

THE CORPORATION OF THE CITY OF BRAMPTON

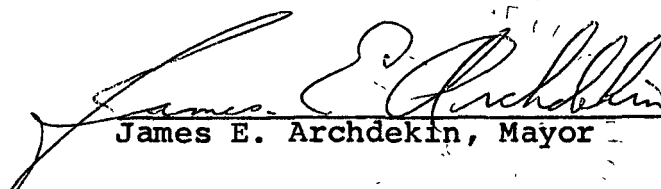
BY-LAW NUMBER 205-75

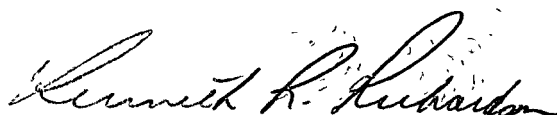
A By-law to amend the Official Plan of the former Township of Toronto-Gore Planning Area now part of the City of Brampton Planning Area.

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

1. Amendment No. 9 to the Official Plan of the former Township of Toronto-Gore Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. 9 to the Official Plan of the former Township of Toronto-Gore Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 20th day of October, 1975.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

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AMENDMENT NUMBER 9  
TO THE OFFICIAL PLAN  
OF THE FORMER  
TOWNSHIP OF TORONTO GORE  
PLANNING AREA

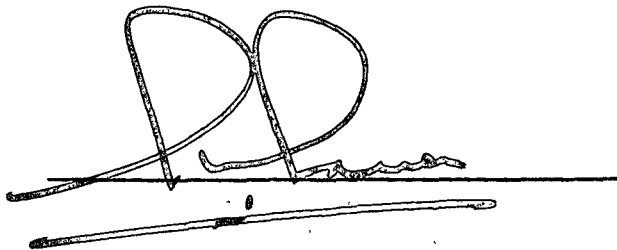
AMEND. PLAN NO. 462  
LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

*May 3, 1976* 2:51 P.M.  
*Katherine Bayle*  
Deputy Land REGISTRAR OF DEEDS, COUNTY OF PEEL

**JUDITH E. HENDY**  
City Solicitor  
City of Brampton  
24 Queen St. East  
Brampton, Ontario  
L6V 1A4

This Amendment to the Official Plan of the former Township of Toronto Gore Planning Area, which has been adopted by the Council of the City of Brampton, is hereby approved pursuant to Section 17 of The Planning Act, as Amendment No. 9 to the Official Plan of the former Township of Toronto Gore Planning Area, now part of the City of Brampton Planning Area.

Date .. *April 9/1976* ..

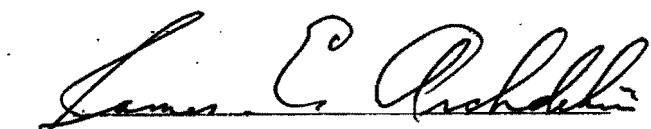
A handwritten signature in dark ink, consisting of a large, stylized 'G' and 'M' followed by a horizontal line and a smaller signature.


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

OFFICIAL PLAN  
OF THE FORMER  
TOWNSHIP OF TORONTO GORE PLANNING AREA  
AMENDMENT NUMBER 9

The attached explanatory text shall constitute Official Plan Amendment Number 9 to the former Township of Toronto Gore Planning Area. The Amendment was prepared and adopted by the Council of the City of Brampton in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act (R.S.O. 1970, Chapter 349 as amended) on the

20th., day of October 1975.

  
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J.F. Archdekin, Mayor

  
\_\_\_\_\_  
K.R. Richardson, City Clerk

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW NUMBER 205-75

A By-law to amend the Official Plan of the former Township of Toronto-Gore Planning Area now part of the City of Brampton Planning Area.

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

1. Amendment No. 9 to the Official Plan of the former Township of Toronto-Gore Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. 9 to the Official Plan of the former Township of Toronto-Gore Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 20th day of October, 1975.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

AMENDMENT NUMBER 9

TO THE OFFICIAL PLAN OF THE FORMER  
TOWNSHIP OF TORONTO GORE PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 9 to the Official Plan of the former Township of Toronto Gore, now in the City of Brampton, hereafter referred to as Amendment Number 9.

