



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

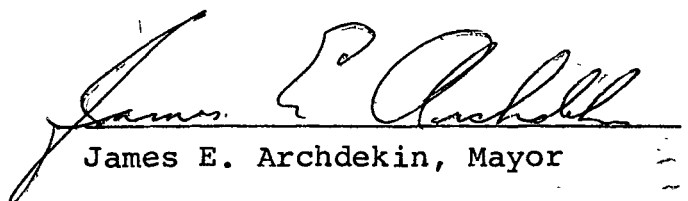
Number 105-78

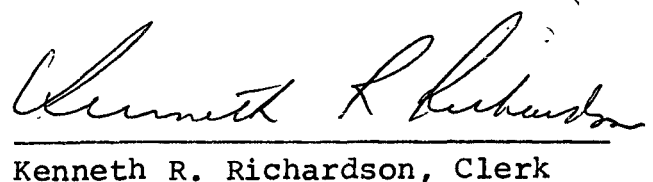
A By-law to amend the Official Plan of the City of Brampton Planning Area (Amendment No. 22 - ARNOLD MEYER).

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 22 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 22 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 8th day of May, 1978.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

DUPLICATE ORIGINAL

OPC 0006-.22

AMENDMENT NO. 22  
TO THE CONSOLIDATED OFFICIAL PLAN  
OF THE  
CITY OF BRAMPTON PLANNING AREA

-3

MISS. PLAN NO. 522

LOGGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEB

Sept 26 1978 1:52 P.M.

*Kathleen Dwyer, D.L.R.*  
REGISTRAR OF DEEDS, COUNTY OF PEEB

1978 SEP 26 PM 1 52

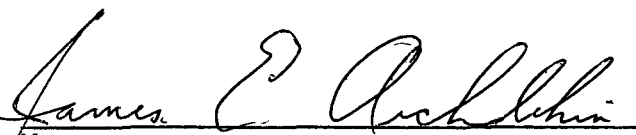
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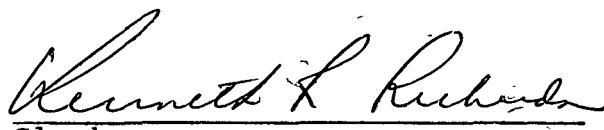
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	Adopting By-law
1 & 2	Part 'A' - Preamble
3	Part 'B' - The Amendment
3	Section 1 - Land Use
	Part 'C' - Appendix

AMENDMENT NO. 22 TO THE CONSOLIDATED OFFICIAL  
PLAN OF THE CITY OF BRAMPTON PLANNING AREA

The attached map (Schedule 'A') and explanatory text shall constitute Official Plan Amendment Number 22 to the Consolidated Official Plan of the City of Brampton Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton by By-law No. 105-78 in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14, and 17 of the Planning Act (R.S.O.) 1970, Chapter 349 as amended) on the 8th day of May 1978.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Amendment No. 22

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, on page 3, is hereby modified by deleting Section 1.1 in its entirety and replacing it by the following:

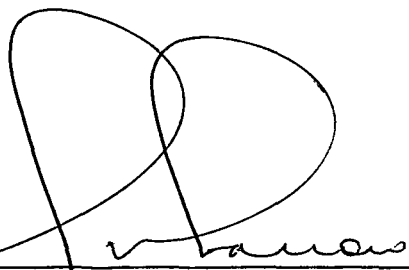
"1.1 Plate Number 5, Land Use and Roads Brampton North Planning District of the Consolidated Official Plan of the City of Brampton Planning Area is amended from Residential Medium Density to Residential Low Density for that area north of Church Street and east of Scott Street as outlined on the attached Schedule A".

2. Part B - The Amendment is hereby modified by adding as Section 1.2 the following:

"1.2 Part C, Section B, Chapter B 2.2, Subsection 3.6 of the Consolidated Official Plan is deleted in its entirety".

As thus modified, this amendment is hereby approved under Section 17 of The Planning Act, as Amendment No. 22 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date.....July 27/78.....

