



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 69-79

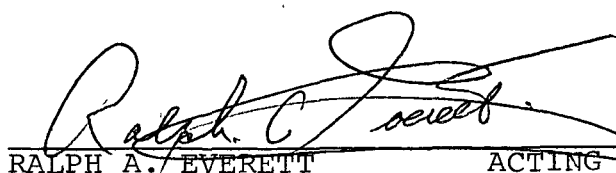
A By-law to amend the Consolidated Official Plan of the City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, (R.S.O. 1970, Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

- 1) Amendment No. **32** to the Consolidated Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
- 2) That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. **32** 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 **9th** day of **April** 19 **79**


JAMES E. ARCHDEKIN MAYOR


RALPH A. EVERETT ACTING CLERK

DUPLICATE ORIGINAL

OPC 0006-32

AMENDMENT NUMBER 32

4

TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

OFF. PLAN NO. 545

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

July 26, 1979 - 11:34 A.M.

Katherine Fayla D.L.R.
REGISTRAR OF DEEDS, COUNTY OF PEEL

979 JUL 26 AM 11 34

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4	Section 4.0 - Development Principles
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	Section 6.0 - Interpretation
6	Part C - Appendices

Amendment No. 32

to the

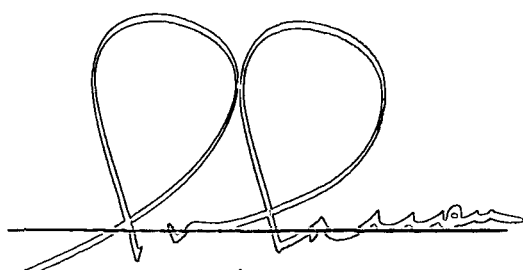
Consolidated Official Plan for the
City of Brampton Planning Area

This amendment 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 modified under the provisions of Section 17 of The Planning Act, as follows:

1. Part B - The Amendment, Section 2.0 Land Use, on page 3, is modified by deleting subsection 2.3 in its entirety.
2. Part B - The Amendment, Section 4.0 Development Principles, on page 4, is modified by adding the word "services" to the end of the last line of subsection 4.2.
3. Part B - The Amendment, Section 6.0 Interpretation, on page 5, is modified by adding the word "not" between the words "shall" and "be" in the second line of subsection 6.2.

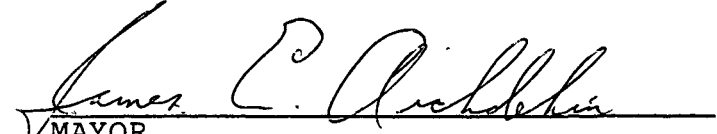
As thus modified, this amendment is hereby approved under Section 17 of The Planning Act, as Amendment No.32 to the Consolidated Official Plan for the City of Brampton Planning Area.


Date July 9/79


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

CONSOLIDATED OFFICIAL PLAN
OF
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NUMBER 32

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 32 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. 69-79, 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 9th day of April, 1979.


MAYOR


ACTING 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 32 to the Consolidated Official Plan of the City of Brampton Planning Area.~~

DATE



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 69-79

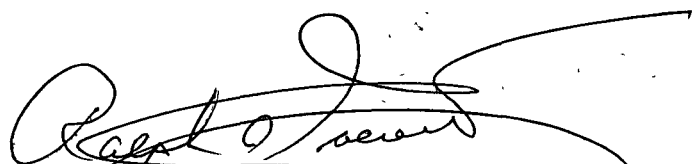
A By-law to amend the Consolidated Official Plan of the City of Brampton Planning Area.

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- 1) Amendment No. 32 to the Consolidated Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
- 2) That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. 32 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 9th day of April 19 79


JAMES E. ARCHDEKIN MAYOR


RALPH A. EVERETT ACTING CLERK

TO THE CONSOLIDATED OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 32 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 32 .

2.0 Relative Parts

Part B only of the Amendment constitutes Amendment Number 32 .

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 six sections as follows:

- Section 1.0 - Purpose and Property Location
- Section 2.0 - Land Use
- Section 3.0 - Density and Public Open Space
- Section 4.0 - Development Principles
- Section 5.0 - Implementation
- Section 6.0 - Interpretation

3.0 Location

The Amendment is concerned with lands situated in part of west half of lot 10, Concession 2, east of Hurontario Street lying at the south-east corner of the intersection of Kennedy Road and Bovaird Drive (Number 10 Sideroad), in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of this Amendment is to reconfirm the designation of the subject lands as Residential and further to establish the maximum permissible density and the development principles.

PART A - PREAMBLE Cont'd.

5.0 Basis

A draft plan of subdivision application was filed by Darcel Construction Company, owners of the approximately 18.6 hectares (46 acres) of land located at the south east corner of Kennedy Road and Bovaird Drive. The applicants request permission for the development of subject lands for a total number of 224 lots accommodating 316 residential units.

