



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 175-84

To adopt Amendment Number 36 to the Official Plan of the City of Brampton Planning Area and Amendment Number 36 A to 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 Regional Municipality of Peel Act, and the Planning Act, 1983 hereby ENACTS as follows:

1. Amendment Number 36 to the Official Plan of the City of Brampton Planning Area, and Amendment Number 36 A to the Consolidated 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 36 to the Official Plan of the City of Brampton Planning Area and Amendment Number 36 A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This 9th day of July, 1984.

KENNETH G. WHILLANS - MAYOR

ROBERT D. TUFTS - ACTING CLERK

ORIGINAL
B. W. 05-01

AMENDMENT NUMBER 36

to the Official Plan of the
City of Brampton Planning Area
and

AMENDMENT NUMBER 36 A

to the Consolidated Official Plan
of the City of Brampton Planning Area

21-0P 0031-036

Amendment No. 36
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 36A to the
Consolidated Official Plan for the
City of Brampton Planning Area

I hereby approve in accordance with Section 17(10) of the Planning Act, 1983, further portions of Amendment No. 36 to the Official Plan for the City of Brampton Planning Area and of Amendment 36A to the Consolidated Official Plan for the City of Brampton Planning Area:

1. Section 3(1)(d) on pages 1 and 2 which is hereby modified as follows:

The phrase "Gross Residential Density" is hereby deleted and replaced by the phrase "Maximum Gross Residential Density", and

2. Sections 3(2)(e) and 3(2)(f) on page 3 in their entirety.

As thus modified, these portions are approved.

Date .. *Aug 27, 1986* ..



L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



O 850071
R 850416

Ontario Municipal Board

IN THE MATTER OF Section 17(11) of
The Planning Act, 1983

AND IN THE MATTER OF a referral to
this Board by the Honourable Bernard
Grandmaitre, Minister of Municipal
Affairs on a request by American
Motors (Canada) Inc. for
consideration of part of proposed
Amendments Number 36 and 36A to the
Official Plan for the Brampton
Planning Area, as it applies to those
lands situated at the southwest
corner of Steeles Avenue and Kennedy
Road, Minister's File No.
20-OP-0031-36
O.M.B. File O 850071

AND IN THE MATTER OF Section 34 of
The Planning Act, 1983

AND IN THE MATTER OF an appeal by
American Motors (Canada) Inc. in
respect of Zoning By-laws 249-85 and
250-85 of the Corporation of the City
of Brampton
O.M.B. File R 850416

RECEIVED
AUG 27 1986
PLANS ADMINISTRATION
MINISTRY OF MUNICIPAL AFFAIRS

B E F O R E :

P. H. HOWDEN,
Member

- and -

R. D. M. OWEN,
Member

)
)
)
)
)
)
)

Tuesday, the 22nd day of
October, 1985

THESE MATTERS coming on for public hearing this day and after the hearing;

THE BOARD ORDERS that part of proposed Amendments Number 36 and 36A to the
Official Plan for the Brampton Planning Area, referred to this Board, are
hereby approved as they relate to the Westlodge land, and the objection by the
referror, American Motors (Canada) Inc., is hereby dismissed;

AND THE BOARD ORDERS that the appeals with respect to By-laws 249-85 and 250-85
are hereby dismissed.

ACTING SECRETARY

085-1
22
JAN 07 1986
ACTING SECRETARY MUNICIPAL BOARD

EN 21

Amendment No. 36
to the
Official Plan for the
City of Brampton Planning Area and
Amendment No. 36A
to the
Consolidated Official Plan for the
City of Brampton Planning Area

This amendment to both the Official Plan for the City of Brampton Planning Area and 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(9) of the Planning Act, R.S.O. 1983, as follows:

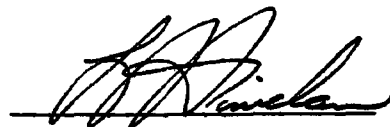
1. Section 3.(2)(i) on page 4, relating to Parkway Belt West Policies item 9.3.1, is hereby deleted and replaced with the following:

"9.3.1 The development of those lands designated "Parkway Belt West" on Plate Number 43 shall be governed by the provisions of The Parkway Belt West Plan (July, 1978) and Amendment Number 2 to it, and in case of any discrepancy between The Parkway Belt West Plan, as amended by Amendment Number 2, and the policies of this section, the provisions of the Parkway Belt West Plan and Amendment Number 2 to it, shall prevail."

As thus modified, this amendment is hereby approved as Amendment No. 36 to the Official Plan for the City of Brampton Planning Area and Amendment No. 36A to the Consolidated Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to Section 17(10) of the Planning Act:

1. Section 3.(1)(d) on pages 1 and 2, in its entirety.
2. Sections 3.(2)(e) and 3.(2)(f) on page 3, in their entirety.
3. The lands outlined in red and labelled D#3 on Schedule A of Amendment No. 36 to the Official Plan for the City of Brampton Planning Area and Amendment No. 36A to the Consolidated Official Plan for the City of Brampton Planning Area.

Date ..*Oct. 23, 1984*.....



L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 175-84

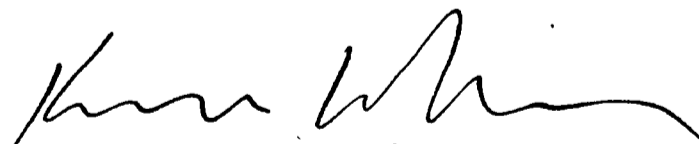
To adopt Amendment Number 36 to the Official Plan of the City of Brampton Planning Area and Amendment Number 36 A to the Consolidated Official Plan of the City of Brampton Planning Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, 1983 hereby ENACTS as follows:

1. Amendment Number 36 to the Official Plan of the City of Brampton Planning Area, and Amendment Number 36 A to the Consolidated 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 36 to the Official Plan of the City of Brampton Planning Area and Amendment Number 36 A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This 9th day of July, 1984.


KENNETH G. WHILLANS MAYOR


ROBERT D. TUFTS ACTING CLERK

AND

1.0 Purpose

The purpose of this amendment is to change the land use designations of lands shown outlined on Schedule A to this amendment to permit approximately 30 hectares (75 acres) thereof to be developed for residential purposes, and to provide supplemental development principles to guide the use and development of all of the subject lands.

2. Location

The lands subject to this amendment comprise a total area of approximately 64 hectares (160 acres) and are located on the south side of Steeles Avenue between Highway No. 10 and Kennedy Road, being part of Lots 14 and 15, Concession 1, E.H.S., in the City of Brampton.

3. Amendment and Policies Relative Thereto

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

- (a) by changing, on Schedule "A" of the Official Plan, the land use designations of the lands outlined on Schedule A to this amendment, from "Open Space" and "Parkway Belt West" to "Residential", "Open Space" and "Parkway Belt West", as shown on Schedule A to this amendment.
- (b) by deleting from Schedule "G" of the Official Plan the "Public Open Space" designation of the lands that are contained within the area outlined on Schedule A to this amendment, and by designating the lands marked "SP" on Schedule A to this amendment as "Specialized Parks" on Schedule "G" to the Official Plan, and by changing the boundary of the area subject to the reference "See Parkway Belt West Plan" on Schedule "G" to the Official Plan so that it conforms to the boundary shown on Schedule A to this amendment, as subject to the same reference.
- (c) by extending the boundary of "Secondary Plan Area 24" on Schedule "K" of the Official Plan to include the lands shown on Schedule A to this amendment.
- (d) by deleting the column headed "Area 13" in Table 1 in section 2.1.1., and substituting therefor the following column headed "Area 13":

<u>"Housing Types Mix</u>	<u>Area 13</u>
Percent "Single Family Density" Types	25-35%
Percent "Semi-Detached Density" Types	15-25%
Percent "Townhouse Density" Types	15-25%
Percent "Cluster Housing and Apartment Density" Types	20-30%

Maximum Gross Residential Density

Units per hectare	25.9
(Units per acre)	(10.5)"

- (e) by deleting section 7.2.7.24 and substituting therefor the following:

"7.2.7.24 Area 24 Fletchers Creek South

Amendment Number 61 to the Consolidated Official Plan of the City of Brampton Planning Area as amended by Amendment Numbers 25A and 36 A are combined and shall constitute the Fletchers Creek South Secondary Plan."

- (2) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 61 and 25A, which constitute the Fletchers Creek South Secondary Plan, is hereby amended:

- (a) by replacing the designation of the lands shown on Plate No. 2 with the designations shown on Schedule A to this amendment, and by extending the boundary of the lands labelled "Fletchers Creek South Planning District, Plate 43" on Plate No. 2 to include the lands shown on Schedule A to this amendment.
- (b) by including on Plate 43 of the Consolidated Official Plan and within the "Secondary Plan Boundary" shown thereon the lands and designations shown on Schedule A to this amendment.
- (c) by deleting section 2.0 of Chapter A21, and substituting therefor the following:

"2.0 LOCATION

The Fletchers Creek South Secondary Plan Area comprises all of the lands in Concession 1, E.H.S. and Concession 1, W.H.S. and part of the lands in

Concession 2, W.H.S. between Steeles Avenue and the Parkway Belt West, as well as those portions of the Parkway Belt West area contained within Lot 15, Concession 1, E.H.S., and contained between the northern limit of Lot 14 and the northern top-of-bank of the Etobicoke Creek Valley within Lot 14, Concession 1, E.H.S., all as outlined on Plate 43 and totalling approximately 462 hectares."

