



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 128-84,

To adopt Amendment Number 33
and Amendment Number 33A 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 Regional Municipality of Peel Act, and the Planning Act 1983, hereby ENACTS as follows:

1. Amendment Number 33 and Amendment Number 33 A to the Official Plan of the City of Brampton Planning Area are 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 and Housing for approval of Amendment Number 33 and Amendment Number 33 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council,

This 11th day of June, 1984.

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

ORIGINAL

BJ-AW 128-84

AMENDMENT NUMBER 33

and

AMENDMENT NUMBER 33 A

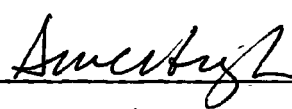
to the Official Plan
of the City of Brampton Planning Area

Amendment No. 33A
to the
Consolidated Official Plan for the
City of Brampton Planning Area
and
Amendment No. 33
to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton and the Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act as Amendment No. 33A to the Consolidated Official Plan and Amendment No. 33 to the Official Plan for the Brampton Planning Area.

Date

July 24/84.



D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



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This 11th day of June, 1984.


KENNETH G. WHILLANS MAYOR


RALPH A. EVERETT CLERK

AND

1. Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment.

2. Location:

The lands subject to this amendment are located on the north-east corner of the intersection of Sandalwood Parkway and Braidwood Lake Road, being part of Blocks G and I in Registered Plan M-105 (formerly, part of Lot 14, Concession 1, E.H.S., geographic Township of Chinguacousy) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) The document known as the Official Plan of the City of Brampton Area is hereby amended:

(A) by deleting subsection 7.2.7.3, and substituting therefor the following:

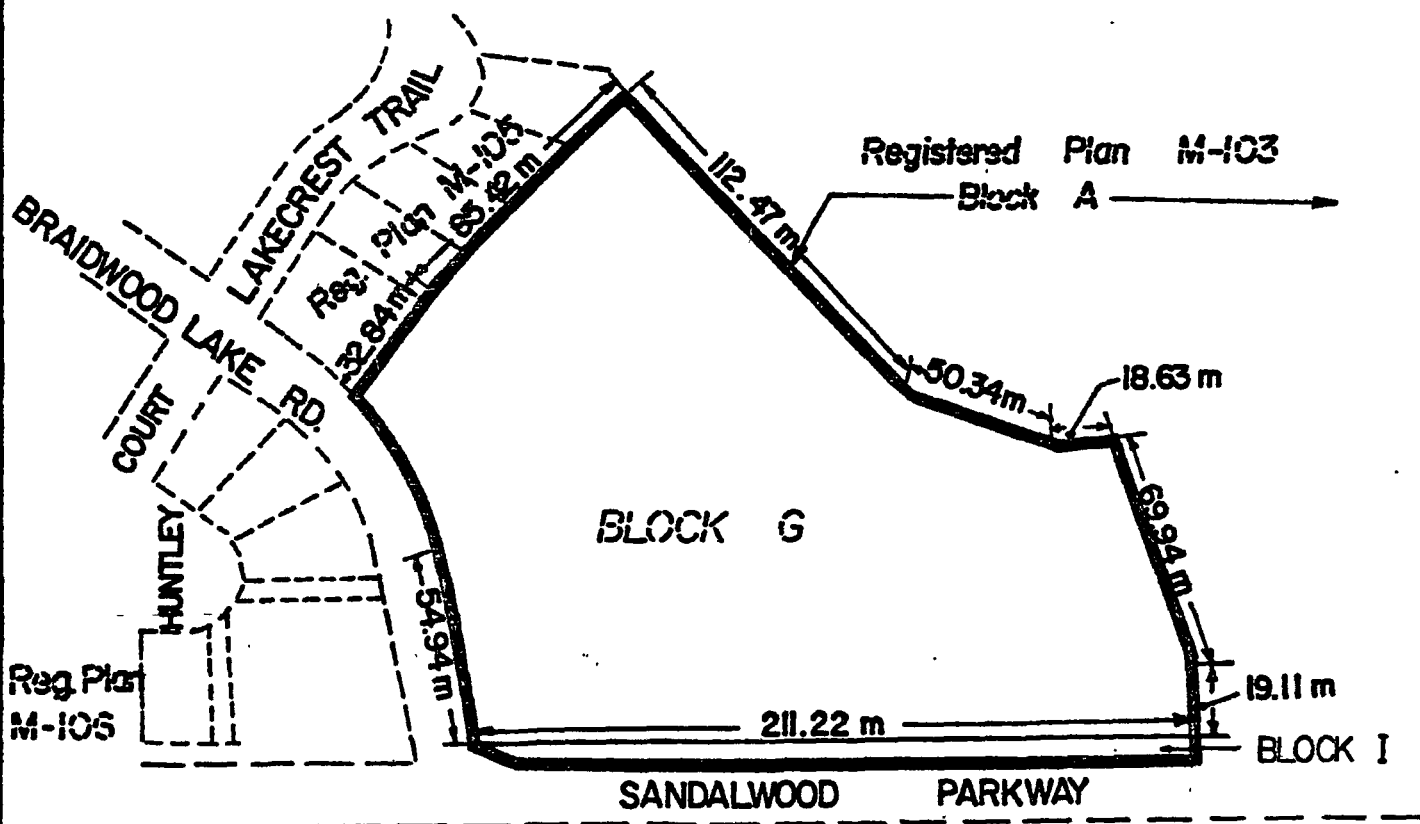
"Chapter C35 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 3, as amended by Amendment Number 76, 13A, and 33 A to the Consolidated Official Plan, are combined, and shall constitute the Heart Lake West Secondary Plan.", and

