly, is a narrow wooded steep slope area and the abutting floodplain of the Credit River with an area of 2 hectares (4.9 acres). The steep slope area has an elevation difference of 5 metres (16.4 feet) with slopes exceeding a grade of 25 percent. Thus, the area of land to be conveyed to the City, subject to confirmation by property survey, would have an approximate area of 2.8 hectares (7.0 acres).

From the perspective of the Official Plan, a site specific amendment will be required to permit a second permanent dwelling unit, not being a mobile home, on the subject lands.

With respect to the amendment to the zoning by-law, the flood vulnerable lands of the Credit River are presently zoned Floodplain. The remainder of the subject property including the site of the second permanent dwelling, will be designated with a special section of an Agricultural zone.

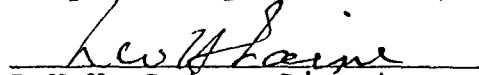
It is also noted that the proposed location of the second dwelling appears to be within the limits subject to the regulations of the Credit Valley Conservation Authority and approval of that agency will be required prior to construction activity.

3.0 Recommendation


If Council determines that a second permanent dwelling is appropriate, subject to suitable development conditions, IT IS RECOMMENDED:

- A. that City Council request the applicant to pay the appropriate application fee for processing of an Official Plan amendment;
- B. that City Council direct that a Public Meeting be held with respect to an Official Plan Amendment and to a zoning by-law amendment;
- C. that subject to the results of the Public Meeting, staff be instructed to prepare an amendment to the Official Plan and to the zoning by-law subject to the following conditions:
 - 1. The applicant agree to convey to the Regional Municipality of Peel a road widening of Winston Churchill Boulevard to provide a width of 18 metres from the centre line of the original road allowance;
 - 2. The applicant agree to convey valleyland to the City of Brampton;
 - 3. The applicant agree to pay Region and City residential development levies for the additional dwelling;
 - 4. The applicant agree to obtain, if necessary, the approval of the Credit Valley Conservation Authority to erect the second dwelling prior to the issuance of a building permit. In this regard, it may be necessary to establish a minimum distance requirement from the top-of-bank as a zoning by-law restriction and as a development agreement condition.
 - 5. The zoning by-law amendment shall establish a special Agricultural zone designation to permit two (2) detached dwellings.