- (d) by deleting the word "targets" in section 5.2 of Chapter A21, and substituting therefor the words "target ranges", and also by inserting the words "west of the Etobicoke Creek" immediately preceding the words "should contain some ..." in the last sentence of that section.
- (e) by deleting Table 1 of Chapter A21 and substituting therefor the following:

TABLE 1

<u>"Housing Types</u>	<u>Percentage of Total Dwellings</u>
Single Family Density Types	25-35%
Semi-Detached Density Types	15-25%
Townhouse and Medium Density Types	15-25%
Cluster Housing and Apartment Density Types	20-30%"

- (f) by deleting section 5.3 of Chapter A21, and substituting therefor the following:

"5.3 The maximum density for the Fletchers Creek South Area is 25.9 units per gross residential hectare (10.5 per acre)."

- (g) by adding the following words, after the words "contained hereunder", in section 9.1.13 of Chapter A21:

"and also on policies 2.5.1.3.20 and 2.5.1.3.21 respecting Specialized Parks in the document known as the Official Plan of the City of Brampton Planning Area."

- (h) by adding thereto, as section 9.1.29, the following:

"9.1.29 Provision shall be made for a pedestrian and cycling link abutting or in proximity to the north side of the Etobicoke Creek valley from

its intersection with Steeles Avenue to its intersection with Kennedy Road as specified in policies 9.3.2, 9.3.5 and 9.3.7."

- (1) by adding thereto, as section 9.3 of Chapter A21, the following:

"9.3 PARKWAY BELT WEST POLICIES

- 9.3.1 The development of those lands designated "Parkway Belt West" on Plate Number 43 shall be governed by the provisions of The Parkway Belt West Plan (July, 1978), and Amendment Number 2 to it, and in case of any discrepancy between The Parkway Belt West Plan, as amended by Amendment Number 2, and the policies of this section, the provisions of The Parkway Belt West Plan and Amendment Number 2 to it, shall prevail.
- 9.3.2 The strip of land designated "Public Open Space and Buffer Area" in the Parkway Belt West Plan which extends westward from Kennedy Road to a larger area with the same designation in the Etobicoke Creek valley shall only be used for a 15 metre wide landscaped open space buffer and link for pedestrians and cyclists.
- 9.3.3 The location of the strip of land referred to in policy 9.3.2 may be changed to any location proximate to the top-of-bank of the Etobicoke Creek, and the location of the boundary between the "Residential Low Density" and "Parkway Belt West" designations on Plate 43 may be adjusted accordingly, without the necessity of amending this plan, provided that a connection for this 15 metre wide open space link to Kennedy Road is provided through or around the approximately 0.8 hectare existing residential lot abutting the southeast boundary of Lot 15, Concession 1, E.H.S. at Kennedy Road. Such adjustments can only be made if the appropriate corresponding adjustments to the Parkway Belt West Plan have already been made.
- 9.3.4 No buildings or structures, except appropriately screened accessory ones such as garden sheds, decks and swimming pools and except a golf clubhouse and related buildings

on or adjacent to the "Specialized Park" designation on Plate 43, may be erected or expanded on those lands which are designated "Special Complementary Use Area" in the Parkway Belt West Plan, are within the "Parkway Belt West" designation on Plate 43, and are above and within 30 metres of the top-of-bank of the Etobicoke Creek valley.

9.3.5 A 15 metre wide strip of land abutting the top-of-bank of the Etobicoke Creek within the 30 metre wide strips of land referred to in policy 9.3.4, extending from the "Specialized Park" designation on Plate 43 to the strip of land referred to in policy 9.3.2 shall only be used for a landscaped open space buffer and as a link for pedestrians and cyclists.

9.3.6 The location of the top-of-bank of the Etobicoke Creek valley for the purpose of policies 9.3.3 to 9.3.5 shall be established in consultation with the Metropolitan Toronto and Region Conservation Authority.

9.3.7 The link for pedestrians and cyclists abutting the north side of the Etobicoke Creek valley, from the "Specialized Park" designation to Kennedy Road, as required by policies 9.3.2 and 9.3.5, shall also be extended westward to the intersection of the Etobicoke Creek and Steeles Avenue, without impairing the functioning of the public golf course to be located within the Etobicoke Creek valley, by means of appropriate provisions in subdivision plans and agreements for lands on the north side of the valley."

(j) by adding thereto, as sections 10.1.12 and 10.1.13, the following text:

"10.1.12 The Minor Collector Road serving the residential development area bounded by the Etobicoke Creek, Steeles Avenue and Kennedy Road, as shown on Plate 43, shall intersect Steeles Avenue and Kennedy Road directly opposite Orchard Drive and the proposed Rutherford Road extension, respectively.

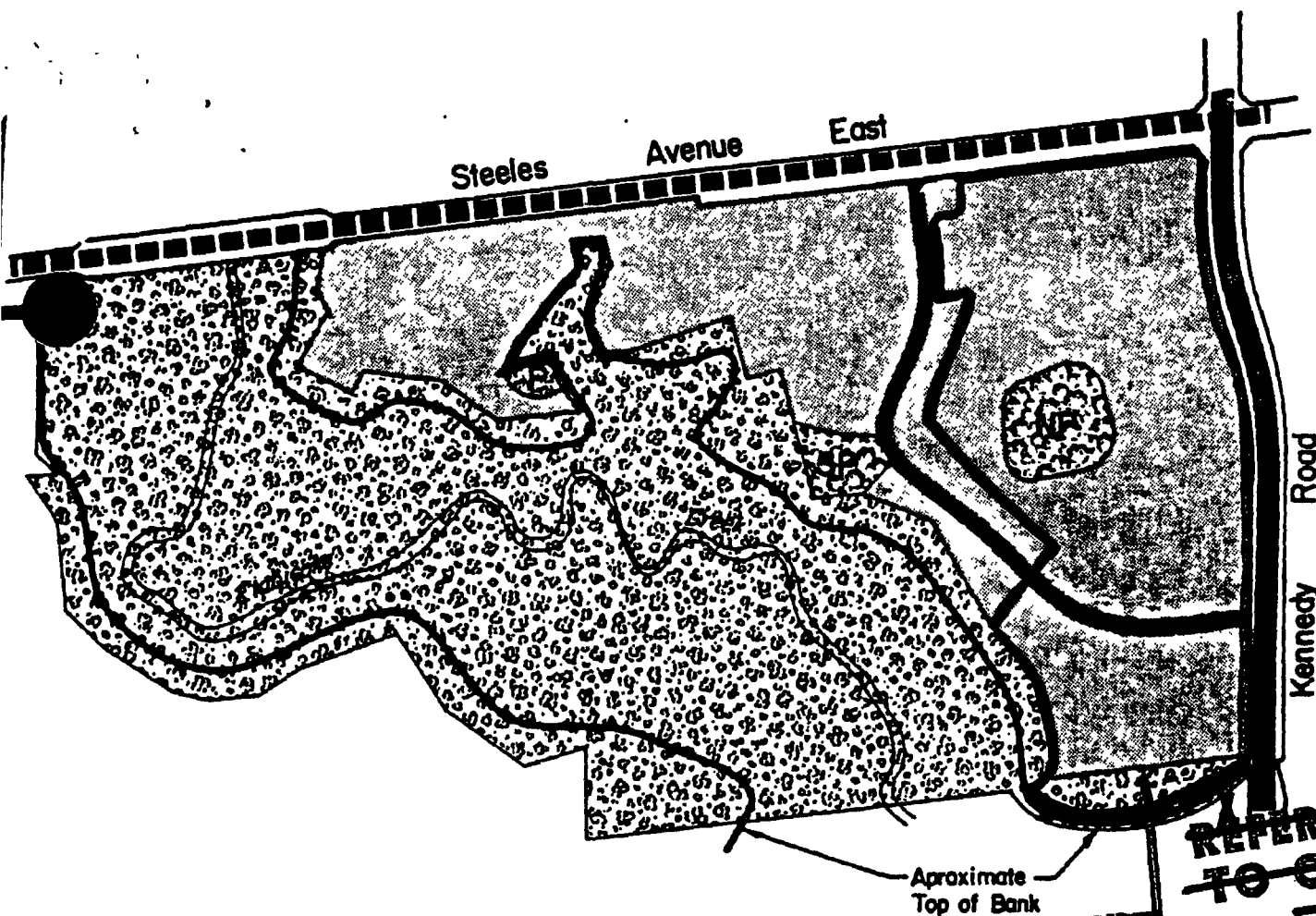
10.1.13 No road other than emergency access roads and the Minor Collector Road referred to in policy

10.1.12 shall intersect with or provide access to Steeles Avenue or Kennedy Road in the residential development area referred to in policy 10.1.12."

(k) by adding thereto, as section 12.1.3, the following text:

"12.1.3 All relevant policies contained in the document known as the Official Plan of the City of Brampton Planning Area shall continue to apply to the lands shown on Plate 43."

13/86/3



PROPOSED DESIGNATIONS OF THE PLANNING ACT

	to the Official Plan		to the Consolidated Official Plan
	on Schedule A	on Schedule G	on Plates 2 & 43
	"Residential"	None	"Residential Low Density"
	"Residential"	None	"Parkette"
	"Residential"	None	"Neighbourhood Park"
	"Open Space"	"Specialized Parks"	"Specialized Park"
	"Parkway Belt West"	"See Parkway Belt West Plan"	"Parkway Belt West"
	None	None	"Major Arterial Road"
	None	None	"Minor Arterial Road"
	None	None	"Minor Collector Road"

D. P. Amendment No. 36
 D. P. Amendment No. 36 A
SCHEDULE A



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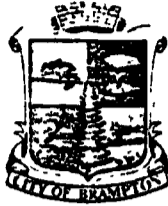
CITY OF BRAMPTON
 Planning and Development

Date: 1984 03 27 Drawn by: *PS.*
 File no. Map no. 76-76

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 36
AND
AMENOMENT NUMBER 36 A

Attached are copies of reports of the Director, Planning Policy and Research, dated February 8, 1984, May 10, 1984, and June 13, 1984, together with copies of the resolutions of Council related to those reports. The notes of the Public Meeting held on March 28, 1984 are attached to the report dated May 10, 1984.