A Planning Report dealing with this subdivision application was submitted to Planning Committee at its meeting held October 17, 1977, noting the need for an amendment to the Official Plan. 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. The public meeting was held by the Committee on November 3, 1977.

Subsequently, on November 28, 1977, the City Council adopted the Planning Committee's recommendations to recommend draft approval of this application, subject to a maximum of 311 residential units and other conditions. Council also directed that the Amendments to the Official Plan and Restricted Area By-law be prepared.

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 maps Schedules 'A' and 'B' constitutes Amendment Number 32 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended by adding a new chapter, Chapter C-52, following Chapter C-51 (Official Plan Amendment Number 26).

CHAPTER C-52

1.0 PURPOSE AND PROPERTY LOCATION

1.1 The purpose of this Chapter is to reconfirm the designation of the lands as Residential (R) and to establish the maximum permissible density and the development principles.

1.2 This Chapter is concerned with land situated in part of west half of Lot 10, Concession 2, east of Hurontario Street lying at the south east corner of the intersection of Kennedy Road and Bovaird Drive (Number 10 Side Road), in the City of Brampton, Regional Municipality of Peel. The lands are more particularly shown on Schedule 'B' attached hereto.

2.0 LAND USE

2.1 The land use classification of the lands shall be Residential (R) as shown on Schedule 'B' attached hereto.

2.2 Plate Number 1 of this Plan shall be amended to substitute Chapter C-52 in place of Chapter C-2 with respect to the subject lands as shown on this plate.

~~2.3 Plate Number 2, Land Use 7 of this Plan shall be amended to the extent and in accordance with the Land Use Designation as shown on Schedule 'A' and Schedule B~~

MODIFICATION
NO
UNDER SECTION 14(1) OF
THE PLANNING ACT

3.0 DENSITY AND PUBLIC OPEN SPACE

3.1 The maximum gross area residential density permitted on the lands shown on Schedule 'B' attached hereto shall be 60.29 persons per hectare (24.4 persons per acre). For the purpose of density calculations, the residential occupancy factor of 3.6 persons per unit shall be used.

3.0 Density and Public Open Space Cont'd.

3.2 Public Open Space dedication of land, based on a minimum ratio of 2.84 hectares (7 acres) per 1000 persons shall be made within the area shown on Schedule 'B' attached hereto.

4.0 Development Principles

4.1 It shall be the policy of the municipality to ensure that:

- a) The development creates a minimum amount of conflict with existing land proposed uses abutting or in close proximity to it.
- b) recognising the existing use of abutting lands to the east and north, for gravel pit operations, it would be required that adequate fencing, screening, berming and landscaping are provided to avoid any adverse impact, and to ensure the safety, privacy and amenities of the occupants of the proposed residential development.
- c) The development of lands adjacent to Kennedy Road and Bovaird Drive have adequate noise abatement measures to protect the inside and outside environment of proposed residences.
- d) The existing woodlot located at the north east part of the lands as shown on Schedule 'B' attached, hereto be preserved as part of Public Open Space and dedicated to the municipality.

4.2 Development will proceed only when Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks and electric energy facilities) are adequate and that the appropriate steps have been taken to provide the necessary

4.3 The design of the medium density residential development of the lands as shown on Schedule 'B', attached herein must be of a high quality. The following criteria will be used to evaluate the development:

- a) The provision of parking to satisfy the expected requirements of the occupants, visitors and guests,
- b) The provision of recreation and similar facilities.

DEDICATION

NO 2

UNDER SECTION 14(1) OF
THE PLANNING ACT

4.0 Development Principles Cont'd.

4.4 The residential building is to be treated as an architectural unit to such an extent that the residential buildings are integrated with the physical condition of the lands.

5.0 Implementation

Amendment Number 32 shall be implemented by appropriate amendment to the restricted area by-law and agreement as deemed necessary by City Council.

6.0 Interpretation

6.1 This Amendment shall apply to the lands outlined in Schedules 'A' and 'B' attached hereto.

6.2 Numerical figures and boundary of this amendment shall be interpreted as absolute or rigid. Minor variation from these figures will be tolerated without the necessity of making formal amendment to the Consolidated Official Plan insofar as the spirit and intent of the Amendment is maintained.