(B) by changing, on Schedule A to the Official Plan, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from RESIDENTIAL and COMMERCIAL to RESIDENTIAL.

(2) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West Secondary Plan (being Chapter C35 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 3, as amended by Amendment Number 76) is hereby amended:

(A) by changing, on Plate Number 2, the land use designation of the lands subject to this amendment, as shown outlined on Schedule A to this amendment, from MEDIUM DENSITY RESIDENTIAL and COMMERCIAL to LOW DENSITY RESIDENTIAL.

[Handwritten signature]
8/15/24



Part of Lot 14, Concession I E.H.S.

OFFICIAL PLAN AMENDMENT No. 33
OFFICIAL PLAN AMENDMENT No. 33 A
Schedule A



1:2200

CITY OF BRAMPTON
Planning and Development

Date: 83 10 14 Drawn by: RB
File no. CIE14.20 Map no. 25-26E

BACKGROUND MATERIAL TO AMENDMENT NUMBER 33

Attached is a copy of a report of the Director, Planning and Development Services, dated June 9, 1983 and a copy of a report from the Director, Planning and Development Services, dated June 28, 1983 forwarding notes of a public meeting held on June 27, 1983.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

1983 06 09

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Official Plan and Restricted
Area (Zoning) By-law
Part of Lot 14, Concession 1, E.H.S.
Block G, Registered Plan M-105
FIRST CITY DEVELOPMENT CORPORATION LIMITED
Region of Peel File: 21T-83012B
Our File: C1E14.20

1.0 INTRODUCTION:

A draft plan of subdivision has been submitted to the Region of Peel and formally circulated in accordance with normal procedures for processing draft plans of subdivision. An application to amend the Official Plan and Zoning By-law to implement the draft plan of subdivision has been filed with the City Clerk and referred to staff for recommendations.

2.0 PROPERTY DESCRIPTION:

The subject lands are located in the west half of Lot 14, Concession 1, East of Hurontario Street in the former Township of Chinguacousy. The lands comprise part of Block G in Registered Plan M-105 and have an area of 2.75 hectares (6.8 acres). The parcel is located on the north-east corner of the intersection of Braidwood Lake Road and Sandalwood Parkway, with frontages of approximately 106.73 metres (350.2 feet) on Braidwood Lake Road and 212.33 metres (696.6 feet) adjacent to Block I, a City-owned buffer strip extending along the Sandalwood Parkway frontage.