Ralph A. Everett,
City Clerk



150 Central Park Drive
Brampton, Ont. L6T 2T9
793-4110

The Corporation Of The City Of Brampton

Office of the City Clerk

1984 06 27

Blake, Cassels & Graydon
Box 25
Commerce Court West
Toronto, Ontario
M5L 1A9

ATTENTION: A. M. Heisey

Dear Sir:

RE: Supplementary Report re Proposed M.G.S./
Westchester Estates Official Plan Amendment
Clerk's File: T1E15.4

T1E15.4
[Handwritten signature]

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held 1984 06 25.

"THAT the report dated 1984 06 13 re Supplementary Report for the Proposed M.G.S./Westchester Estates Official Plan Amendment south of Steels Avenue between Highway No. 10 and Kennedy Road, be received and;

That the Official Plan Amendment for the Westchester Estates area as approved-in-principle by resolution of Council on February 20, 1984, be adopted by by-law and forwarded to the Minister of Municipal Affairs and Housing for his approval, and;

That that portion of M.G.S. lands lying east of the Westchester lands be deferred."

Yours truly,

A handwritten signature in black ink, appearing to read "R. D. Tufts".

R. D. Tufts
Clerk's Assistant

RDT/mh

cc: F. R. Dalzell
American Motors (Canada) Inc.
Marshall Macklin Monaghan Ltd.

F1

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 13, 1984

TO: The Chairman and Members of Planning Committee

FROM: J.A. Marshall, Director of Planning Policy and Research

RE: Supplementary Report
Proposed M.G.S./Westchester Estates Official Plan Amendment
South of Steeles Avenue between Highway No. 10 and Kennedy Road
Our File: SP24.2

At its meeting of 1984 05 14 Planning Committee recommended that the matters dealt with in the attached staff report dated May 10th, 1984 be deferred to the June 18th, 1984 meeting of Planning Committee.

Subsequently, the attached letters containing additional comments and suggestions respecting the proposed M.G.S./Westchester Estates Official Plan Amendment were received. The letter from the Dufferin-Peel Roman Catholic Separate School Board indicates that a school site in the area east of Highway No. 10 and south of Steeles Avenue is required. After meeting with the staff of the separate school board, City planning staff are convinced that the Westchester and M.G.S. lands would be a poor location for an additional separate school site. If after further discussions at the staff level, it can be demonstrated that an additional separate school site is indeed required, either on a temporary or a permanent basis, then City staff will do what they can to assist the board to find a suitably located site outside of the subject Official Plan Amendment area. In any case, the M.G.S./Westchester Amendment need not be delayed while further discussions take place.

The other attached letter is from Peel Condominium Corporation No. 19 and it reiterates several points made at the public meeting of March 28, 1984. Specifically, it states that Peel Village is deficient in open space and family oriented recreation and the proposed amendment will aggravate that

F1-2

- 2 -

situation. The letter also alleges that there is already too much traffic on Orchard Drive and that congestion will increase due to the proposed 420 new units.

Staff are of the opinion that the proposed development which will contain a Neighbourhood Park or Parkette will be at least self sufficient in terms of family oriented recreation areas, and may even serve some of the recreational needs of residents on the north side of Steeles Avenue.

With respect to traffic volumes on Orchard Drive, the Region of Peel Public Works Department staff have advised that the latest (1981) counts show the movements into or out of this street are only 37% of what they would have to be to meet the warrants for traffic signal installation. There is a possibility that the warrants could be met with the increased traffic from the new development on the south side of Steeles Avenue, but this would be very dependent on the actual directional distribution of trip destinations that occurs. In any case, it is clear that there would be a negligible amount of cross over traffic on Orchard Drive between the north and south sides of Steeles Avenue. Thus, the new development will not increase congestion related to turning movements to or from the existing segment of Orchard Drive, and may be a sufficient additional factor to warrant signalization of the intersection.

Recommendation:

That the recommendation of the May 10, 1984 report be adopted without changes.

AGREED:



F. R. Dalzell
Commissioner of Planning and
Development

WW/jb/3



W. Winterhalt
Policy Planner





THE DUFFERIN-PEEL ROMAN CATHOLIC SEPARATE SCHOOL BOARD
LE CONSEIL DES ECOLES SEPARÉES CATHOLIQUES ROMAINES DE DUFFERIN ET PEEL

May 28, 1984

CP-24.2

Mr. Bill Winterhalt
Policy Planner
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Sir:

Re: Kennedy-Steeles Secondary Plan
(MGS - Westchester Estates)

In April 1982 a preliminary concept for the "Kennedy-Steeles" area of Brampton was circulated, and I requested that a separate school site be designated (letter attached). Although a Secondary Plan for Kennedy-Steeles has not been finalized, Subdivision plans for the area, which were recently circulated, do not show a separate school site.

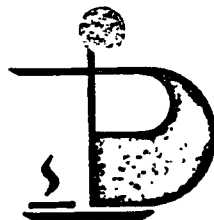
The need for a school to service the area of Brampton east of Hurontario and south of Steeles is becoming increasingly apparent. The projected yield now appears to be as follows: (location map attached)

<u>East Hurontario/ South of Creek</u>	<u>East Hurontario/ North of Creek</u>
T79013 = 91 JK-8	T84014 = 40 JK-8
M 522 = 42 JK-8	T84017 = 75 JK-8
M 523 = 52 JK-8	TOTAL <u>115</u>
T77034 = 101 JK-8	
TOTAL <u>285</u>	

The combined total is 400 junior kindergarten to grade eight pupils.

I have requested that the Region hold processing of plans T84014 and T84017, until the location of the separate school site has been resolved.

...Continued



THE DUFFERIN-PEEL
ROMAN CATHOLIC
SEPARATE SCHOOL BOARD

April 2, 1982

Mrs. Pamela Schwartzberg
Policy Planner
City of Brampton
Planning Department
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Mrs. Schwartzberg:

Subject: Kennedy-Steeles Concept Plan
Your File: No. SP31

Thank you for your letter dated March 30, 1982.

The units in the housing mix that you provided me with, suggest that approximately 200 JK-8 pupils could be generated from the Kennedy-Steeles area.

The Fletcher's Creek area, east of Highway 10 and south of Kennedy-Steeles is expected to generate approximately 250 JK-8 pupils.

Since there is not a separate school site designated anywhere south of Steeles Avenue and east of Highway 10, to accommodate these pupils, it is requested that one be designated in the Kennedy-Steeles area. It should be approximately 8 acres adjacent to a park.

Thank you for your assistance in this matter.

Yours truly,

THE DUFFERIN-PEEL R.C.S.S. BOARD

Sherryl A. Daoust

Sherryl A. Daoust
Planner

SAD:tb

I would appreciate it if you would advise me on the status of the Kennedy-Steeles Secondary Plan.