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

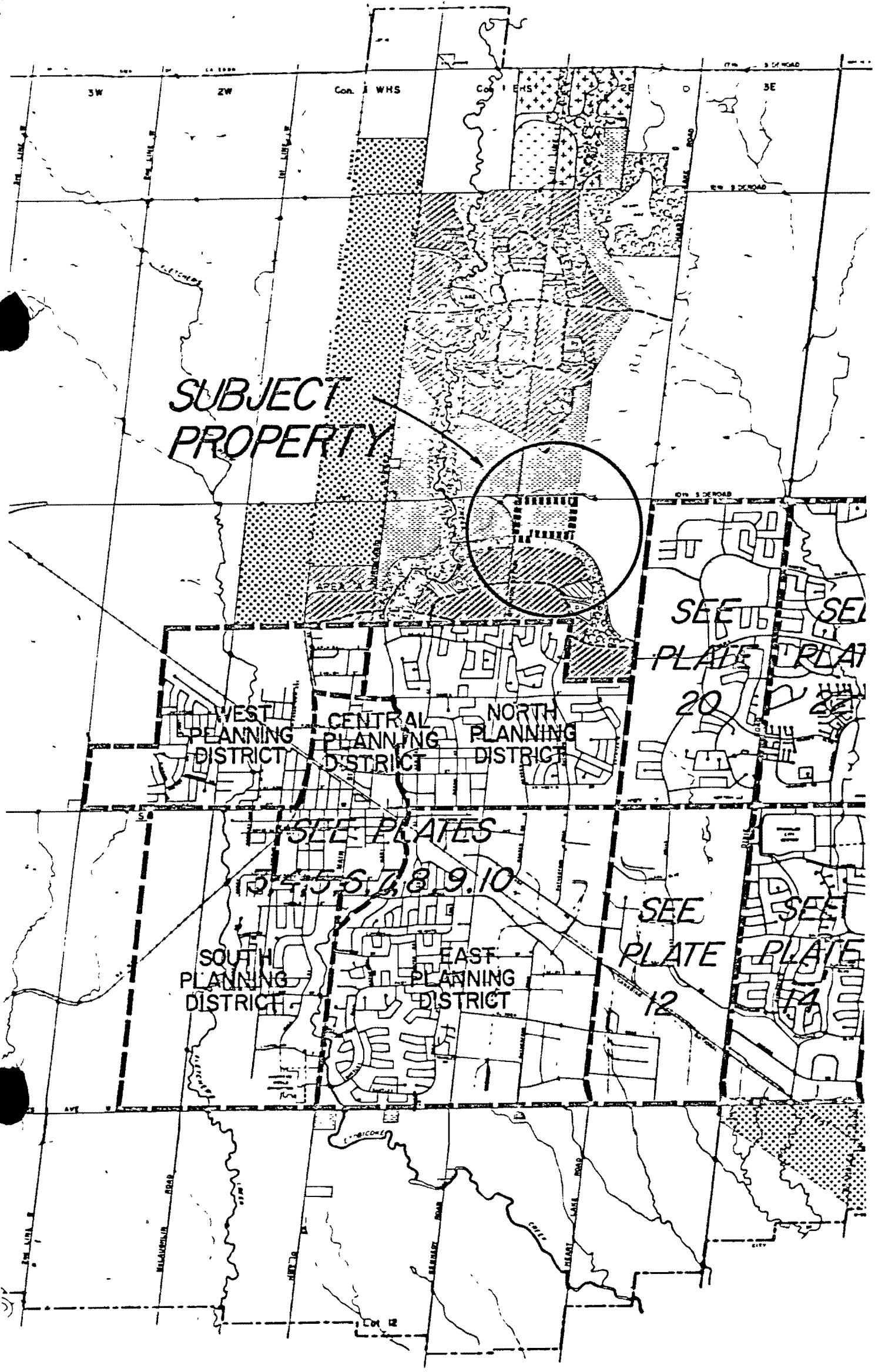
MODIFICATION

3

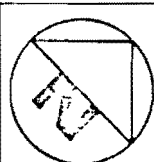
NO
UNDER SECTION 14(1) OF
THE PLANNING ACT

PART C - APPENDICES

Attached is one copy of the staff report to the Planning Committee including notes of the Public Meeting held on the subject of this Amendment.