The site is essentially flat and is vacant at the present time. Approximately one-third of the site is heavily treed. The woodlot has been identified as being of predominantly hardwood species, with the average diameter of the dominant trees being over 60 centimetres. The arborist report prepared on behalf of the applicant evaluates the majority of the trees as being in a High Priority for Preservation category. In summary, most of the trees are mature and have significant specimen value.

To the north and east of Block G are single family residences and valleylands of the Etobicoke Creek. To the west of the subject site, on the west side of Braidwood Lake Road, are single family residences and vacant lands which are to be developed as single family residences. The lands on the south side of Sandalwood Parkway are used for agricultural purposes. The easterly portion of Block G is to be developed for commercial uses which include a Scott's Hospitality restaurant.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The Consolidated Official Plan designates the subject lands as Medium Density Residential (Maximum 15-21 units per net acre) and Commercial, with the commercial designation located on the south-west corner of the site. The new Official Plan designates the site as Residential and Commercial, with the commercial designation located as in the Consolidated Official Plan.

By-law 861, as specifically amended by By-law 319-73, zones the site as RMLAA(H) + C5A (Maximum 5,000 square feet).

4.0 PROPOSAL:

The subject application proposes to subdivide the lands into 50 single family residential lots with frontages ranging from 9.0 metres to 14.3 metres, a 0.06 hectare parkette located adjacent to the north-easterly boundary, and one walkway/emergency access providing a pedestrian connection with Sandalwood Parkway. With the exception of

two lots having direct access onto Braidwood Lake Road, all of the lots have access to an internal road off Braidwood Lake Road approximately 55 metres (180 feet) north of Sandalwood Parkway. The principal cul-de-sac terminates in the easterly portion of the plan, with a minor cul-de-sac extending off of it in the central area of the plan.

5.0 COMMENTS FROM OTHER AGENCIES AND DEPARTMENTS:

City Public Works Department

The Public Works Department has indicated that the corner lot radii should be changed from 6.1 metres to 5.0 metres and the driveways of lots 42 and 43 must be located on the north portion of their frontages.

Both the Public Works and Fire Departments have indicated that the proposed emergency access is not required.

The Buildings and By-law Enforcement, Parks and Recreation and Law Departments have no comments.

Regional Public Works Department

The Regional Public Works Department provided the following comments:

"Sewers: A 300 mm sanitary sewer is available on Braidwood Lake Road and Sandalwood Parkway.

Water: A 250 mm watermain is available on Braidwood Lake Road.

Roads: Regional Roads not directly affected.

Lot Levies: Full lot levies apply."

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Metropolitan Toronto and Region Conservation Authority

The Authority has indicated that they have no objections to draft approval subject to the following conditions:

"(1) Prior to the initiation of grading and prior to the registration of this plan of any phase thereof, that the owner shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the following:

(a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands. This report shall include:

- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?
- storm water management techniques which may be required to control minor or major flows;
- proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- location and description of all outlets and other facilities which may require permits under Ontario Regulation 170.

N.B. It is recommended that the developer or his consultant contact the Authority prior to preparing the above report to clarify the specific requirements of this development.

(b) overall grading plans for the subject lands.

- (2) That the owner agree in the subdivision agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority:
- (a) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report, as required in Condition (1).
 - (b) to obtain a permit for the works described in Condition (1).
 - (c) prior to the initiation of any grading or construction on the site, to erect a temporary snow fence or other suitable barrier along the rear lot lines of lots 9 to 22, both inclusive. This barrier shall remain in place until all grading and construction on the site are completed.
- (3) The municipality's restricted area by-law shall contain provisions which will have the effect of:
- (a) requiring a minimum setback of 10 m for all buildings from the rear lot lines of lots 9 to 22, both inclusive unless written approval has been received from the Metropolitan Toronto and Region Conservation Authority."

In order to expedite the clearance of Condition (2), the Authority requests that a copy of the signed subdivision agreement be forwarded to them.

Ministry of Natural Resources

The Ministry has noted that the proposed subdivision abuts a steep valley slope of the Etobicoke Creek.