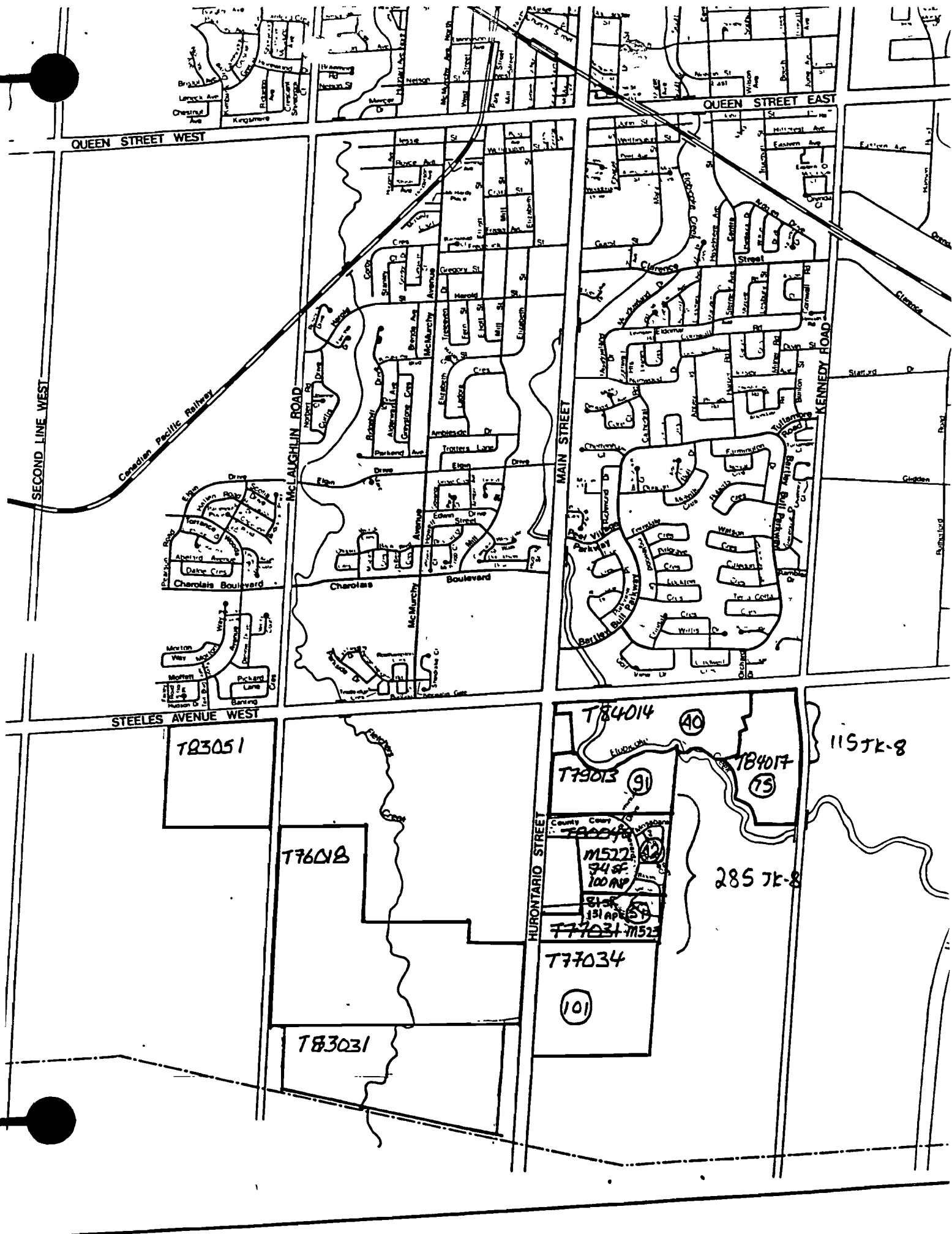
Yours very truly,

Sherryl Daoust

Sherryl Daoust
Planner

SAD:hn

c.c. P. Allen, Commissioner of Planning
Z. Weing, Ministry of Municipal Affairs
and Housing
T. Reilly, Superintendent of Planning



QUEEN STREET WEST

QUEEN STREET EAST

SECOND LINE WEST

Canadian Pacific Railway

McLAUGHLIN ROAD

MAIN STREET

KENNEDY ROAD

STEELES AVENUE WEST

783051

776018

783031

784014

779013

784017

HURONARIO STREET

777034

101

777031

285 JK-8

115JK-8

777034

M522
74 SF
100 ANP

513K
131 APR 54

777031 M522

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150 Central Park Drive,
Brampton, Ont., L6T 2T9
793-4110

The Corporation Of The City Of Brampton

Planning & Development Department

March 30, 1982

Sherryl Daoust,
Dufferin-Peel Roman Catholic
Separate School Board,
100 Dundas Street West,
Mississauga, Ontario.
L5B 1H6

Dear Sherryl:

RE: Kennedy-Steeles Concept Plan
Our File: SP31

The estimated population for the Kennedy-Steeles Concept Plan area is 2,810 people. The housing mix is as follows:

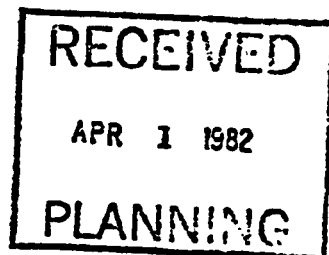
	<u>No. of Units</u>
Singles	175
Semis & Links	175
Townhouses	264
Cluster houses & apartments	264
TOTAL UNITS	878

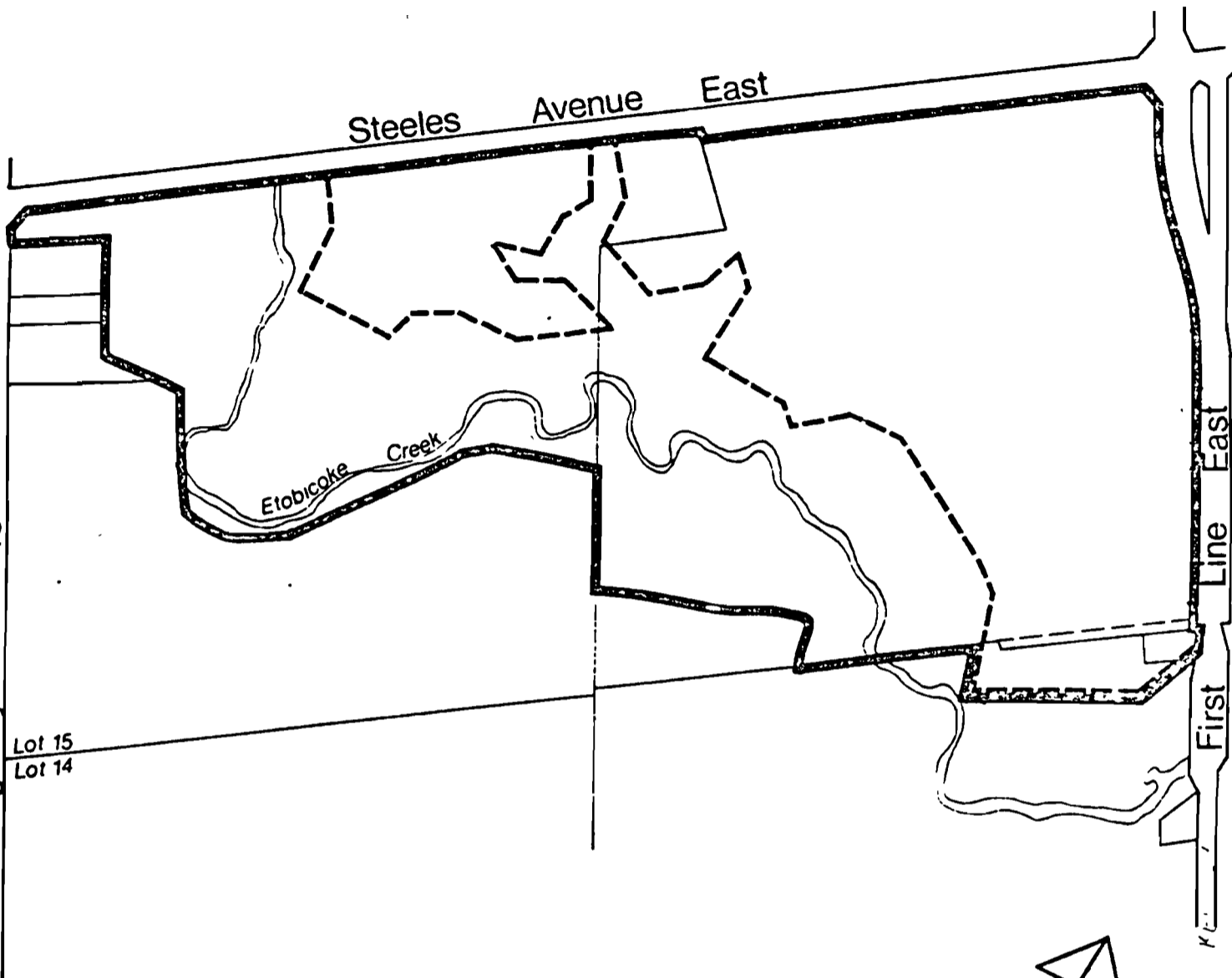
I trust that this information will be sufficient to determine your school needs and I look forward to your reply.

Yours truly,

Pamela Schwartzberg
Pamela Schwartzberg
Policy Planner

PS/kab





Kennedy - Steeles

(Study Area Map)

- Study Area Boundary
- Fill Line

City of Brampton
 Planning & Development
 January 27, 1982

The Board of Directors of
Peel Condominium Corporation
No. 19

May 17, 1984

RECEIVED
CLERK'S DEPT.

JUN 7 1984

REG. NO: 2978
FILE NO: T1E15.4

Clerk of the Corporation
of the City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

Dear Sir:

Re: Ministry of Government Services/
Westchester Estates
Official Plan and Restricted Area
Zoning By-law Amendments
South of Steeles Avenue between
Highway No. 10 and Kennedy Road
City of Brampton File Nos. T1E15.4
and SP24.2

We have been instructed by the Board of Directors of Peel Condominium Corporation No. 19 to write to you in connection with the above-noted proposal for the lands located at the southwest corner of Steeles Avenue East and Kennedy Road.

Peel Condominium Corporation No. 19 consists of _____ townhouse units located on Village Court, a street immediately to the north of Steeles Avenue East and the subject property. The homes in our development are occupied largely by families with children.

We are very concerned with the subdivision proposed south of Steeles Avenue East by Westchester Estates Limited and the Ministry of Government Services.

As has been recognized by staff of the City of Brampton on many occasions, Peel Village, the residential area within which our homes are located is deficient in open space. The proposal of Westchester and the Ministry will, we have been advised, expand the number of holes at the Brampton golf course but this will provide little relief to the need of the Peel Village area for more open space that can be utilized for family oriented recreation, a need which is not addressed by a golf course, however large.

...2/ *Pro*
skolast

The development of these lands would further aggravate the deficiency of open space and parkland.

It is our view that these lands should retain their open space designation in the official plan. They could be developed as a fair ground for Peel Region and in any event they should be protected for present and future recreational requirements.

The lands have excellent accessibility on Steeles Avenue to all parts of the City of Brampton and would be particularly well suited to serve our community as a recreational area.

The subdivision that is proposed for these lands would result in an additional 420 residential units being added to our area. Traffic problems in this area are already acute and the proposal to extend Orchard Drive south of Steeles Avenue East in order that it will connect with a proposed southerly extension of Rutherford Road south of Steeles Avenue East, would result in greatly increased traffic congestion, noise and air pollution in our neighbourhood.

The present traffic generated by existing development including the industrial development to the east of Kennedy Road cannot be accommodated adequately and is posing ever increasing difficulties to local residents. There is already too much traffic on Orchard Drive and this development will only make things worse.