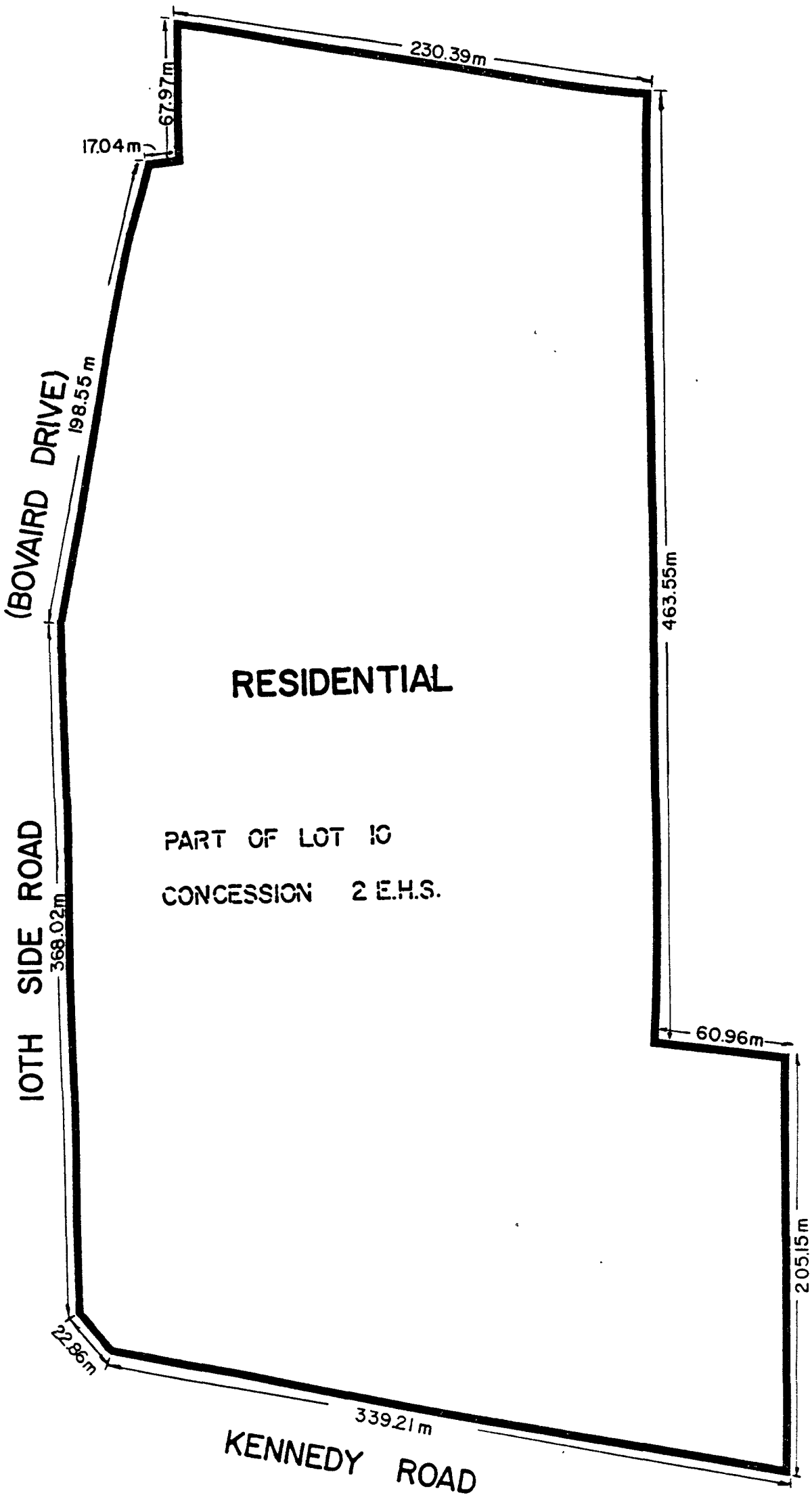
O.P. AMENDMENT NO. 32
Schedule 'A'



1:50000

CITY OF BRAMPTON
Planning and Development

Date: 1979 03 30 Drawn by: TS
File no. C2E10 2 Map no. 44-11H



O.P. AMENDMENT NO. 32
 Schedule 'B'



CITY OF BRAMPTON
 Planning and Development

1:2500

Date: 1979 03 30 Drawn by: T.S.
 File no. C2E10.2 Map no. 44-11

October 13, 1977

TO: Chairman of the Development Team

FROM: Planning Director

RE: Proposed Draft Plan of Subdivision
and Application to Amend Official Plan
and Restricted Area By-law
Part of Lot 10, Concession 2, E.H.S.
DARCEL CONSTRUCTION COMPANY
Region of Peel File : 21T-77001B
Our File : C2E10.2

1.0 BACKGROUND:

A draft plan of subdivision for residential development pertaining to part of Lot 10, Concession 2, E.H.S. has been referred by the Region of Peel for comment and recommendation. An application to amend the Consolidated Official Plan and Restricted Area By-law to permit a residential development was made to the Council which has been referred to staff.

On May 9, 1977 the City Council received a representation on behalf of the applicant and passed the following motion:

"THAT staff be directed to prepare an Official Plan Amendment for Part West Half Lot 10, Concession 2, E.H.S. and the draft plan be processed for consideration and further that the development agreement contain a commitment as to date of construction of dwelling units."

2.0 PROPERTY DESCRIPTION:

The subject property, comprising of 45.97 acres, is located at the southeast corner of Kennedy Road and Number 10 Side Road (Bovaird Drive). It has a frontage of nearly 1,170 feet on Kennedy Road and an average depth of over 2,200 feet. A 2.5 acre parcel of land fronting on the south side Number 10 Side Road, approximately 260 feet east of Kennedy Road is not included in this Draft Plan of Subdivision. This parcel is presently occupied by a single family dwelling and 2 barns.

The subject lands are gently sloping towards the west and east from a high point located centrally along the southerly property line. The site is presently lying vacant. With the exception of a dense wooded area along the easterly property line, there

October 13, 1977

2.0 PROPERTY DESCRIPTION: (cont'd..)

are no trees of any substantial nature existing on the site. Highway Number 7 is proposed to be extended easterly along the northern property line.