The Ministry indicated that due to the heavy development in this area and downstream, they do not have any fisheries concerns with respect to this subdivision. However, there is a concern that the steep slopes, which presently appear stable, could become hazardous if the existing vegetation were removed. In view of this, the Ministry has no objection to draft approval of this plan, subject to the following condition:

"Prior to final approval of this plan or any on-site grading or construction, the owner shall agree in the subdivider's agreement, in wording acceptable to the Ministry of Natural Resources, to erect a snow fence along the rear lot line of Lots 9 to 22 inclusive, to prevent the removal of vegetation, or the dumping of fill or any foreign material beyond the top of bank. The fence will be removed on completion of construction."

Dufferin-Peel Roman Catholic Separate School Board

The Separate School Board has indicated that school pupils generated as a result of the above-noted proposed plan of subdivision will be accommodated at Sacred Heart school on Kerwood Place. In addition, they note that since their children may be accommodated in portables, prospective purchasers of lots in this subdivision should be advised that the overcrowding that exists at Sacred Heart school will continue until the second junior elementary separate school is available for occupancy.

6.0 DISCUSSION:

The subject property is presently designated and zoned for medium density residential development with a commercial designation located on the south-west corner of the site. The subject application proposes low density residential development, therefore amendments to both the Official Plan and restricted area (zoning) by-law are required to permit the proposal.

A significant portion of the subject site is covered with high quality trees. It would have been possible to design a medium density development that is sensitive to this valuable natural resource. However, it is more difficult to preserve trees in an area being developed for small lot single residences. The proposed draft plan shows a 0.06 hectare parkette at a location where there is a concentration of trees worthy of preservation. Staff are in support of the proposed parkette. Although the applicant did dedicate some parkland when the subject lands were originally subdivided, staff are of the opinion that this parkette should be dedicated to the City as a condition of approval of the subject draft plan of subdivision application. No other parkland dedication or cash-in-lieu payments shall be required.

Staff have identified other locations where trees may be preserved, namely at the rear of Lots 10 and 14, Lots 19 to 22 inclusive and at the rear of Lots 33 and 34. The applicant shall be required to agree to preserve the trees at these locations as a condition of draft approval.

In their comments with respect to the subject application, the Conservation Authority has indicated that they require a 10 metre (32.8 feet) setback from the top-of-bank (which coincides with the north property boundary). Most of the lots adjacent to the north property boundary have depths of at least 30 metres and could therefore provide a 10 metre setback. However, Lot 20 has a depth of less than 30 metres. It may be necessary to erect a smaller dwelling on this lot in order to meet the minimum setback requirements. The City would normally require a 7.6 metre (25 feet) rear yard setback, but since the Conservation Authority requires a 10 metre (32.8 feet) setback for certain lots, the zoning by-law shall reflect that requirement.

In accordance with the City's fencing policy, the applicant should be required to provide 1.2 metre chain link fencing along the rear lot lines of Lots 9 to 22 inclusive, and along the side and rear lot

lines of Block A. Privacy fencing should be installed along the exterior side of lot lines of Lots 1 and 44. Block B, which shall serve as a pedestrian walkway, should be 3 metres (9.8 feet) in width fenced according to City standards.

The proposed plan of subdivision is adjacent to Sandalwood Parkway, a designated minor arterial road which staff expect will produce excessive noise levels. The applicant would normally be required to provide a noise study and implement the recommendations of the study, however, the adjacent neighbourhood does not have noise attenuation walls. Staff are of the opinion that a noise attenuation wall would be inappropriate in this location, in view of the resubdivision of a minor infill block of a previous subdivision plan. However, the applicant will be required to erect a 1.2 metre chain link fence along the south boundary of the subject lands and provide dense landscaping on the existing buffer strip (Block I, M-105). In addition, purchase and sale agreements shall be required to ascertain a warning clause indicating that noise level may be of concern to dwelling occupants.

The adjoining lands to the east are proposed to be developed as a commercial plaza which includes a Scott's Hospitality Restaurant. The approved site and landscape plans require that a 1.8 metre (6 foot) masonry wall be erected on the boundary to minimize any adverse effects the commercial development will have on the adjacent residences.