We have yet to see any traffic study outlining the impact of this development on local roads. We are also concerned whether there are sufficient schools and services in place to accommodate these new residents.

We would question the wisdom of permitting additional single family residences that directly front and/or back on to Steeles Avenue and Kennedy Road when adequate noise protection measures for existing homes have not been implemented.

We have been advised that the Planning Committee of Council of the City of Brampton will be considering this matter on the evening of June 18, 1984. We would request the opportunity to make a deputation to the Committee at that time.

Yours very truly,

Mrs. Donald Smith
cc. Margie Burton

INTER-OFFICE MEMORANDUM

Office of the City Clerk

1984 05 25

TO: F. R. Dalzell

RE: Proposed M.G.S./Westchester
Estates Official Plan Amendment
South of Steeles Avenue Between
Highway Number 10 and Kennedy Road
Clerk's File: T1E15.4

MAY 25 1984

T1E15.4
SP24.2 ✓

(Handwritten initials)

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held 1984 05 23.

"THAT the matter be deferred to the June 18th, 1984 meeting of Planning Committee."



R. D. Tufts
Clerk's Assistant

EDT/mh

Handwritten note:
Fred Wilson
John P. ...
9-10-28

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

May 10, 1984

TO: The Chairman and Members of Planning Committee
FROM: J.A. Marshall, Director of Planning Policy and Research
RE: Proposed M.G.S./Westchester Estates Official Plan Amendment
South of Steeles Avenue between Highway No. 10 and Kennedy Road
Our File Number SP24.2

The following recommendation respecting the subject Official Plan Amendment was contained in the Planning Committee report of 1984 02 13 and was subsequently approved by City Council at its meeting of 1984 02 20:

"THAT the Report dated 1984 02 08 re Proposed M.G.S./Westchester Estates Official Plan Amendment, south of Steeles Avenue between Highway Number 10 and Kennedy Road, be received and;

That the Official Plan amendment as considered by Committee be approved in principle and further;

That a Public Meeting be held in accordance with Council's procedures."

The public meeting was subsequently scheduled for Wednesday, March 28th, 1984.

Prior to the public meeting, several technical errors and omissions in the text and schedule of the Official Plan Amendment were noticed by staff; and, in response to a specific request for input relating to the Parkway Belt West Plan policies, Ministry of Municipal Affairs and Housing staff proposed in a letter dated February 27, 1984 (which is attached hereto) that a sentence be added to one of the policies of the Amendment.

All of these minor adjustments were included in a list and attached map dated 1984 03 22 and entitled "List of Proposed Adjustments Subsequent to Approval in Principle By City Council on February 8, 1984". (As a matter of record, the reference to February 8, 1984 is an error, and the date referred to should be February 20, 1984). This list (which is attached hereto) was made available at the public meeting and to other interested persons who expressed an interest in the matter.

The minutes of the public meeting held on March 28, 1984 are attached. Most of the questions and concerns raised at that meeting were dealt with adequately by staff and members of Council. However, the following three matters were unresolved and require further comment:

- 1) American Motors objected to the proposed Official Plan Amendment on the basis that the predominantly residential uses proposed are incompatible with their industrial use at the north-east corner of Kennedy Road and Steeles Avenue. No specifics were cited by American Motors either during or subsequent to the public meeting other than their concerns respecting inappropriate uses, traffic congestion, potential resident complaints about their operations, etc.

The lands close to the American Motors site within the amendment area are located in the defined urban area of the Official Plan, and, as such, must logically be given a reasonable urban designation. Without a commitment to the purchase of the lands by the City or another party for recreational or institutional uses, the realistic options are reduced to a residential or an industrial designation. Clearly, either option would lead to an extension of the interface between residential and industrial uses. On balance, it is judged that a predominantly residential designation in the proposed amendment area and the extension of the residential/industrial interface southward along Kennedy Road provides the best prospects of minimizing overall future land use conflicts.

It would also be appropriate at the subdivision plan approval stage to impose certain conditions on the development of lands within the

subject amendment area to ensure that such development is as compatible as possible with nearby industrial uses (i.e. A.M.C. as well as future industries that may locate south of Steeles Avenue). These conditions could deal with physical aspects of the housing development, as well as with appropriate notifications to prospective purchasers respecting nearby industrial uses.

- 2) The representative for the Ministry of Government Services objected to the designation of a Neighbourhood Park in the proposed amendment on the basis of the opinion that there will be enough other open spaces in the immediate area to serve the residents.

The City of Brampton Official Plan makes a clear distinction between Specialized (City-wide) Parks on one hand and those parks (Neighbourhood Parks and Parkettes) which clearly satisfy local and predominantly active needs on the other hand. A City-wide golf course recreation area predominantly located in valleylands, and a narrow trail connection along the edge of a valley are almost irrelevant in the context of satisfying the active needs (playgrounds, tennis courts, play fields, etc.) of the immediate residents. The separation of this area from other residential areas by major arterial roads and a major valley make the provision of a neighbourhood park even more essential.

- 3) Some residents of the areas north of Steeles Avenue adjacent to the proposed amendment area objected to the perceived loss of visual amenity and to the loss of the existing "unofficial open space" that would result from the residential development of some of the subject lands.

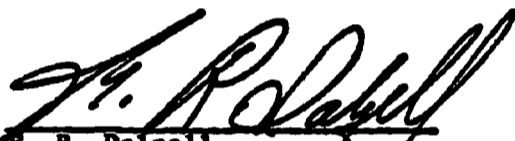
Although some people might prefer the relatively undeveloped state of the amendment lands, it is unrealistic to expect that they could remain in that condition without some government or agency paying the associated price. If one recognizes that reasonable urban uses had to be permitted on the subject lands, then the retention of the golf course and designation of a Parkette and Neighbourhood Park, together with a relatively low density of residential development seem to

represent the maximum degree of visual and open space amenity that could realistically have been preserved.

RECOMMENDATION


That the Official Plan Amendment for the M.G.S./Westchester Estates area as approved-in-principle by resolution of Council on February 20, 1984, and as further modified by inclusion of the adjustments contained in the list dated 1984 03 22, be adopted by by-law and forwarded to the Minister of Municipal Affairs and Housing for his approval.


CONCUR:



F. R. Daisell
Commissioner of Planning
and Development

Attachments



W. H. Winterhalt
Policy Planner

WHW/chk/3



Ministry of
Municipal Affairs
and Housing

585-6059

777 Bay Street
14th Floor
Toronto, Ontario
M5G 2E5

February 27, 1984

Mr. Bill Winterhalt
Policy Planner
City of Brampton
150 Central Park Drive
Brampton, Ontario
L6T 2T9

SP-24.2

Subject: Proposed MGS/Westchester Estates
Official Plan Amendment (Draft)
Your File No. SP24.2

Dear Mr. Winterhalt:

Further to your request, we have reviewed this draft amendment and have found that we have no concerns to express with regard to that portion of the proposed amendment that deals with lands within the Parkway Belt West Plan.

Please note however, that we would suggest a clarification to Section 9.3.3, to reflect the fact that any adjustments to the boundaries of this secondary plan must be preceded by corresponding changes to the Parkway Belt West Plan. A sentence can be added at the end of Section 9.3.3 which reads as follows:

... "Such adjustments can only be made if the appropriate corresponding adjustments to the Parkway Belt West Plan have already been made."

As you are aware, such adjustments could, for example, be accommodated during the current 5 year review of the Parkway Belt West Plan, which has already been undertaken by this ministry.

If you have any questions, please don't hesitate to call me at 585-6059.

Yours truly,

A handwritten signature in cursive script that reads "Helen Bulat".