2.0 Relative Parts

Part B of this Amendment constitutes Amendment Number 9. Part A - Preamble and Part C - Appendix, are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment, is organized in four sections:

Section 1.0 - Land Use

Section 2.0 - Development Principles

Section 3.0 - Implementation

Section 4.0 - Interpretation

3.0 Location

This Amendment concerns land located in part of Lot 13, Concession 12, Northern Division and, more particularly, the parcel of land situated in the apex of the angle formed by the intersection of the King's Highway Number 50 and Coleraine Drive (12th Line East).

4.0 Purpose

The purpose of Amendment Number 9 is to amend the existing commercial designation of the subject property to a restricted residential designation to permit the erection of a single-family dwelling and further, to prescribe appropriate development principles applicable to the subject lands which will ensure the acceptable

cont'd....

use and development of a residential area.

5.0 Background

Amendment Number 2 to the Official Plan of the former Township of Toronto Gore, approved by the Minister on March 4, 1960, designated the subject land for commercial use. However, over a number of years, road widening expropriations have gradually diminished the lot size to such an extent that at 17,000 square feet, it no longer conforms to either commercial or residential requirements, as stipulated by the Township of Toronto Gore, By-law 825 as amended. A former commercial use ceased operation several years ago and the property has remained vacant to the present time.

At a public meeting held on July 3, 1975, no objections were raised against the use of the subject lands for residential purposes. A residential use of the property is deemed to be more desirable than a commercial use. The City of Brampton considered an application to amend the Official Plan in order to designate the subject land for single-family residential use. The Planning Committee, at its meeting of July 14, 1975, adopted a motion recommending that staff be authorized to prepare the necessary Official Plan Amendment, draft restricted area by-law and development agreement. The recommendation of the Planning Committee was approved by City Council on July 30, 1975.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment, which consists of the following text and the attached map, constitutes Amendment Number 9 to the Official Plan of the former Township of Toronto Gore.

The Official Plan is hereby amended as follows:

1.0 Land Use Plan

The Land Use classification for those lands outlined in red on Schedule "A" attached hereto, is amended by deleting the Commercial Use designation and substituting a Restricted Residential Use designation permitting the erection of one single-family dwelling only.

2.0 Development Principles

The development of the lands shall be subject to the following principles:

- (a) The subject property shall be used for residential and accessory purposes and shall be zoned appropriately to have the effect of permitting the erection of one (1) single-family residence,
- (b) Access to the King's Highway Number 50 shall be restricted,
- (c) Development will proceed only when Council is satisfied that suitable arrangements have been made with respect to a levy in lieu of parkland dedication, a road widening and similar matters of concern to the Engineering Department,
- (d) Development will be subject to standards to reduce the adverse influence of noise, exhaust emissions and the glare of lights created by the vehicular traffic adjacent to the subject property on Highway Number 50. Suitable screening in the form of fencing and plantings shall be provided.
- (e) Development shall be permitted only if satisfactory arrangements are made for the provision of an adequate supply of potable water and disposal of

cont'd....



waste water.

3.0 Implementation

Amendment Number 9 shall be implemented by an appropriate amendment to the Zoning By-law which will impose the appropriate zone classification and regulation in conformity with the development principles.