With respect to the lot arrangement at the end of each cul-de-sac, staff are concerned about the siting of homes on these lots because of their unusual shape. In view of this, it is recommended that Lots 21 to 24 inclusive and Lots 31 and 41 be subject to site plan approval. In addition, there is some concern that vehicles will have difficulty manoeuvring out of the driveways of Lots 22, 23, 31 and 41. Therefore, it is recommended that the applicant be required to provide a paved area which would enable vehicles to turn around within the lot.

It is the policy of the City to encourage the application of energy conservation principles in new subdivisions to the extent practicable. The irregular configuration and small size of the property limits the ability to achieve passive solar lot orientations. Nevertheless, encouragement will be given at the Architectural Control Committee stage to provide energy conservation features in the design of the homes.

7.0 CONCLUSION:

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

- A. A Public Meeting be held with respect to the amendments to the Official Plan and Restricted Area (Zoning) By-law in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, and subject to agency comments regarding the proposed draft plan which are still outstanding, Planning Committee recommend to City Council that the proposed draft plan of subdivision application be recommended for draft approval subject to the following conditions:
 1. Draft approval conditions apply to the plan prepared by John G. Williams Associates Limited, drawing number W-353, dated March 30, 1983, redline revised as follows:
 - (a) to reduce the width of Block B, the walkway, to 3.0 metres;
 - (b) to change the corner lot radii from 6.1 metres to 5.0 metres.
 2. The applicant shall agree by agreement to satisfy all financial, landscaping, legal, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel including the payment of Regional and City levies with respect to the subdivision.

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3. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to deal with the external appearance of dwellings and energy conservation principles.
4. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel.
5. The proposed road allowances shall be dedicated as public highways upon registration of the plan.
6. The applicant shall agree by agreement to grant easements as may be required for the installation of utilities and municipal services, to the appropriate authorities.
7. The applicant shall agree by agreement to landscape Block I of Registered Plan M-105, an existing buffer strip, according to City requirements.
8. Block B, a walkway, shall be 3.0 metres in width and conveyed to the City.
9. Block A shall be conveyed to the City for park purposes in a condition satisfactory to the City.
10. Prior to the registration of the plan, and by agreement with the City, arrangements shall be made for the retention and safe protection of as many of the existing trees as possible, including the trees located at the rear of Lots 10 and 14, Lots 19 to 22, both inclusive, and Lots 33 and 34.
11. Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit for the review and approval of the Metropolitan Toronto and Region Conservation Authority the

following:

- (a) a detailed engineering report that describes the storm drainage system for the proposed development on the subject lands.
 - (b) overall grading plans for the subject lands.
12. The applicant shall agree by agreement, in wording acceptable to the Metropolitan Toronto and Region Conservation Authority and the Ministry of Natural Resources:
- (a) to carry out, or cause to be carried out, to the satisfaction of the Metropolitan Toronto and Region Conservation Authority, the recommendations referred to in the report, as required in Condition 11.
 - (b) to obtain a permit for the works described in Condition 11.
 - (c) prior to the initiation of any grading or construction on the site, to erect a temporary snow fence or other suitable barrier along the rear lot lines of lots 9 to 22, both inclusive. This barrier shall remain in place until all grading and construction on the site are completed.
13. The applicant shall agree by agreement to install a 1.2 metre chain link fence, in accordance with the City's fencing policy along the rear lot lines of Lots 9 to 22, inclusive, along the entire south boundary of the plan, and along the side and rear lot lines of Block A. In addition, the applicant shall agree by agreement to install privacy fencing along the exterior side lot lines of Lots 1 and 44.
14. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and Restricted Area (Zoning) By-law to permit the proposed development. The

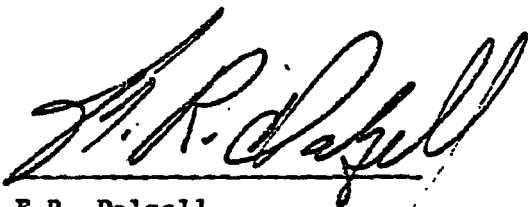
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zoning by-law amendment shall require a 10 metre rear yard setback for Lots 9 to 22, both inclusive, unless written approval has been received from the Metropolitan Toronto and Region Conservation Authority.