H. Bulat
Planner
Plans Administration Branch

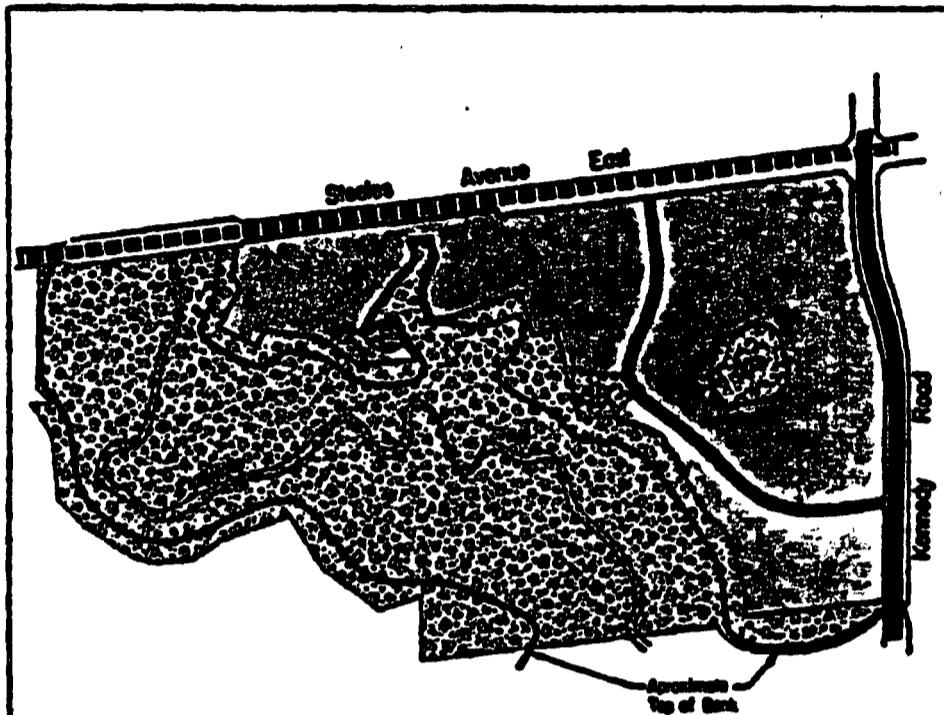
1984 03 22

Our File No. SP24.2

PROPOSED M.G.S./WESTCHESTER ESTATES OFFICIAL PLAN AMENDMENT

**List of Proposed Adjustments Subsequent
To Approval in Principle By City Council
on February 8, 1984**

<u>DESCRIPTION OF ADJUSTMENT</u>	<u>REASON FOR ADJUSTMENT</u>
1. The last line of the location description in Section 2, <u>Location</u> , of the subject Official Plan Amendment should refer to lots 14 and 15 rather than to lots 15 and 16.	To correct an obvious error.
2. By adding the words 'and "Parkway Belt West"', immediately following the words 'from "Open Space"' in the third line of Subsection 3(1)(a) of the subject Official Plan Amendment	To correct an obvious error.
3. By adding the following sentence at the end of policy 9.3.3 in Subsection 3(2)(i) of the subject Official Plan Amendment: "Such adjustments can only be made if the appropriate corresponding adjustments to the Parkway Belt West Plan have already been made."	At the written request of Ministry of Municipal Affairs and Housing staff, to clarify that any adjustments to the boundaries of designations in this Official Plan Amendment as referred to in policy 9.3.3 must be preceded by a corresponding change to the Parkway Belt West Plan.
4. By adding the designation "Parkette" to Schedule A of the subject Official Plan Amendment as illustrated on the attached revised copy of the said schedule.	To correct an oversight by recognizing the need for a parkette to serve the residents of the western half of the proposed residential development area who will be more than 400 metres from the Neighbourhood Park.



PROPOSED DESIGNATIONS

	to the Official Plan		to the Consolidated Official Plan
	on Schedule A	on Schedule C	on Plates 2 & 43
	"Residential"	None	"Residential Low Density"
	"Residential"	None	"Parkette"
	"Residential"	None	"Neighbourhood Park"
	"Open Space"	"Specialized Parks"	"Specialized Park"
	"Parkway Bell West"	"See Parkway Bell West Plan"	"Parkway Bell West"
	None	None	"Major Arterial Road"
	None	None	"Minor Arterial Road"
	None	None	"Minor Collector Road"

O.P. Amendment No. _____
 O.P. Amendment No. A
SCHEDULE A



1:7000

CITY OF BRAMPTON
 Planning and Development

Date: 1984 03 27 Drawn by: *PS*
 File no. Map no. 76-79

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, March 28, 1984, in the Municipal Council Chambers, 3rd Floor, 150 Central park Drive, Brampton, Ontario, commencing at 8:02 p.m. with respect to M.G.S./WESTCHESTER ESTATES OFFICIAL PLAN AMENDMENT (Files: T1E15.4 and SP24.2 - Ward 3). The lands subject to the proposed amendment are located on the south side of Steeles Avenue between Highway 10 and Kennedy Road and comprises most of the lands in Lot 15, Concession 1, E.H.S. (including the Peel Village Golf Course and the Ministry of Government Services lands at the south-west corner of Steeles Avenue and Kennedy Road) and a small area of land in Lot 14, Concession 1, E.H.S..

It is proposed to amend the Official Plan to designate the subject lands as "Residential", "Open Space" and "Parkway Belt West" so that:

- i) Approximately 30 hectares (75 acres) to be designated as "Residential" on Schedule "A" of the Official Plan may be developed for low density residential purposes;
- ii) A neighbourhood park may be permitted in conjunction with the residential development, and
- iii) The tableland portions of the Peel Village Golf Course may be relocated on additional valleylands to be obtained from M.G.S., so that the redesigned golf course including a new club house can be acquired and operated as a public facility by the City of Brampton.

Members Present:

Councillor E. Mitchell declared a Conflict of Interest and left the Council Chambers prior to the beginning of this meeting.

Alderman F. Andrews - Acting Chairman
Alderman R. Crowley
Alderman C. Gibson
Councillor F. Russell

- cont'd. -

Alderman M. Anecchini
Alderman H. Chadwick
Alderman E. Carter
Alderman T. Piane
Councillor P. Robertson
Councillor N. Porteous

Staff Present: L.W.H. Laine, Director, Planning and
Development Services Division
W. Winterhalt, Policy Planner
W. Lee, Development Planner
J. Robinson, Development Planner
E. Coulson, Secretary

Approximately 6 members of the public were in attendance.

The Chairman enquired 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. Laine replied in the affirmative.

Mr. W. Winterhalt made a brief presentation to elaborate on the purpose and scope of the proposed Official Plan amendment.

He made reference to a map showing the relationship of the proposed amendment area to existing and proposed development on surrounding lands. He briefly covered the 8 points listed in the comment section of the staff report to Planning Committee, dated February 8, 1984.

Mr. Winterhalt also noted that copies of the text of the amendment and of a list of proposed adjustments thereto could be provided to interested persons, and that recently submitted but unapproved subdivision plans could be examined as a preliminary indication of the details of the developments.

Mr. Hoosain, 66 Village Court, asked about a connecting road from the amendment area to Orchard Drive, stop lights at its intersection with Steeles Avenue, the extent of the proposed Open Space area in the subject lands, and traffic congestion due to the American Motors

shift changes.

Mr. Winterhalt pointed out the location of the road proposed to connect to Orchard Drive. It was noted that the Region of Peel proposed the access be connected to Orchard Drive so that both roads could be served by one traffic light if warranted by the traffic volume.

Mr. Winterhalt explained the provision for Open Space areas.

Mr. Hoosain commented on the approval of construction of a noise control fence along Steeles Avenue.

It was noted by Members of Council that they had no knowledge of such a specific approval. Also, he asked about phasing of development of the subject lands and was informed that there was no plan by the City to attempt to control the detailed phasing of development.

Mr. A. Heisey, Solicitor for American Motors, voiced objection on their behalf to residential uses for the subject lands which they feel would be incompatible with the American Motors plant and other industrial uses in the area. He commented that it was not in the best interest of the City to approve this plan, considering the inappropriate uses, traffic congestion, etc.

Mary Rose, a Consultant, representing the Ministry of Government Services, commented that the neighbourhood park should be omitted from the proposed amendment since the amount of green space in the valley and with the top-of-bank walkway, is sufficient.

Mr. Serril, Kennedy Road South, complained about the traffic volume on Kennedy Road and difficulty entering and leaving his driveway.

The Region of Peel's proposed improvements for Kennedy Road were discussed.

Mr. Puplickhuizen, 64 Village Court, objected to the proposal. He complained of lack of parkland in Peel Village, lack of park area in the subject lands, as well as accessibility, traffic volume, and noise impact problems that would be aggravated.

Mr. Hans Huppler, 230 Main Street North, asked if the bicycle path would be continuous with the path from Main Street North, and voiced concern about the safety of crossing Steeles Avenue and Kennedy Road.

Mr. Winterhalt replied in the affirmative, pointing out the proposed route. He noted that details will have to be worked out further at the subdivision stage, particularly regarding crossings of the Arterial roads.

Mr. W. Ferrier, 35 Golfview Drive, asked if there were plans to widen Steeles Avenue and also about the timing of construction of the proposed housing projects.

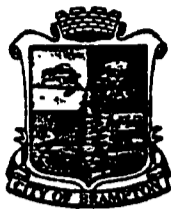
Mr. Winterhalt commented that widening of Steeles Avenue was a possibility in the future and that there was no data as to the construction timing of the residential development, but that the market would probably be a large factor.

Mr. Puplickhuizen advised that he was speaking for 64 persons residing in Peel 19 Condominium.

There were no further comments or questions.

The meeting adjourned at 8:30 p.m.

Ralph A. Everett,
City Clerk



150 Central Park Drive
Brampton, Ont. L6T 2T9
793-4110

The Corporation Of The City Of Brampton

Office of the City Clerk

1984 02 21

Blott, Fejer, Devine
Suite 400
2200 Yonge Street
Toronto, Ontario
M4S 2C6

ATTENTION: P. J. Devine

Dear Sir:

RE: M.G.S./Westchester Estates
Official Plan Amendment
South of Steeles Ave. between
Highway No. 10 and Kennedy Rd.
Clerk's File: T1E15.4

SP 24.2.
T1E15.4

The following recommendation contained in the Planning Committee report was approved by City Council at its meeting held 1984 02 20.

"THAT the Report dated 1984 02 08 re Proposed M.G.S./Westchester Estates Official Plan Amendment, south of Steeles Avenue between Highway Number 10 and Kennedy Road, be received and;

That the Official Plan amendment as considered by Committee be approved in principle and further;

That a Public Meeting be held in accordance with Council's procedures."

The Public Meeting is scheduled for Wednesday, March 28th, 1984 in the Council Chambers, 150 Central Park Drive, commencing at 7.30 p.m.

Yours truly,

R. D. Tufts
Clerk's Assistant

RDT/mh

cc: F. R. Dalzell ✓

BILL J. JON

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 8, 1984

TO: The Chairman and Members of Planning Committee

FROM: J.A. Marshall
Director of Planning Policy and Research

RE: Proposed M.G.S./Westchester Estates Official Plan Amendment
South of Steeles Avenue between Highway No. 10 and Kennedy Road
Our File Number SP24.2

BACKGROUND

At its meeting of 1983 09 19, Planning Committee considered a staff report dated 1983 09 01 dealing with various long standing agreements respecting the residential development of the Westchester Estate lands (formerly Penrick lands) and redevelopment of the Peel Village Golf course. The report noted that negotiations between Westchester Estates and the Ministry of Government Services (M.G.S.) regarding purchase of land from the latter for purposes of the golf course redevelopment, were well advanced. The report also stated that it had been agreed in consultation with M.G.S. that the remainder of their tablelands at the south-west corner of Steeles Avenue and Kennedy Road could be used for predominantly residential development.