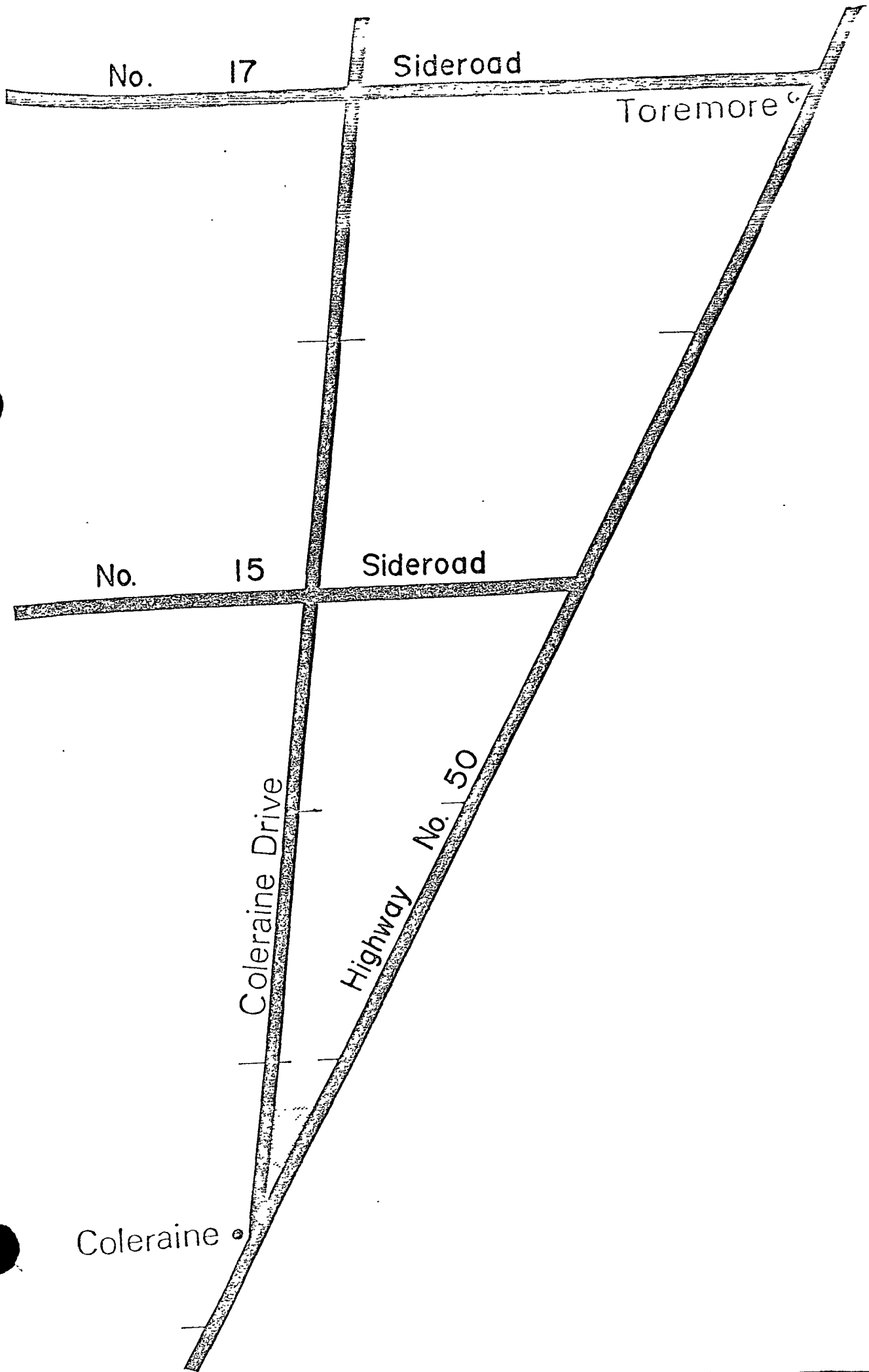
4.0 Interpretation

The Restricted Residential Use Area applicable to this Amendment shall apply to those lands outlined in red on Schedule "A" attached herewith.

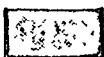
PART C - APPENDIX

Attached is a copy of a report of the Planning Director to the Planning Committee dated June 13, 1975, and the minutes of the public meeting held on July 3, 1975.

Also, attached are copies of the minutes of the Planning Committee meetings of June 16, 1975 and July 14, 1975.