15. The applicant shall agree by agreement that the driveways of Lots 42 and 43 shall be located on the north portion of the lots.
16. The applicant shall agree by agreement that Lots 21, 22, 23, 24, 31 and 41 shall be subject to site plan control.
17. The applicant shall agree by agreement to provide a paved turn-around area on Lots 22, 23, 31 and 41.
18. The applicant shall agree by agreement that purchase and sale agreements shall be required to contain a warning clause indicating that traffic noise levels may be of concern to dwelling occupants.

AGREED:



F.R. Dalzell,
Commissioner of Planning
and Development.

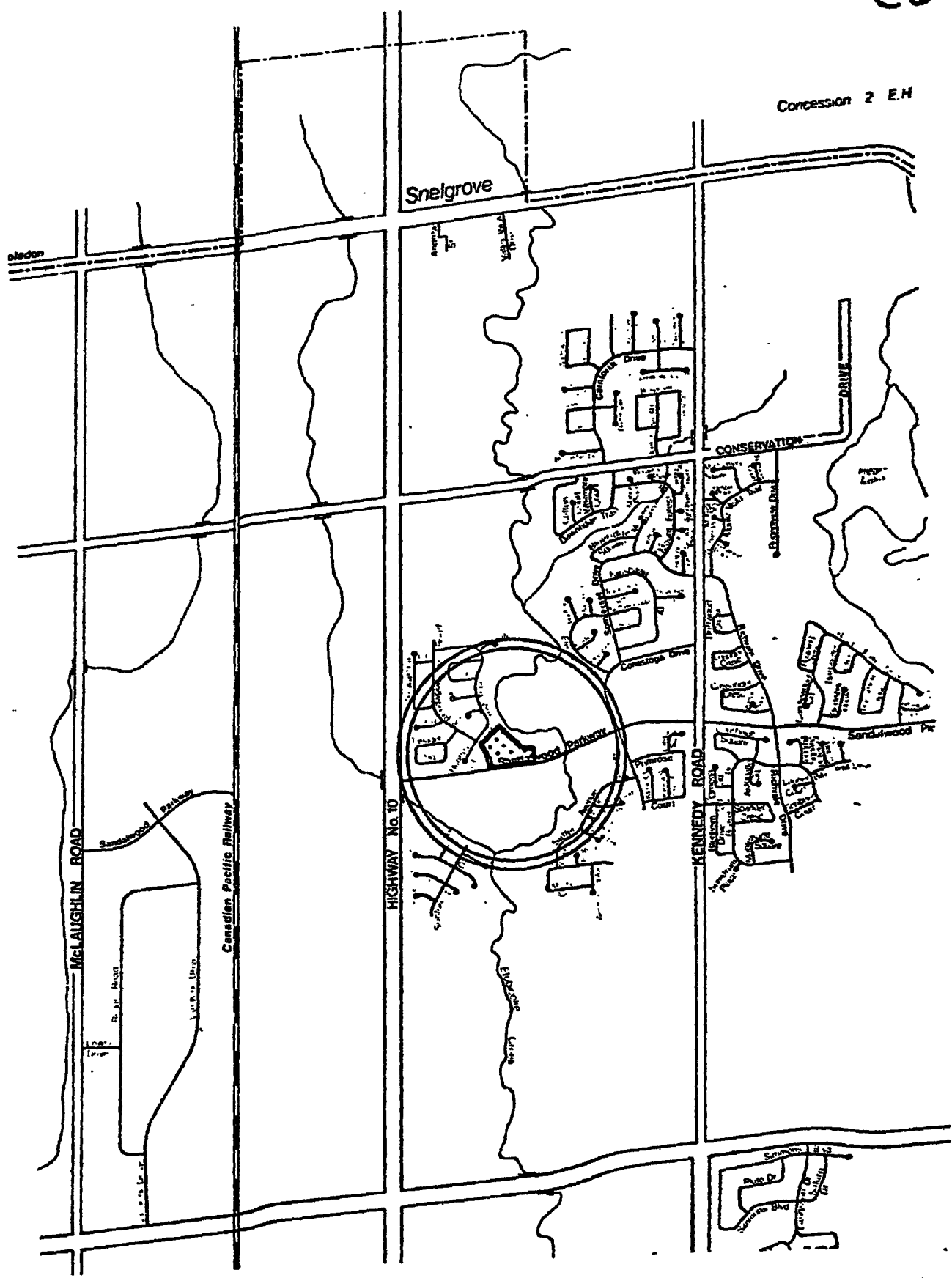
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L.W.H. Laine,
Director of Planning and
Development Services.