The following recommendation was one of those that was adopted by Planning Committee after consideration of the above noted staff report and that was subsequently approved by City Council at its meeting held 1983 09 26:

"That staff be instructed to prepare an Official Plan Amendment on the lands west of Kennedy Road and south of Steeles Avenue for review by Planning Committee and City Council."

In this context, the purpose of this report is to briefly outline the basis for various proposed uses and policies in the attached draft Official Plan Amendment for the subject lands.

COMMENT

The attached Official Plan Amendment is intended to restrict and control the use and development of the subject lands as follows:

(1) Residential Development

The intent is to provide for predominantly residential development of those tablelands in the amendment area but to restrict it to very low and low density forms of housing (i.e. large lot single family houses with some small lot development abutting Kennedy Road).

(2) Expansion of Secondary Plan Number 24

For administrative convenience and because the subject lands are somewhat related to the similar residential development lands on the south side of the Etobicoke Creek Valley, the boundaries of Secondary Plan Number 24 are proposed to be expanded to incorporate this new amendment area. This avoids a repetition of policies that are already in Secondary Plan Number 24 (Fletchers South) and avoids the creation of an inappropriately small free standing secondary plan area.

(3) Housing Mix and Density

The proposed amendment adjusts the housing mix and density figures in Secondary Plan Number 24 and in the Official Plan to reflect the addition of 32 hectares of low density residential development land as well as the actual unit mix and density for the draft approved and registered subdivision plans on the Courthouse side of Highway Number 10.

(4) Neighbourhood Park

It is proposed that the future residents of the approximately 420 dwelling units that will be developed in the amendment area should be served by a minimum size neighbourhood park as per the policies of the

Official Plan and Secondary Plan Number 24. This proposal recognizes that the population of the amendment area will not reach the usual service population of a neighbourhood park, but that these residents are cut off by significant barriers and would therefore not be easily served by other existing and proposed parks. The relative unavailability of adjacent valleylands (see point 5 below) for neighbourhood scale recreational uses is also recognized.

(5) Golf Course Use of Parkway Belt Lands

The proposed amendment designates a small area of tableland as Specialized Park to recognize that it is to be used for a clubhouse and parking area in conjunction with the redevelopment of an existing golf course on Etobicoke Creek valleylands within the Parkway Belt West area.

(6) Pedestrian and Cycling Link

The proposed amendment contains policies designed to achieve a pedestrian and cycling link along or in proximity to the Etobicoke Creek Valley from Steeles Avenue to Kennedy Road. This is intended to provide continuity with existing and proposed trail systems along the Etobicoke Creek upstream and downstream of the subject amendment area. This approach also recognizes that City residents will be more likely to travel through the golf course area and thereby impair its safe operation if they are not provided with an attractive alternative route.

(7) Incorporation of Brampton Golf Club Tableland

The Brampton Golf Club owns 1.2 hectares of tableland between the M.G.S. land and the top-of-bank of the Etobicoke Creek adjacent to Kennedy Road. Since the Brampton Golf Club has no use for this isolated bit of land for golf course purposes, it would like to have it included in or accessible from the M.G.S. subdivision so that the lands can be developed for residential purposes.

In this context, it is assumed that either:

- (i) it will be interpreted that the thin strip of "Public Open Space and Buffer Area" land and associated "Special Complementary Use Areas" connecting the future public golf course area to Kennedy Road in the Parkway Belt West Plan may be located abutting the top-of-bank of the Etobicoke Creek, or
- (ii) the Parkway Belt West Plan will be amended, so as to permit the residential development of the subject piece of Brampton Golf Club tableland. The wording of the proposed amendment is intended to recognize either of the above possibilities, or even the possibility of no development on this piece of land, without the necessity of a further amendment to this amendment.

(8) Roads and Access Points

The policies and designations of the amendment permit only one permanent access point from Steeles Avenue and one access point from Kennedy Road to the M.G.S./Westchester Estates area. These access points are both required to be aligned with access points on the opposite sides of Steeles Avenue and Kennedy Road. Both permanent access points are via the designated Minor Collector road which will provide the dominant traffic carrying service to the future residences as well as the golf course parking area.

RECOMMENDATION

That the attached Official Plan Amendment be approved in principle and that a public meeting be held in accordance with Council procedures.

CONCUR:

F. R. Dalzell
Commissioner of Planning
and Development

WHW/thk/2

W. H. Winterhalt

W. H. Winterhalt
Policy Planner

AMENDMENT NUMBER _____

to the Official Plan of the
City of Brampton Planning Area

and

AMENDMENT NUMBER _____ A

to the Consolidated Official Plan
of the City of Brampton Planning Area



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To adopt Amendment Number _____ to the Official Plan of the City of Brampton Planning Area and Amendment Number _____ A to 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 Regional Municipality of Peel Act, and the Planning Act, 1983 hereby ENACTS as follows:

1. Amendment Number _____ to the Official Plan of the City of Brampton Planning Area, and Amendment Number _____ A to the Consolidated 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 _____ to the Official Plan of the City of Brampton Planning Area and Amendment Number _____ A to the Consolidated Official Plan of the City of Brampton Planning Area.

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

This _____ day of _____, 198 .

KENNETH G. WHILLANS - MAYOR

RALPH A. EVERETT - CLERK

AMENDMENT NUMBER _____ TO THE OFFICIAL PLAN
AND
AMENDMENT NUMBER _____ A TO THE CONSOLIDATED OFFICIAL PLAN

1. Purpose

The purpose of this amendment is to change the land use designations of lands shown outlined on Schedule A to this amendment to permit approximately 30 hectares (75 acres) thereof to be developed for residential purposes, and to provide supplemental development principles to guide the use and development of all of the subject lands.

2. Location

The lands subject to this amendment comprise a total area of approximately 64 hectares (160 acres) and are located on the south side of Steeles Avenue between Highway No. 10 and Kennedy Road, being part of Lots 15 and 16, Concession 1, E.H.S., in the City of Brampton.

3. Amendment and Policies Relative Thereto

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

- (a) by changing, on Schedule "A" of the Official Plan, the land use designations of the lands outlined on Schedule A to this amendment, from "Open Space" to "Residential", "Open Space" and "Parkway Belt West", as shown on Schedule A to this amendment.
- (b) by deleting from Schedule "G" of the Official Plan the "Public Open Space" designation of the lands that are contained within the area outlined on Schedule A to this amendment, and by designating the lands marked "SP" on Schedule A to this amendment as "Specialized Parks" on Schedule "G" to the Official Plan, and by changing the boundary of the area subject to the reference "See Parkway Belt West Plan" on Schedule "G" to the Official Plan so that it conforms to the boundary shown on Schedule A to this amendment, as subject to the same reference.
- (c) by extending the boundary of "Secondary Plan Area 24" on Schedule "K" of the Official Plan to include the lands shown on Schedule A to this amendment.
- (d) by deleting the column headed "Area 13" in Table 1 in section 2.1.1., and substituting therefor the following column headed "Area 13":

<u>"Housing Types Mix</u>	<u>Area 13</u>
Percent "Single Family Density" Types	25-35%
Percent "Semi-Detached Density" Types	15-25%
Percent "Townhouse Density" Types	15-25%
Percent "Cluster Housing and Apartment Density" Types	20-30%

Gross Residential Density

Units per hectare	25.9
(Units per acre)	(10.5)"

- (e) by deleting section 7.2.7.24 and substituting therefor the following:

"7.2.7.24 Area 24 Fletchers Creek South

Amendment Number 61 to the Consolidated Official Plan of the City of Brampton Planning Area as amended by Amendment Numbers 25A and A are combined and shall constitute the Fletchers Creek South Secondary Plan."

- (2) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as amended by Amendment Numbers 61 and 25A, which constitute the Fletchers Creek South Secondary Plan, is hereby amended:

- (a) by replacing the designation of the lands shown on Plate No. 2 with the designations shown on Schedule A to this amendment, and by extending the boundary of the lands labelled "Fletchers Creek South Planning District, Plate 43" on Plate No. 2 to include the lands shown on Schedule A to this amendment.
- (b) by including on Plate 43 of the Consolidated Official Plan and within the "Secondary Plan Boundary" shown thereon the lands and designations shown on Schedule A to this amendment.
- (c) by deleting section 2.0 of Chapter A21, and substituting therefor the following:

"2.0 LOCATION

The Fletchers Creek South Secondary Plan Area comprises all of the lands in Concession 1, E.H.S. and Concession 1, W.H.S. and part of the lands in

Concession 2, W.H.S. between Steeles Avenue and the Parkway Belt West, as well as those portions of the Parkway Belt West area contained within Lot 15, Concession 1, E.H.S., and contained between the northern limit of Lot 14 and the northern top-of-bank of the Etobicoke Creek Valley within Lot 14, Concession 1, E.H.S., all as outlined on Plate 43 and totalling approximately 462 hectares."