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

~~This Amendment No. 22 of the Official Plan of the City of Brampton Planning Area, which has been adopted by the Council of the City of Brampton, is hereby approved in accordance with section 17 of the Planning Act, as Amendment No. 22 to the Official Plan of the City of Brampton Planning Area.~~

~~Date.....~~ \_\_\_\_\_



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 105-78

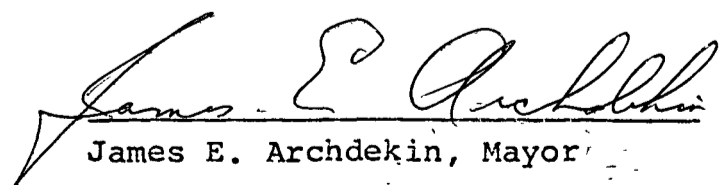
A By-law to amend the Official Plan of the City of Brampton Planning Area (Amendment No. 22 - ARNOLD MEYER).

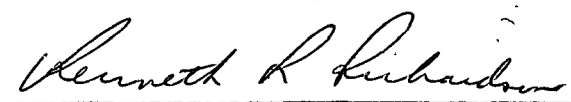
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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act (R.S.O. 1970 as amended) and The Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 22 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 22 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 8th day of May, 1978.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 22  
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 22 to the Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number .

2.0 Relative Parts

Part B only of this 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 as follows: Section 1.0 - Land Use.

3.0 Location

This Amendment is concerned with land situated on the east side of Scott Street north of Church Street and comprises parts of lots 7 and 8, Block H, Plan BR-26 in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of this Amendment is to change the present designation of the lands from Medium Density Residential to Low Density Residential.

5.0 Background

The 17,000 square foot parcel is currently designated Medium Density Residential by Official Plan Amendment Number 75 and similarly, zoned Residential Multiple Family Row House Dwelling by By-law Number 61-76. An application was submitted to the City of Brampton to amend the Official Plan and Restricted Area by-law to permit two single family dwelling units.

...2/



5.0 Background (cont'd)

On January 23, 1978, City Council recommended that an Official Plan and Restricted Area By-law be prepared subsequent to a public meeting which was held on February 2, 1978, in the Council Chambers.

PART B - THE AMENDMENT

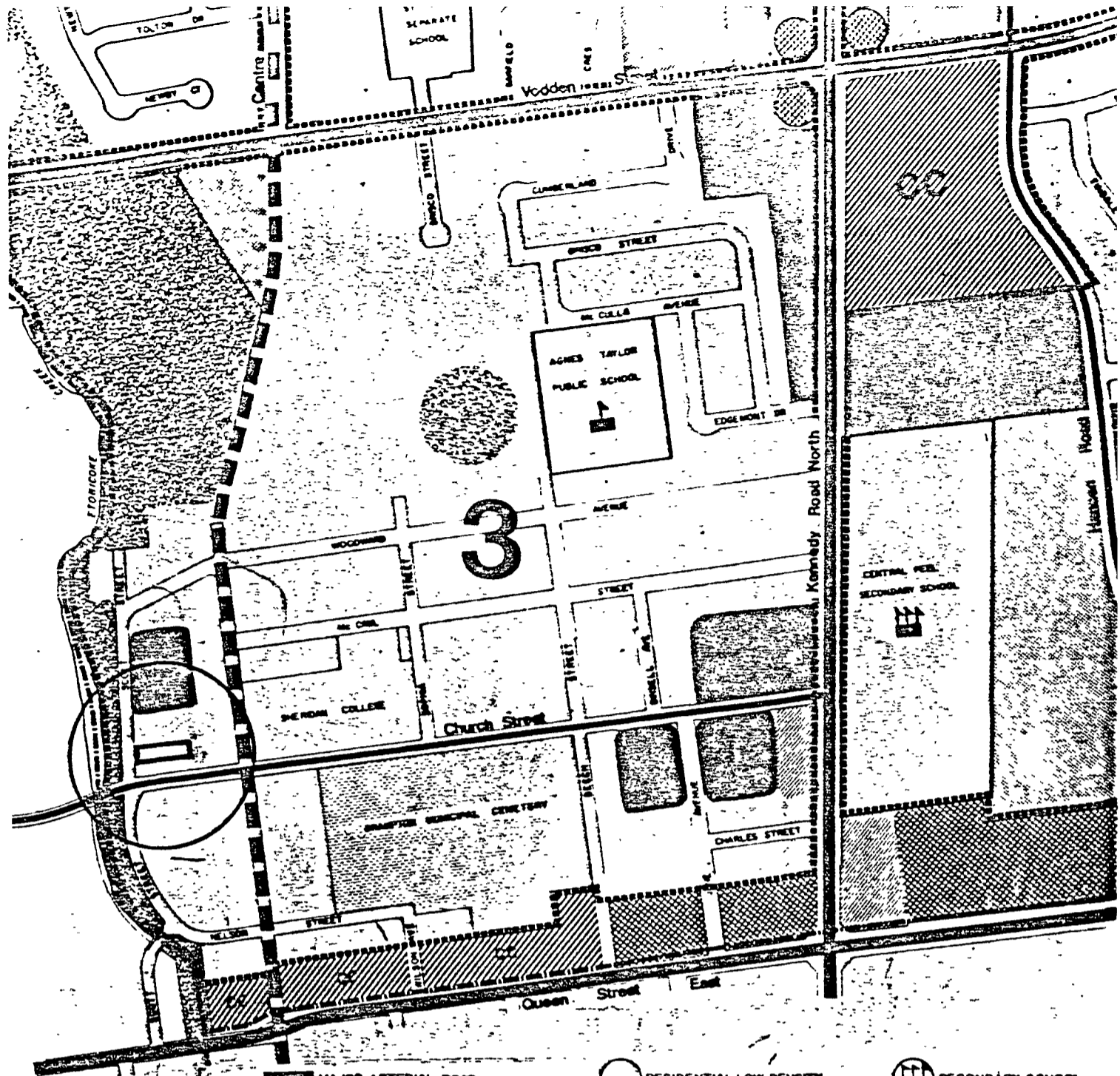
The whole of the part of this document entitled Part B - The Amendment which consists of the following text and Schedule 'A' hereto attached constitutes Amendment Number 22 to the Official Plan of the City of Brampton. The Official Plan is hereby amended as follows:

1.0 Land Use

~~1.1 Plate Number 57 Land Use and Roads Brampton North Planning District 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.~~

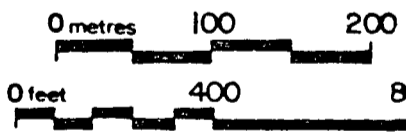
**MODIFICATION  
NO 2  
UNDER SECTION 14(1) OF  
THE PLANNING ACT**

**MODIFICATION  
NO 2  
UNDER SECTION 14(1) OF  
THE PLANNING ACT**



- |                                 |                            |                      |
|---------------------------------|----------------------------|----------------------|
| MAJOR ARTERIAL ROAD             | RESIDENTIAL LOW DENSITY    | SECONDARY SCHOOL     |
| MINOR ARTERIAL ROAD             | RESIDENTIAL MEDIUM DENSITY | SENIOR PUBLIC SCHOOL |
| COLLECTOR ROAD                  | RESIDENTIAL HIGH DENSITY   | JUNIOR PUBLIC SCHOOL |
| HIGHWAY AND INTERCHANGES        | COMMUNITY COMMERCIAL       | SEPARATE SCHOOL      |
| PLANNING DISTRICT BOUNDARY      | NEIGHBOURHOOD COMMERCIAL   | INSTITUTIONAL        |
| NEIGHBOURHOOD BOUNDARY & NUMBER | HIGHWAY COMMERCIAL         | PARKS AND OPEN SPACE |

O.P. Amendment No. 22  
 Schedule 'A'



City of Brampton  
 Planning Department

PART C - APPENDICES

- 1.0 Attached are one copy each of the staff reports to Planning Committee dated January 9, 1978, and a copy of the minutes of a special meeting of the Planning Committee held on February 2, 1978, subsequent to the publishment of notices in the local newspapers and mailing of notices to the assessed owners of properties within 400 feet of the subject site.

TO: Chairma of the Development Team

FROM: Planning Director

RE: Application to Amend the Official Plan and  
Restricted Area (Zoning) By-law  
Part Lots 7 & 8, Block H, Plan BR-26  
(Scott Street)  
ARNOLD MEYER  
Our File ClE6.4

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1.0 Introduction

An application to amend the Official Plan and Restricted Area (Zoning) By-law was submitted November 25th, 1977 to permit the erection of two single family residential dwelling units.

The property was the subject of an earlier application and development agreement between Mr. Meyer and the City.

2.0 Property Description

The property is located on the east side of Scott Street north of Church Street and comprises parts of Lot 7 and 8, Block H, Plan BR-26. The property encompasses an area of 17,000 square feet (about 0.39 acres), has a frontage of 90 feet, a rear yard width of 87.68 and a depth of 197.92 feet on the south side and 189.63 feet on the north side.