C6-1

Concession 2 E.H



FIRST CITY DEVELOPMENT CORP. LTD.
 & HEART LAKE DEVELOPMENT CO.

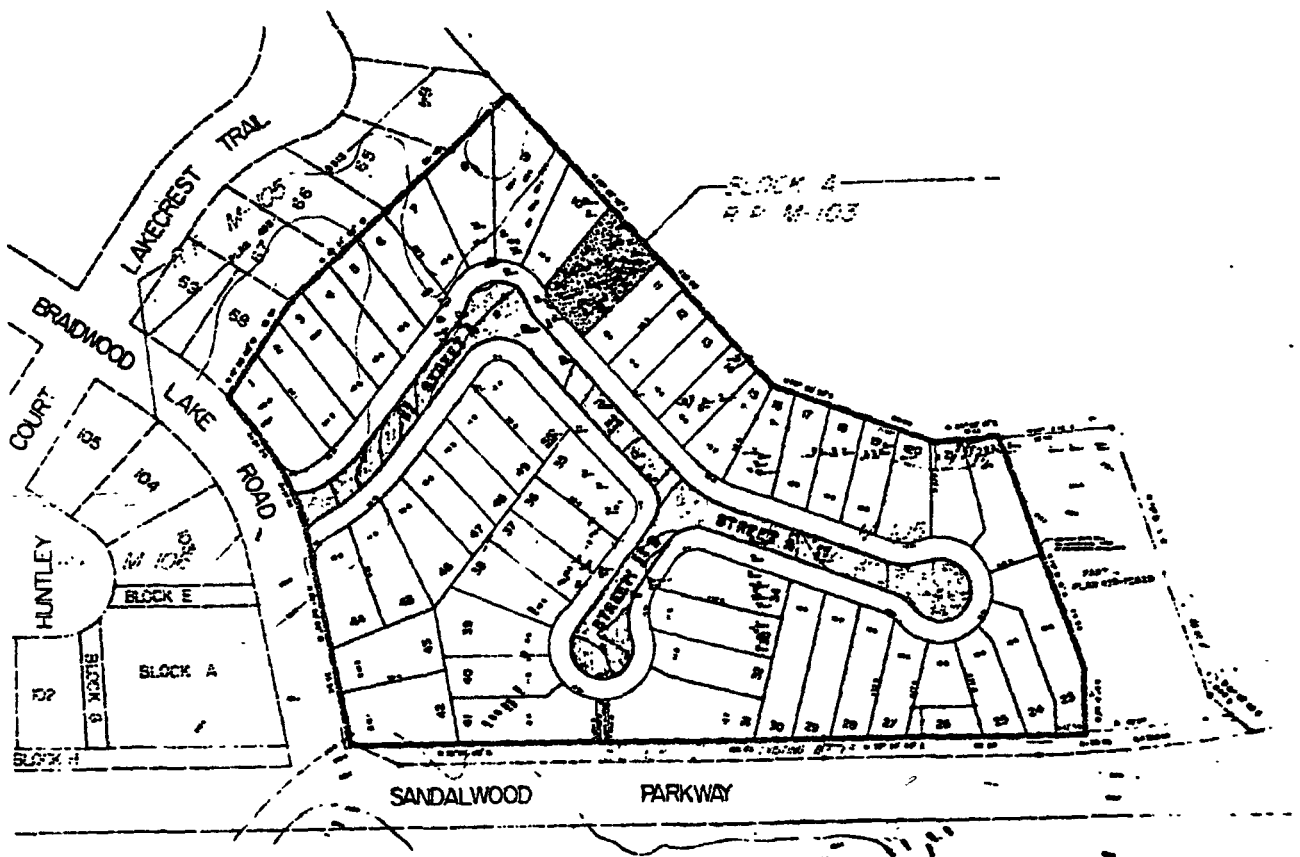


CITY OF BRAMPTON
 Planning and Development

Date: 83 04 22 Drawn by: RB

Map No. 25 25A

C6-14



FIRST CITY DEVELOPMENT CORP. LTD.
& HEART LAKE DEVELOPMENT CO.