- (d) by deleting the word "targets" in section 5.2 of Chapter A21, and substituting therefor the words "target ranges", and also by inserting the words "west of the Etobicoke Creek" immediately preceding the words "should contain some ..." in the last sentence of that section.
- (e) by deleting Table 1 of Chapter A21 and substituting therefor the following:

TABLE 1

<u>"Housing Types</u>	<u>Percentage of Total Dwellings</u>
Single Family Density Types	25-35%
Semi-Detached Density Types	15-25%
Townhouse and Medium Density Types	15-25%
Cluster Housing and Apartment Density Types	20-30%

- (f) by deleting section 5.3 of Chapter A21, and substituting therefor the following:

"5.3 The maximum density for the Fletchers Creek South Area is 25.9 units per gross residential hectare (10.5 per acre)."

- (g) by adding the following words, after the words "contained hereunder", in section 9.1.13 of Chapter A21:

"and also on policies 2.5.1.3.20 and 2.5.1.3.21 respecting Specialized Parks in the document known as the Official Plan of the City of Brampton Planning Area."

- (h) by adding thereto, as section 9.1.29, the following:

"9.1.29 Provision shall be made for a pedestrian and cycling link abutting or in proximity to the north side of the Etobicoke Creek valley from

its intersection with Steeles Avenue to its intersection with Kennedy Road as specified in policies 9.3.2, 9.3.5 and 9.3.7."

- (1) by adding thereto, as section 9.3 of Chapter A21, the following:

"9.3 PARKWAY BELT WEST POLICIES

- 9.3.1 The development of those lands designated "Parkway Belt West" on Plate Number 43 shall be governed by the provisions of The Parkway Belt West Plan (July, 1978), and in case of any discrepancy between The Parkway Belt West Plan and the policies of this section, the provisions of the Parkway Belt West Plan shall prevail.
- 9.3.2 The strip of land designated "Public Open Space and Buffer Area" in the Parkway Belt West Plan which extends westward from Kennedy Road to a larger area with the same designation in the Etobicoke Creek valley shall only be used for a 15 metre wide landscaped open space buffer and link for pedestrians and cyclists.
- 9.3.3 The location of the strip of land referred to in policy 9.3.2 may be changed to any location proximate to the top-of-bank of the Etobicoke Creek, and the location of the boundary between the "Residential Low Density" and "Parkway Belt West" designations on Plate 43 may be adjusted accordingly, without the necessity of amending this plan, provided that a connection for this 15 metre wide open space link to Kennedy Road is provided through or around the approximately 0.8 hectare existing residential lot abutting the southeast boundary of Lot 15, Concession 1, E.H.S. at Kennedy Road.
- 9.3.4 No buildings or structures, except appropriately screened accessory ones such as garden sheds, decks and swimming pools, and except a golf clubhouse and related buildings on or adjacent to the "Specialized Park" designation on Plate 43, may be erected or expanded on those lands which are designated "Special Complementary Use Area" in the Parkway Belt West Plan, are within the "Parkway Belt

West" designation on Plate 43, and are above and within 30 metres of the top-of-bank of the Etobicoke Creek valley.

9.3.5 A 15 metre wide strip of land abutting the top-of-bank of the Etobicoke Creek within the 30 metre wide strips of land referred to in policy 9.3.4, extending from the "Specialized Park" designation on Plate 43 to the strip of land referred to in policy 9.3.2, shall only be used for a landscaped open space buffer and as a link for pedestrians and cyclists.

9.3.6 The location of the top-of-bank of the Etobicoke Creek valley for the purpose of policies 9.3.3 to 9.3.5 shall be established in consultation with the Metropolitan Toronto and Region Conservation Authority.

9.3.7 The link for pedestrians and cyclists abutting the north side of the Etobicoke Creek valley, from the "Specialized Park" designation to Kennedy Road, as required by policies 9.3.2 and 9.3.5, shall also be extended westward to the intersection of the Etobicoke Creek and Steeles Avenue, without impairing the functioning of the public golf course to be located within the Etobicoke Creek valley, by means of appropriate provisions in subdivision plans and agreements for lands on the north side of the valley."

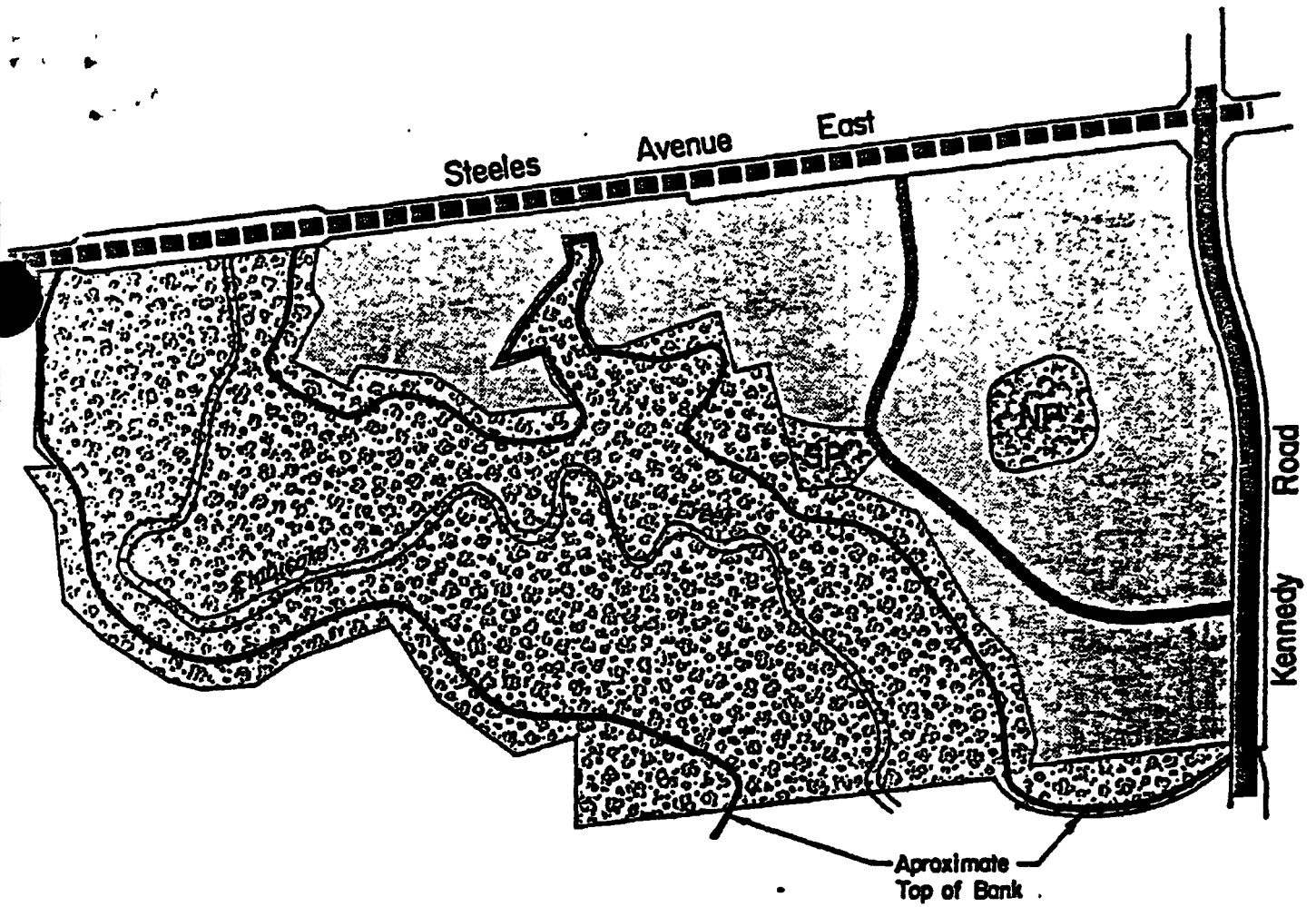
(j) by adding thereto, as sections 10.1.12 and 10.1.13, the following text:

"10.1.12 The Minor Collector Road serving the residential development area bounded by the Etobicoke Creek, Steeles Avenue and Kennedy Road, as shown on Plate 43, shall intersect Steeles Avenue and Kennedy Road directly opposite Orchard Drive and the proposed Rutherford Road extension, respectively.








10.1.13 No road other than emergency access roads and the Minor Collector Road referred to in policy 10.1.12 shall intersect with or provide access to Steeles Avenue or Kennedy Road in the residential development area referred to in policy 10.1.12."

(k) by adding thereto, as section 12.1.3, the following text:

"12.1.3 All relevant policies contained in the document known as the Official Plan of the City of Brampton Planning Area shall continue to apply to the lands shown on Plate 43."



PROPOSED DESIGNATIONS

	to the Official Plan		to the Consolidated Official Plan
	on Schedule A	on Schedule G	on Plates 2 & 43
	"Residential"	None	"Residential Low Density"
	"Residential"	None	"Neighbourhood Park"
	"Open Space"	"Specialized Parks"	"Specialized Park"
	"Parkway Belt West"	"See Parkway Belt West Plan"	"Parkway Belt West"
	None	None	"Major Arterial Road"
	None	None	"Minor Arterial Road"
	None	None	"Minor Collector Road"

O.P. Amendment No. _____
 O.P. Amendment No. A
SCHEDULE A



CITY OF BRAMPTON
 Planning and Development

Date: 1984 02 03 Drawn by: *P.S.*
 File no. _____ Map no. 76-7A

1:7000

BACKGROUND MATERIAL TO
AMENDMENT NUMBER _____
AND
AMENDMENT NUMBER _____ A

Attached is a copy of a report of the Director, Planning Policy and Research, dated _____, 1984 and a copy of a report from the Director, Planning Policy and Research, dated _____, forwarding notes of a public meeting held on _____.