The most outstanding topographical feature of the site is that it consists of two plateaus separated by a short, steep hill. The major healthy trees on the site, consisting of conifers, are situated on the north-west side of the property near the bank of the upper plateau. It is likely a few can be preserved. The remaining mature

2.0 Property Description (cont'd)

trees are diseased and should be removed.

Surrounding the site there are, to the south, 2 recently single built, family dwellings next to a nursing home, a large, older single family dwelling to the north, Scott Street and Etobicoke Creek to the west and two four-plexes fronting on Centre Street to the east.

3.0 Official Plan and Zoning Status

On May 13th, 1976, the Minister of Housing gave final approval to Amendment No.75 to the old Town of Brampton Official Plan which changed the designation on this property from Low Density Residential to Medium Density Residential. Subsequently, on January 24th, 1977, the Ontario Municipal Board gave final approval to By-law 61-76 which rezoned the lands from Residential Single Family to Residential Multiple Family-Row House Dwelling to allow the construction of a 5 unit townhouse development.

4.0 Proposal

The proposal is to build two single family dwellings on separate equal lots. This would give each lot a frontage of 45 feet and a depth of approximately 194 feet.

...3/

5.0 COMMENTS

Essentially the neighbourhood is a single family residential area, though in the immediate area of the subject lands are one, two and four unit family structures with a high-rise apartment building nearby to the north. The subject property itself is spacious enough to accommodate the two single family dwelling units without causing conflict to the existing buildings. Therefore, just as it seemed reasonable to permit a 5 unit townhouse development, it seems reasonable to permit the erection of two single family dwellings.

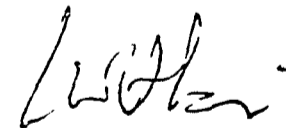
Provision for park land dedication, road widening and payment of levies will be accomplished through a severance application to the Land Division Committee.

6.0 Recommendation

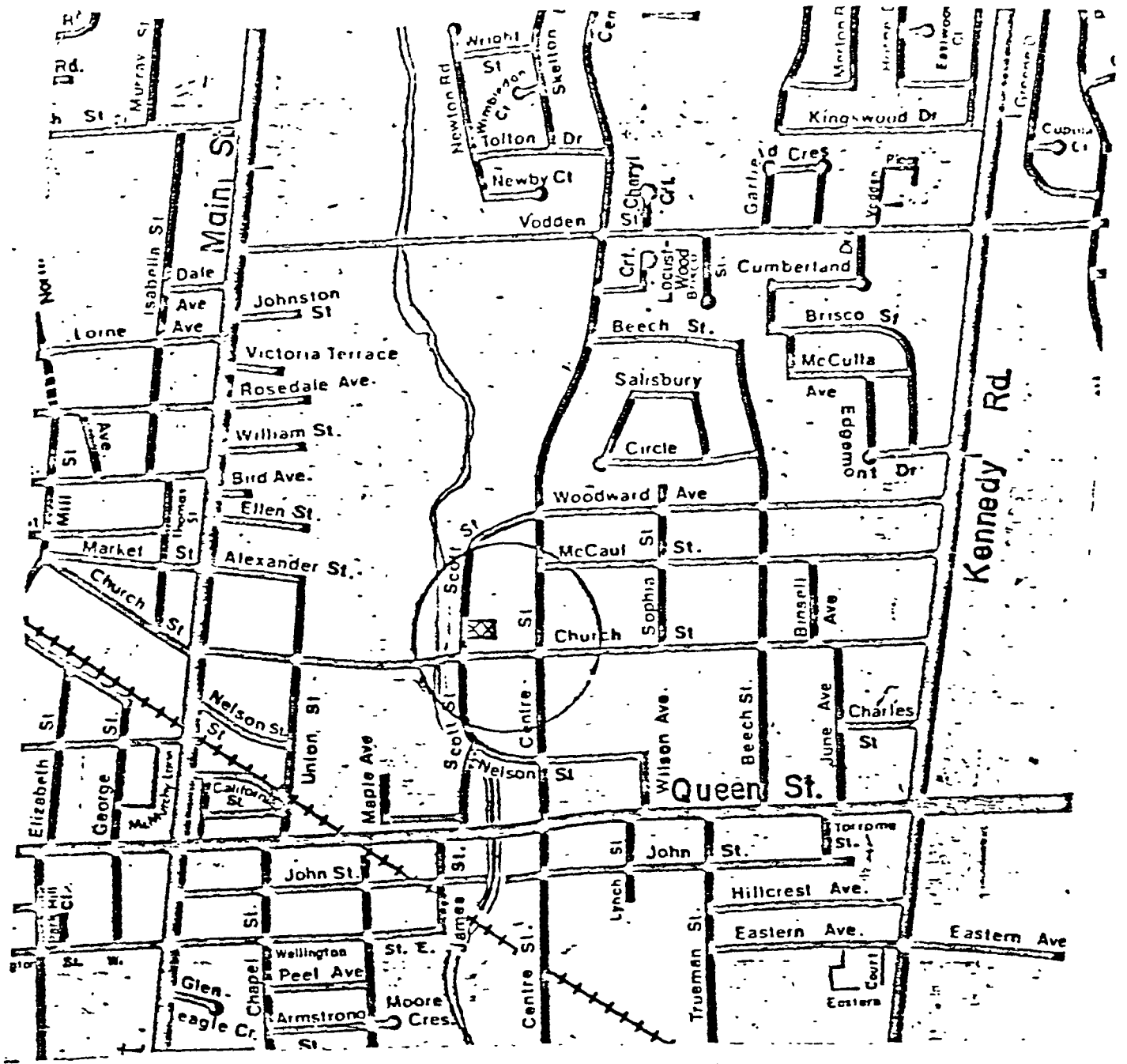
It is recommended that:

- (a) Planning Committee approve of the proposal in principle;
- (b) a public meeting be held in accordance with City Council's procedures, and,
- (c) subject to results of the public meeting, the applicant should be directed to apply for a severance to create two lots which should be subject to conditions requiring approval of the appropriate Official Plan amendment, restricted area by-law conditions respecting road widening, payment of levies and payment of cash in lieu of park land dedication.

LWHL/GB/am

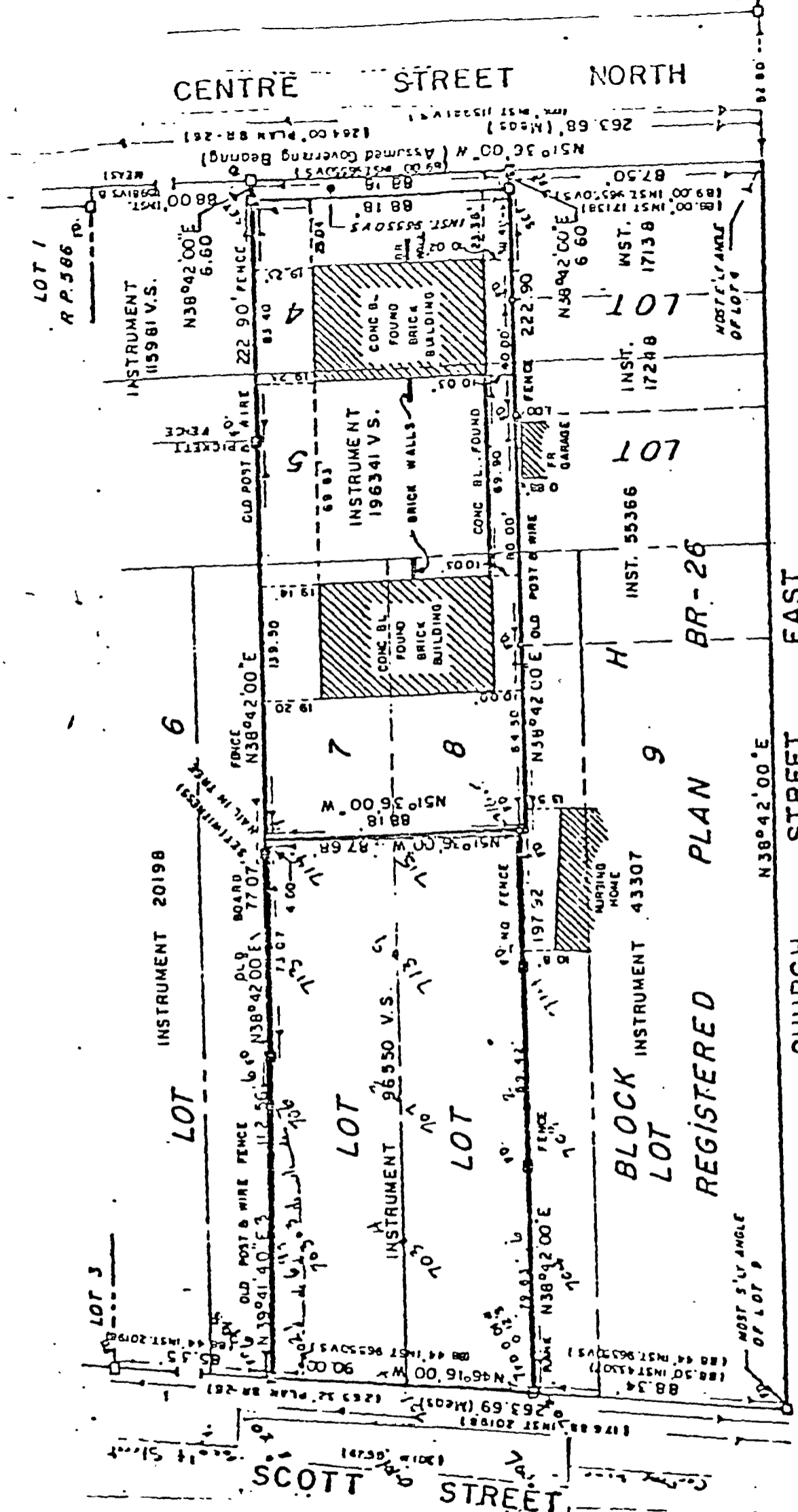


L.W.H. Laine  
Planning Director



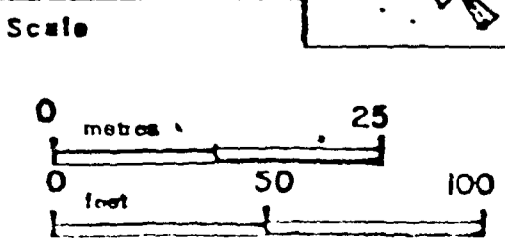
Application			Drawn	b.k
ARNOLD MEYER			Date	Dec. 20, 1977
Legend			File No.	CIE6.4
LOCATION PLAN			Dwg. No.	A
Scale				
		CITY OF <b>BRAMPTON</b> PLANNING DEPARTMENT		





Application  
**ARNOLD MEYER**

Legend  
**SITE PLAN**



Drawn	b.k.
Date	Dec. 20, 1977
File No.	CIE6.4
Dwg. No.	A

CITY OF  
**BRAMPTON**  
 PLANNING DEPARTMENT

1978 02 09

TO: Chairman and Members of Planning Committee

FROM: Planning Director

RE: Application to Amend the Official Plan  
and Restricted Area (Zoning) By-law  
Part Lots 7 and 8, Block H, Plan BR-26  
(Scott Street)  
ARNOLD MEYER  
Our File : C1E6.4

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Attached for the information of Planning Committee is a copy of notes recorded during the public meeting held with respect to the above noted application.

While there was support expressed by one abutting property owner, another property owner voiced concern that the proposed two single family detached dwelling units would spoil the area.

It is recommended that Planning Committee recommend to City Council that staff be authorized to prepare the Official Plan Amendment, zoning by-law and development agreement for consideration by City Council.

LWHL/rla

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

attachment

CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, FEBRUARY 2, 1978 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 8:30 p.m. with respect to an application submitted by ARNOLD MEYER to Amend the Official Plan and Restricted Area By-law to allow the construction of two single family dwellings on separate equal lots.

Members present were: F.R. DALZELL - Chairman  
K.G. WHILLANS - Councillor  
E. COATES Jr.- Alderman

Staff present were: L.W.H. Laine - Planning Director  
J. Singh - Principal Planner  
G. Brown - Intermediate Planner

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Approximately 23 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. Werner W. Gehrhardt expressed approval of the proposed two single family dwelling units.

Mrs. Ellis, 68 Scott Street, abutting the property on the north objected to the proposed dwellings, stating that they would spoil the area.

The solicitor, representing Mr. Arnold Meyer, responded to Mrs. Ellis by stating that the setbacks of the properties would be in accordance with the Zoning By-law and that the two single family dwellings would be on approximately 185 foot deep lots.

No further questions were raised by the public and the Chairman adjourned the meeting at 8:40 p.m.