Proposed Draft Plan of Subdivision



1:2200

CITY OF BRAMPTON
Planning and Development

Date: 83 04 22

Drawn by: RB

File no. C1 E14.23

Map no. 25-26 B

INTER-OFFICE MEMORANDUM

02

Office of the Commissioner of Planning & Development

1983 06 28

To: The Chairman and Members of Planning Committee
From: Planning and Development Department

Re: Draft Plan of Subdivision and Application
to Amend the Official Plan and Restricted
Area (Zoning) By-law
Part of Lot 14, Concession 1, E.H.S.
Block G, Registered Plan M-105
FIRST CITY DEVELOPMENT CORP. LTD.
Our File: C1E14.20

The notes of the Public Meeting held on Monday, June 27, 1983, with respect to the above noted application are attached.

Several members of the public attended the meeting. One member of the public asked questions about the proposal and received clarification of various matters, including tree protection, layout of the plan, boulevard planting and future widenings of Sandalwood Parkway.

There were no objections expressed.

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

- 1) The notes of the Public Meeting be received;
- 2) The application to amend the Official Plan and Restricted Area (Zoning) By-law be approved, and that the proposed draft plan of subdivision be recommended for draft approval, subject to the conditions contained in the staff report dated June 9, 1983, and

- cont'd. -

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Monday, June 27th, 1983, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:36 p.m., with respect to an application by FIRST CITY DEVELOPMENT CORP. LTD., (File: C1E14.20), to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the applicant to subdivide the lands into 50 single family detached lots and a parkette.

Members Present: Alderman M. Anecchini - Chairman
 Alderman F. Kee
 Alderman H. Chadwick
 Alderman C. Gibson
 Alderman R. Metzak

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
 L.W.H. Laine, Director, Planning and Development Services
 J. Robinson, Development Planner
 D. Ross, Development Planner
 E. Coulson, Secretary

There was one interested member of the public in attendance.

The Chairman enquired if notices to the property owners within 400 feet of the subject site were sent and whether notification of the public meeting was placed in the local newspapers.

Mr. Dalzell replied in the affirmative.

Mr. Roger Barrett, 34 Royal Palm Drive, asked about the replacement of trees that are to be removed from the site, and voiced concern relating to the number of trees to be removed.

Mrs. Robinson illustrated the location of the proposed parkette where the greatest concentration of existing trees are located and noted where other trees are at present. She noted that approximately 50% of the trees are to be preserved, illustrated the proposed plan of removal and noted that boulevard trees will be planted.

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Mr. Barrett asked if Sandalwood Parkway is to be widened in the proposal area.

Mrs. Robinson noted that Sandalwood will be widened when the lands to the south are developed.

Mr. Barrett expressed concern that a bottleneck would be created which could impede the movement of Fire Vehicles from the Fire Hall located on the south side of Sandalwood Parkway, east of the subject lands.

Mr. Dalzell responded that Sandalwood is approximately the same width as other roads in similar proximity to Fire Halls. He noted that the City can expropriate land for widening Sandalwood if the need arises before development to the south takes place.

Mr. Barrett asked if Sandalwood could be widened where the Fire Hall is located.

Mr. Dalzell said that the Fire Chief and the Public Works Department would be monitoring such requirements.

There were no further questions and the meeting adjourned at 7:45 p.m.

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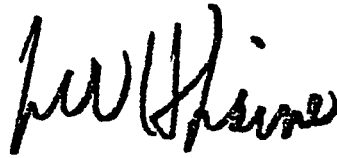
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- 3) Staff be directed to prepare the appropriate agreement and amendments to the Official Plan and the Restricted Area (Zoning) By-law.

AGREED



F. R. Dalzell,
Commissioner of Planning
and Development



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

LWHL/JMR/ec
attachment