The lands to the north, on the north side of Number 10 Side Road and the lands to the immediate east of the site are used as gravel pits. To the south, the lands are being developed as low density residential as per Registered Plan of Subdivision Number M-180. To the west, the lands located on the west of Kennedy Road are lying vacant.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The subject lands are designated Residential in an amendment to the Township of Chinguacousy Official Plan (Chapter C-2 of the Consolidated Official Plan). Under Amendment Number 52 of the Township of Chinguacousy Official Plan, these lands were recommended for redesignation from Residential to Industrial. The Amendment was partially approved with modifications by the Minister of Housing on September 26, 1974. The subject lands were excluded from the part of the Amendment approved by the Minister. The existing zoning, as per By-law Number 861, as amended by By-law Number 877 of the former Township of Chinguacousy, is Agricultural (A).

4.0 PROPOSAL:

It is proposed by the applicant that the subject lands be subdivided into a total of 224 lots accommodating 316 residential units together with a park area of 8.2 acres comprising 5 separated blocks of land. The total dedication for the public open space includes the wooded area presently located along the easterly property line, some tableland at the southeast corner and long narrow strips of land located along the southerly property line.

The proposal is to build 53 single family detached dwellings, 92 semi-detached dwellings (184 units) and 79 street townhouses. The average lot frontages for single family lots would be 50 feet; for semi-detached lots, 60 feet and for street townhouse lots, 20 feet. All residential lots are proposed to have a depth of 100 feet with the exception of lots abutting on Kennedy Road and proposed Highway No.7 extension, where an additional depth of 35 feet and 50 feet would be provided respectively for buffering purposes. All of the lots would have access to internal road allowances only.

4.0 PROPOSAL: (cont'd..)

The main vehicular access to the subject site is proposed via a 66 foot right-of-way width road which will run southerly from the proposed extension of Highway No.7. This would be located at a distance of nearly 1,300 feet east of Kennedy Road. The new street will connect southerly to Langston Drive to be provided under the Registered Plan M-180. A possible future road as an extension of an internal road (Street No.2) has been considered when the existing gravel pit site is redeveloped.

Map 1, attached, shows the proposal, as submitted for approval by the applicant.

5.0 COMMENT:

As indicated above, the total number of residential units proposed by the applicant is 316 for the 45.97 acre parcel. The applicant's Consultant has submitted that, based on occupancy factor of 3.6 persons per unit, the total population yield of the proposed development would be 1,138 persons. This amounts to a gross density of 24.75 persons per acre.

The Official Plan Amendment No.52 of the Township of Chinguacousy as approved with modifications, designates the part of Heart Lake Area and lands to the immediate south of the subject site as Residential. The maximum gross density permitted under this Amendment for the lands to the south is 24.4 persons per acre. From a location and topographic point of view, the subject lands form a part of the lands to the south, which are covered by the approved part of the O.P.A.#52. As such, if the subject lands are developed residentially, the gross density should not exceed the density permitted on the lands to the immediate south.

In view of the City Council's apparent approval in principle of the Official Plan Amendment pertaining to the subject lands, it is advisable that the maximum density permissible on the site be 24.4 persons per acre. Staff has accepted that for 'family' residential units a factor of 4.0 persons per unit is an appropriate average number of persons.

Use of the above factors would result in a potential population of about 1,122 persons and a maximum of 280 dwelling units. Employing a residence occupancy factor of 3.6 persons would yield slightly less than 312 units as compared to the applicant's proposal of 316 units.

The applicant has provided public open space (8.2 acres) equivalent to a population level of 1,171 persons on the basis of 7 acres per 1,000 persons.

C4-3

5.0 COMMENT: (Cont'd..)

The current proposal to provide a total public open space of 8.2 acres including 1.6 acres in the form of narrow strips of land along the southerly property line is generally acceptable to the Director of Parks and Recreation provided that adequate space is made available on Block C of the proposed subdivision to accommodate a soccer field without adversely affecting the amenity of the residential lots of Registered Plan M-180 that lie to the south of the proposed soccer field. To accomplish the objective of providing space for the soccer field will require the deletion of at least 2 lots (3 dwelling units) on the east side of Street No.3.

With respect to size of the single family and semi-detached lots and the practice of builders to occupy the maximum building area of each lot, a depth of 100 feet is too small to allow sufficient flexibility in design in order to achieve a pleasant streetscape under conventional zoning controls.

The application of architectural control to implement a varied setback of dwellings is encumbered by the minimum front yard depth, minimum lot depth and maximum lot coverage of the zoning by-laws. This design problem has been discussed with the applicant and of the several alternatives that have been considered of either increasing lot depth with a corresponding increase in lot area or adopting a determination of a varied setback line as a facet of the zoning by-law, the applicant has indicated an acceptance of the second alternative. Further, the applicant has indicated that since his firm will be constructing the dwellings, more consideration of architectural qualities will be given in the selection of house designs and sitings.