Respectfully submitted,

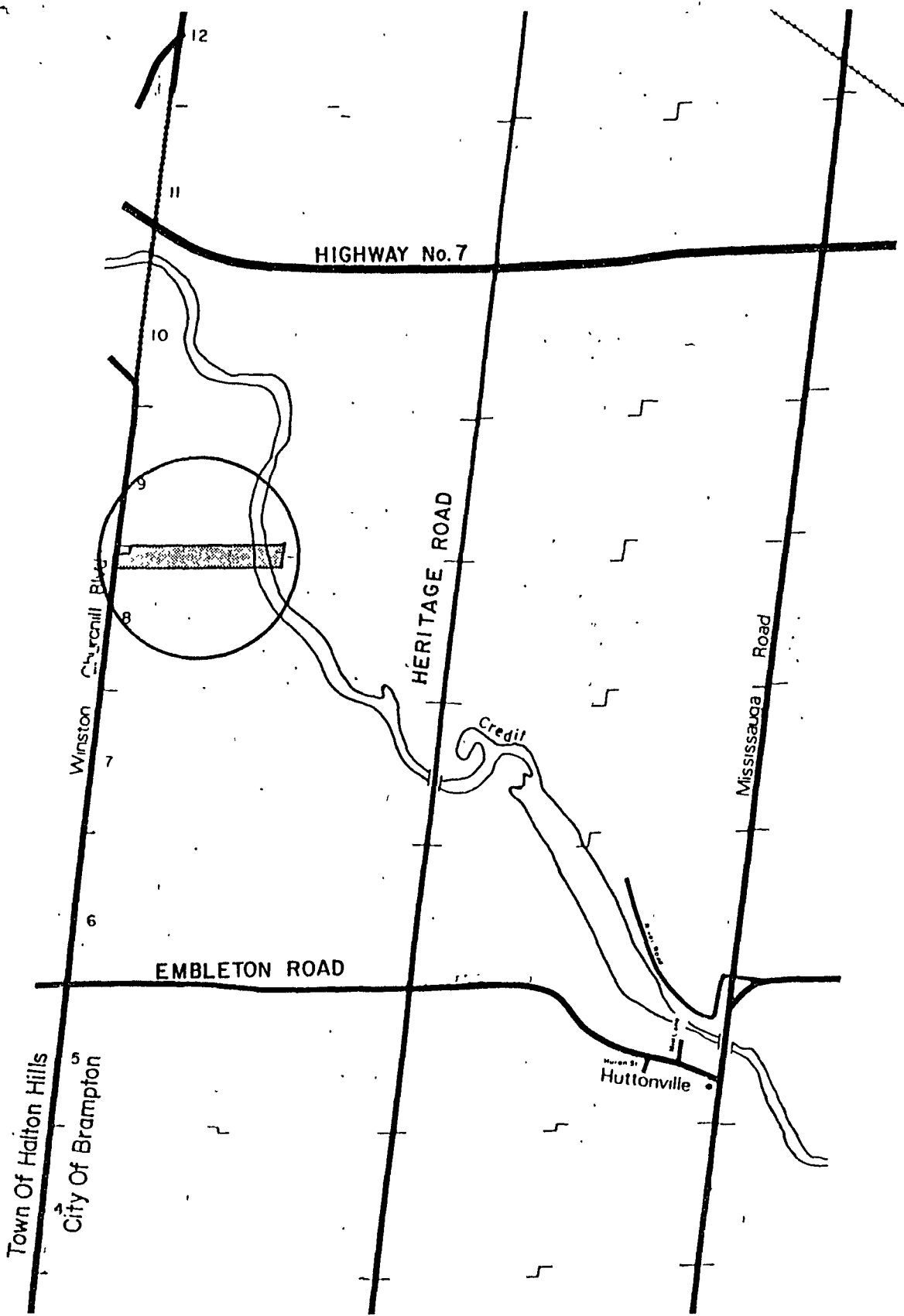

L.W.H. Laine, Director
Planning and Development
Services Division

AGREED:


John A. Marshall, M.C.I.P.
Commissioner of Planning
and Development

LWHL/jo/tomreidstra





TOM REIDSTRA

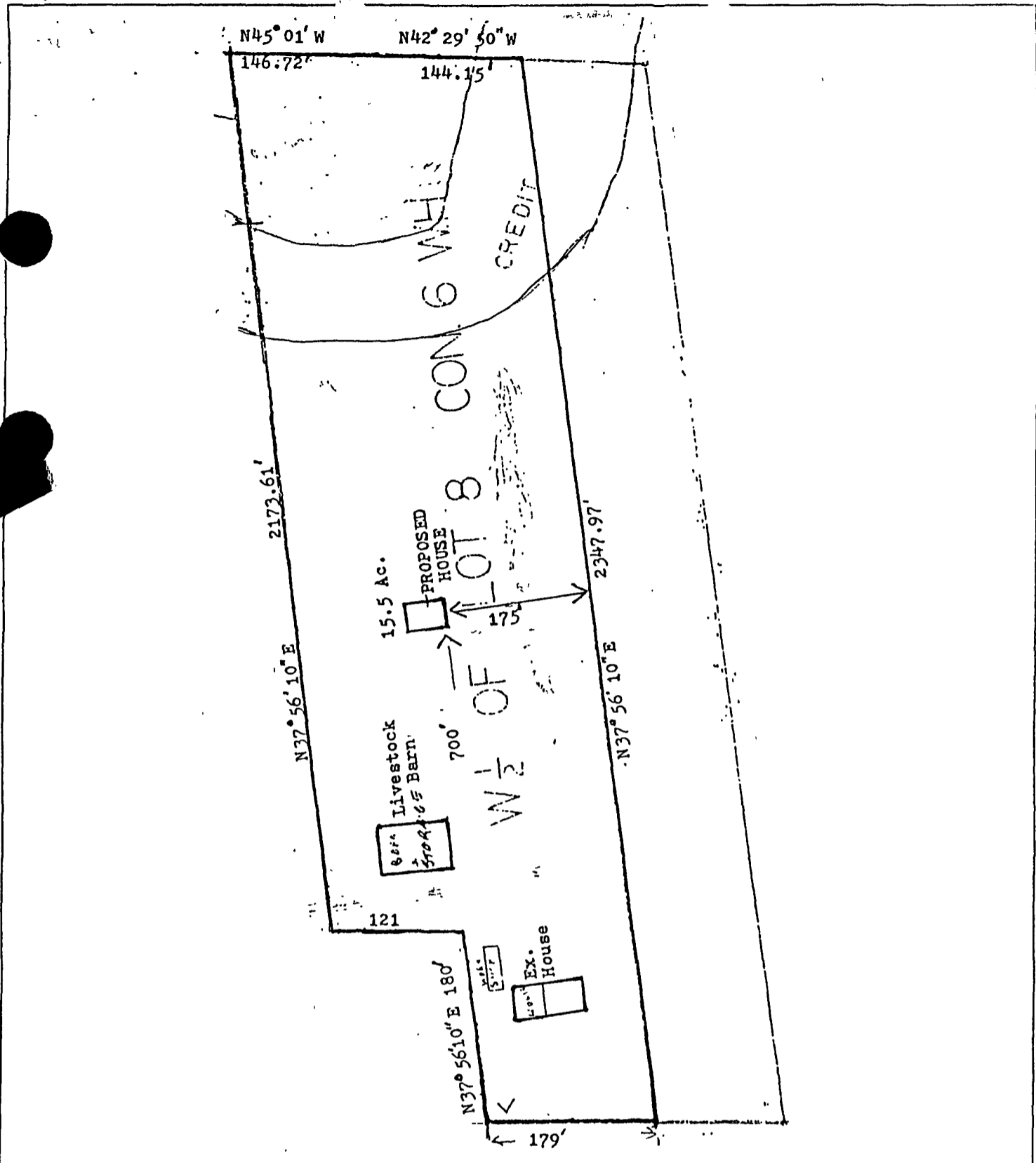
Location Map



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CITY OF BRAMPTON
 Planning and Development

Date: 1990 08 16 Drawn by: CJK
 File no. C6W8.2 Map no. 37-15A



WINSTON CHURCHILL BOULEVARD

TOM REIDSTRA

Site Plan Map



1:3560

CITY OF BRAMPTON
 Planning and Development

Date: 1990 08 16 Drawn by: CJK
 File no. C6W8.2 Map no. 37-15B

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

October 9, 1990

To: The Chairman and Members of Planning Committee

From: Planning and Development Department


RE: Application to Amend the Zoning By-law
West Half of Lot 8, Concession 6, W.H.S.
Winston Churchill Boulevard
Ward Number 6
TOM RIEDSTRA
Our file: C6W8.2

The notes of the Public Meeting held on Wednesday October 3, 1990 are attached for the information of Planning Committee.

No members of the public were present with respect to the application. No persons have contacted staff to note any concerns with the proposal.

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

- A. The notes of the Public Meeting be received;
- B. The application be approved according to the conditions approved by City Council at its meeting held on Monday, September 24, 1990; and
- C. Staff be directed to prepare the appropriate documents for the consideration of City Council.



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

AGREED:



 J.A. Marshall, M.C.I.P.
 Commissioner of Planning
 and Development

attachment

LWHL/jo

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, October 3, 1990, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:32 p.m., with respect to an application by TOM REIDSTRA (File: C6W8.2 - Ward 6, to amend the Zoning By-law to permit the Development of a second permanent residence on the farm lot.

Members Present: Alderman L. Bissell, Chairman
Alderman A. Gibson
Alderman S. Fennell
Alderman E. Ludlow
Councillor E. Carter

Staff Present: J.A. Marshall, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services
J. Armstrong, Development Planner
N. Grady, Development Planner
A. Rezoski, Development Planner
E. Coulson, Secretary

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. Marshall replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:33 p.m.



July 20, 1990

Planning Department

City of Brampton
Planning Department
150 Central Park Drive
Brampton, Ontario
N6T 2T9

City of Brampton PLANNING DEPT.	
Date	JUL 24 1990 Rec'd
File No.	C6W8.2

Attention: Ms. Cheryl Logan

Re: Rezoning Application - Tim Reidstra
Pt. W 1/2 Lot 8, Concession 6, W.H.S.
Your File: C6W8.2
Our File: R42 6W10B
City of Brampton

Dear Ms. Logan:

For your information and consideration, please note the following Regional Planning and Public Works comments regarding the above-captioned rezoning application.

Municipal
Water &
Sewer: Facilities are not available.

Regional
Roads: Subject to the dedication of an approximate 8 metre road widening, to provide for 18 metres from the original centreline of Winston Churchill Boulevard. Please advise the applicant to commence preparation of reference plans and clear title deeds, as soon as City approval is obtained, to allow the release of building permits.

It is required that a Financial Agreement be entered into for the payment of levies as they apply to the subject property. We will also provide you with the Regional Health Department's comments as soon as they are available.

We trust that this information is of assistance.