Since the revised frontage lots abutting Kennedy Road North have a depth of 135 feet and in recognition of the potential adverse influence of traffic noise, the applicant should indicate by the submission of a program acceptable to the City methods and/or techniques to ensure that future traffic volumes and mix of vehicles will not adversely affect the residential amenity. This safeguard becomes significant when it is realized that Kennedy Road North will require improvement from a 2 lane rural highway to accommodate four lanes of traffic in response to growth.

Several minor changes to the draft plan will be required. A 10 foot walkway to connect Kennedy Road North to Crescent No.1 should be provided between lots 41 and 42. Further, all corner lots should have corner roundings of a 15 foot radius.

5.0 COMMENT: (Cont'd..)

The proximity of gravel pit operations to the residential subdivisions to the south of the proposed subdivision brought forth the requirement that a 100 foot buffer strip be located abutting the gravel pit sites. The buffer strip is to be fenced, contain an earth berm and is to be landscaped. However, such a technique is not desirable for the subject subdivision because of the need to conserve the existing wood lot. While this wood lot will be conserved within the parkland areas to be dedicated, it is reasonable that the prospective purchasers of residences that will be located near existing and future gravel extraction operations be appropriately informed.

Notwithstanding that City Council has directed staff to prepare an Official Plan amendment and that the draft plan be processed it would be reasonable that a public meeting be held in accordance with Council's procedures.

6.0 RECOMMENDATIONS:

It is recommended that:

- A) A public meeting be held in accordance with City Council's procedures, and
- B) Subject to matters being raised at the public meeting that may affect the proposed use of the land, it is recommended that the draft plan be approved subject to the following conditions:
 - 1. The maximum number of residential units permitted on the site not exceed 311.
 - 2. Blocks A,C, D, E and F be dedicated to the City as parkland.
 - 3. Block B be dedicated as a public highway as an extension of Street No.2 with Street No.2 extended to be terminated at its easterly end as a cul-de-sac.
 - 4. One foot reserves at the dead end of all streets, along the open side of Crescent No.1, be conveyed to the City.
 - 5. One foot reserve along Kennedy Road North be conveyed to the Region of Peel.
 - 6. One foot reserve along Bovaird Drive (Number 10 Side Road) and hypotenuse of visibility triangles be conveyed to the Ministry of Transportation and Communication.

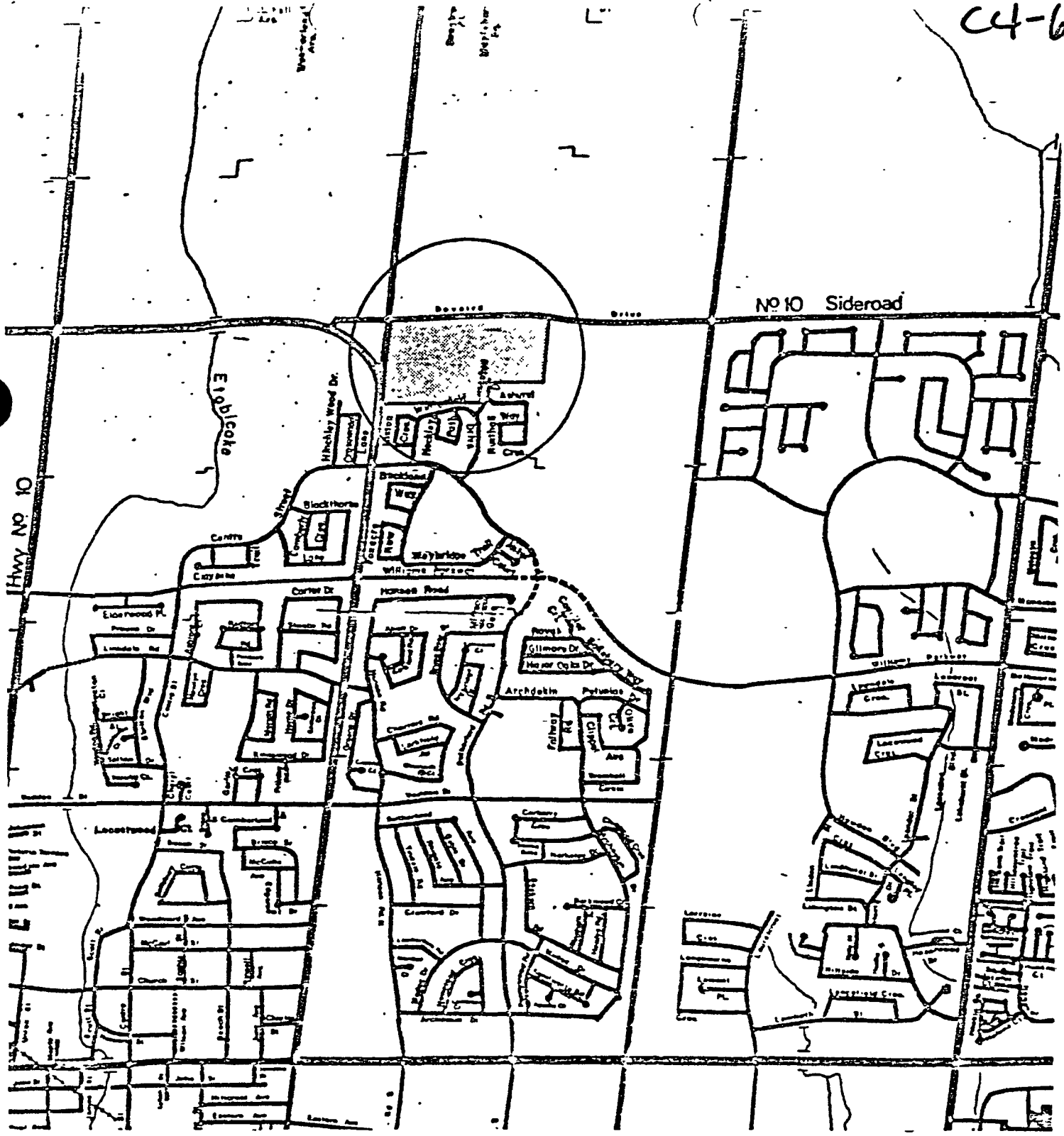
6.0 RECOMMENDATIONS: (Cont'd..)