Yours truly,

Igor A. Peressenyi
Igor A. Peressenyi
Senior Planner
Development Review

JL:nb

cc: B. Stansfield, Regional Clerk's Dept., Realty Services
L. Eason, Regional Finance Department
D. Kately, Regional Public Works, Operations Division

9007 24

City of Brampton PLANNING DEPT.	
Date	AUG 14 1990 Rec'd
File No.	C6W8.2

August 13, 1990

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

Attention: Ms. Cheryl Logan

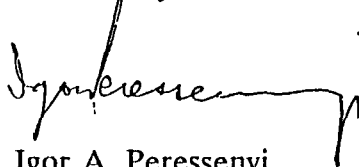
Re: Rezoning Application - Tim Reidstra
Pt. W 1/2 Lot 8, Concession 6, W.H.S.
Your File: C6W8.2
Our File: R42 6W10B
City of Brampton

Dear Ms. Logan:

Further to our letter of July 20, 1990, please be advised that the Regional Health Department has completed their review of the proposed rezoning application, and have no comments to offer.

We trust that this additional information is of assistance.

Yours truly,



Igor A. Peressenyi
Senior Planner
Development Review

JL:nb



CONSERVATION THROUGH COOPERATION

MEADOWVALE, ONTARIO L0J 1K0

PHONE (416) 670-1615 FAX (416) 670-2211 TOLL FREE 1-800-387-5557

City of Brampton PLANNING DEPT.	
Date	AUG 23 1990 Rec'd
File No.	C6W8.2

Our File #

August 22, 1990

CL.

The City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Attention: Cheryl Logan
Development Planner

Dear Ms. Logan:

Re: Application to Amend the Zoning By-law
W1/2 Lot 8, Concession 6, W.H.S.
Winston Churchill Boulevard
Owner: Tim Reidstra
File #OZ/B/3/90

We have now had the opportunity to review the subject application and provide the following comments.

Portions of the subject property are located below the Fill Line and the Regional Floodline of the Credit River. The Fill, Construction and Alteration to Waterways Regulations (Ontario Regulation 162/80, as amended) prohibit the erection of any structure or the placement or removal of any material in a regulated area, or the alteration to any waterway without the written approval (i.e. a permit) from this Authority. A copy of the mapping indicating the regulated area and the property is enclosed for your information.

The subject property is characterized by a valley bank of the Credit River. The valley slopes are in excess of 15% and are considered to be hazardous by this Authority. It appears, however, that there is sufficient buildable area above the floodline and/or top of bank on this property which would conform to Authority policy.

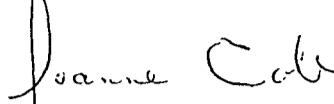
On this basis, we have no objections in principle to the approval of the amending zoning by-law to permit a second residence on the subject property.

...continued...

OK
Aug 23/90

By copy of this letter to the applicant we are advising of our permit requirements.

Yours very truly,



Joanne Cole
Resource Planner

JC:sio

encl.

c: City of Brampton
Attention: Mr. L.T. Koehle, P. Eng.
Commissioner of Public Works and Building
Attention: Mr. P. Hornblow
Supervisor, Plans and Permits

Mr. Tim Reidstra
R.R. #2
Norval, Ontario
LOP 1K0



PLANNING AND DEVELOPMENT DEPARTMENT
TEL: 416/827-2151 FAX 416/827-3816

November 13, 1990

City of Brampton PLANNING DEPT.	
Date	NOV 16 1990 Rec'd
File No.	C6W8.2

Ms. C. Logan
Development Planner
Planning and Development Department
The Corporation of The City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Ms. Logan:

Re: Proposed Rezoning Application
Part of West Half Lot 8, Concession 6. W.H.S.
City of Brampton
T. Reidstra
File: C6W8.2

Please accept our apologies for the delay in replying to your circulation of the above noted rezoning application. The proposal to allow a second residence on the subject lands for farm help raises no Regional concerns. However, the Public Works Department advise that lands on Regional Road No. 19 be dedicated to the Regional Municipality of Peel for future road right-of-way widening and road improvements. A copy of their comments dated August 20, 1990 is enclosed.

Should you have any questions regarding these comments, please do not hesitate to contact the undersigned at 827-2151, extension 313.

Yours truly,

Doug Corbett
Doug Corbett, M.C.I.P.
Senior Planner

DC.imt

NOV13.L2

*Check: The r.o.w. width to be determined by Peel whatever it might be.
See 901116*

Local Inquiries from:

BURLINGTON, MILTON
OAKVILLE
827-2151

HALTON HILLS
ACTON
853-0501

HALTON HILLS
GEORGETOWN
878-8113

BURLINGTON
ALDERSHOT
639-4540