7. The 17 foot street widening along Number 10 Side Road be conveyed to the Ministry of Transportation and Communications.
8. All corner lots have corner roundings of 15 foot radius and all the proposed road allowances be dedicated as public highway.
9. A walkway be provided between Lots 41 and 42 which shall be designated as a Block and shall be conveyed to the City.
10. The applicant agrees to enter into an agreement to ensure the development of Block G (reserved) in conjunction with abutting lands.
11. The applicant agrees to support an amendment to the restricted area by-law to regulate the development of the lands for purposes proposed.
12. Easements for servicing and utility purposes be granted to the appropriate authorities.
13. Streets are named to the satisfaction of the City.
14. The applicant agrees to enter into an agreement to satisfy all financial, engineering, landscaping and other requirements with regard to the subdivision.
15. The applicant agrees to a staging program acceptable to the City.

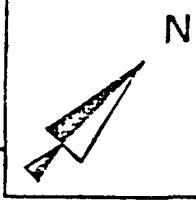
LWHL/rla
attachments

55
L.W.H. Laine
Planning Director

C4-6

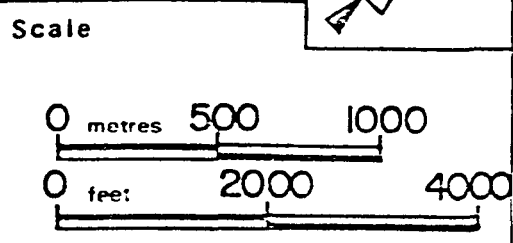


Application
Darcel Construction Co.



Drawn	ps
Date	August 1977
File No.	C2E10.1
Dwg. No.	A 337A

Legend
LOCATION PLAN

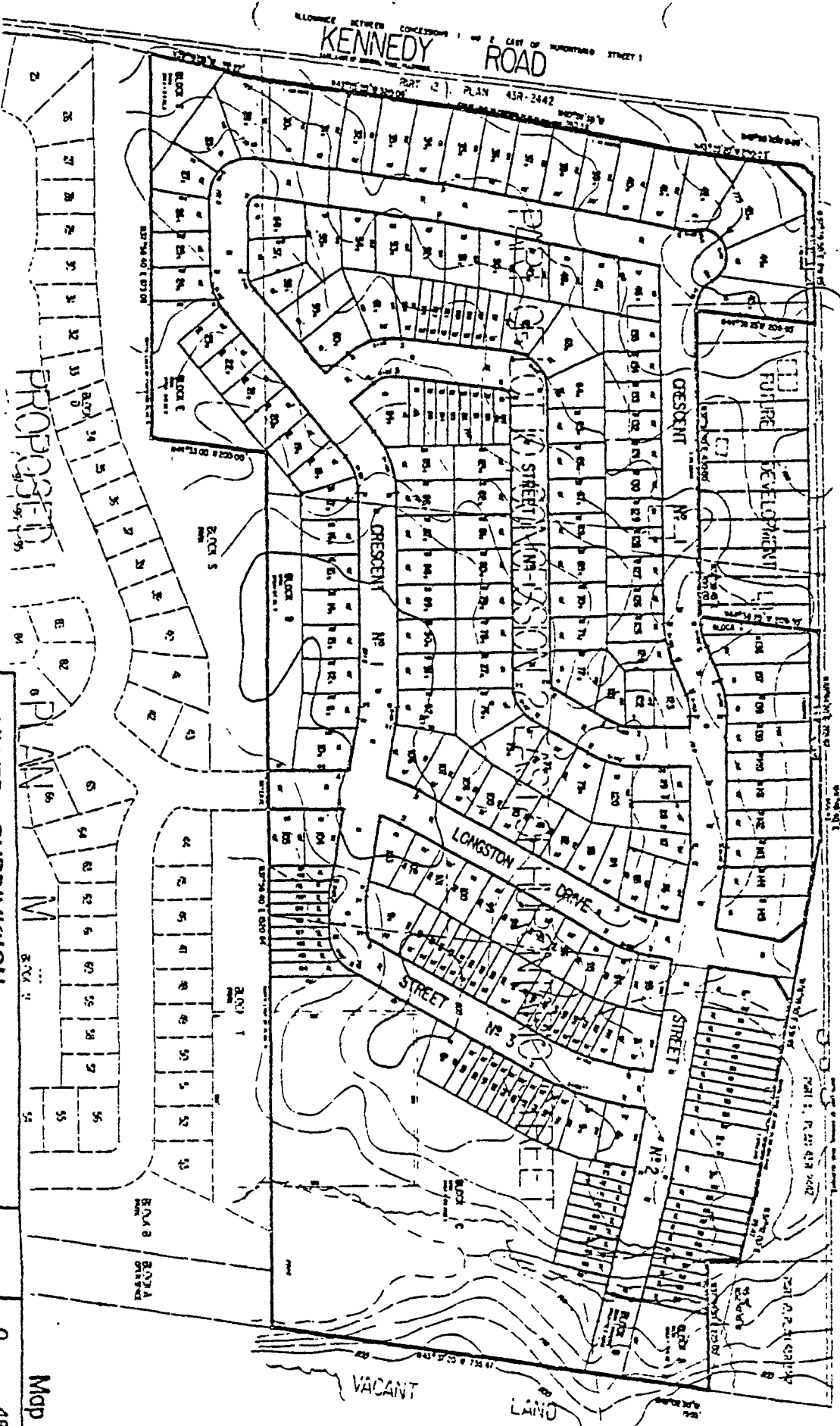


CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

DRAFT PLAN OF SUBDIVISION OF
 PART OF LOT 10, CONCESSION 2, EAST OF HURONARIO STREET
 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Scale 1" = 500'

1960 ALIGNED RIVER LOTS 8 and 9, CONCESSION 2, EAST OF HURONARIO STREET
 10TH SIDE ROAD

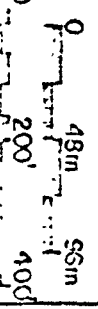


4-7

PROPOSED

REVISED SUBDIVISION
 PROPOSAL

Map No. 1



1 of 6
 Date: 1-1-77

1977 11 17

TO: Chairman of the Development Team

FROM Planning Director

RE: Subdivision Plan for
Part Lot 10, Concession 2, E.H.S.
Kennedy Road and Bovaird Drive
DARCEL CONSTRUCTION COMPANY
Our File : C2E10.1

Attached is a copy of notes taken at the public meeting held on NOVEMBER 3, 1977 with respect to the above application.

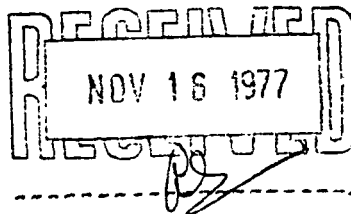
No objections were recorded to the proposed subdivision plan.

It is recommended that staff be directed to prepare an approved Official Plan Amendment and restricted area by-law pursuant to the Public Meeting.

LWHL/rla

L.W.H. Laine
L.W.H. Laine
Planning Director

attachment



PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, NOVEMBER 3, 1977 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 7:30 p.m. with respect to an application submitted by the DARCEL CONSTRUCTION COMPANY to amend the Official Plan and restricted area (zoning) by-law. The property proposed to be subject to an amendment of the Official Plan is situated in Lot 10, Concession 2, E.H.S and is located at the southeast corner of Kennedy Road and Number 10 Sideroad (Bovaird Drive) and covers an area of about 48 acres.

Members present were: F.R. DALZELL Chairman
F.W. ANDREWS Alderman
W. BROWN Alderman

Staff present were: L.W.H. LAINE - Planning Director

Eight members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of residents in the vicinity of the property and also the views of any other interested parties.

Mr. L.W.H. Laine, Planning Director, outlined the proposal to the public and explained the intent of the applicant. After the close of Mr. Laine's presentation, The Chairman invited questions and comments from the members of the public in attendance.

Mr. Cooper, owner of land immediately to east of the property, raised the question of adequate fencing protection and was assured that heavy duty 10-foot chain link fencing would be constructed, consistent with that agreed for lands to the south.

No further questions were raised by the public and the Chairman adjourned the meeting at 7:55 p.m.