Legend

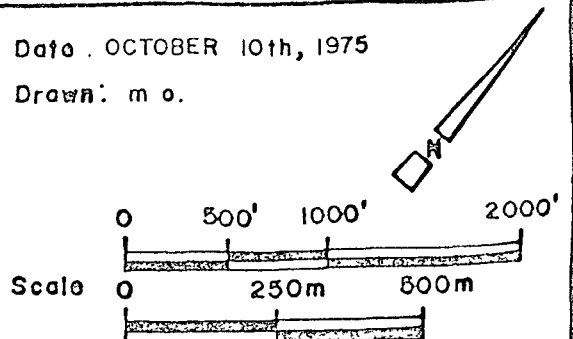


AREA OF APPLICATION

Date . OCTOBER 10th, 1975

Drawn: m o.

CITY OF BRAMPTON  
 OFFICIAL PLAN AMENDMENT NO.  
 SCHEDULE 'A'



CITY OF BRAMPTON PLANNING DEPARTMENT

June 13th, 1975

To: J. Galway  
Senior Administrative Officer

From: The Director of Planning

Re: Application to Amend the Official Plan  
and Restricted Area By-law  
Part of Lot 13, Concession 12, E.H.S.  
(Township of Toronto Gore)  
Mr. A. DiBattista  
Our File. C12E13.2

- 1.0 Introduction: An application to amend the Official Plan and Restricted Area By-law was submitted on March 11th, 1975, to permit the construction of a single-family dwelling on presently zoned commercial property owned by Leo and Clara Tester.
- 2.0 Property Description: The subject property is located at the intersection of Highway Number 50 and Coleraine Drive in the former Township of Toronto Gore. The triangular parcel consists of an area of 17,000 square feet and has frontages of 135.57 feet along 11th Line East. The depth along the northern lot line is 137.69 feet and the rear lot line backs onto Highway Number 50 for a length of 216.29 feet. There are presently no structures on the property and there is a deep culvert along the western lot line. While the remainder of the surrounding land is agricultural, the 2 acre parcel immediately to the north is zoned commercial by By-law 925 and is used as such by an excavating contractor.
- 3.0 Official Plan and Zoning By-law: The property is currently designated as commercial by Official Plan Amendment Number 2 of the former Township of Toronto Gore and zoned similarly by By-law 325 as amended.
- 4.0 Proposal: It is proposed that a 2-storey, 4 bedroom single-family dwelling unit with a gross floor area of 2100 square feet be constructed on the site. The house is to be accessible from 11th Line East to the north of the lot. It was previously intended that the property be used for a fruit

market and variety store, however, difficulties arose with the lack of required space and the points of access to the site. It was subsequently decided by the owner that a more suitable use of the land would be low density residential.

5.0 Comments: It was found that the comments received from staff were generally favourable. A 17 foot road-widening is required along 11th Line and payment of cash in lieu of parkland dedication be applied on the basis of 7 acres per 1000 population.

Permission was granted by the Health Unit on March 7th, 1975, to install a Class 4 sewer disposal system to serve the dwelling on condition that a leaching bed be installed in 5 feet of good granular fill. The Ministry of Transportation and Communications has approved access onto Coleraine Drive from the rear of the property provided that the entrance onto Highway Number 50 is closed and the culvert removed.

6.0 Analysis: A difficulty has arisen with the subject property in that, although it contained the required 2 acres at the time when it was zoned for commercial use, road widening expropriations over a number of years have gradually diminished the lot size to such an extent that it no longer conforms to either the commercial or residential requirements. However, as a commercial use would generate an undesirable quantity of traffic, and the site does not have adequate area for any other use, it would appear that a residential use would be the most suitable.

One serious matter to be taken into consideration is that the required 17 foot road widening for a length of 135.57 feet would reduce the lot by approximately 2305 square feet, leaving only a 14,795 square foot parcel. It is probable therefore that in the case of a road widening, a resiting of the house and septic tile bed to the east will be necessary.

7.0 Conclusion. It is recommended, therefore, that the Committee recommend approval of the application subject to the following conditions:

- (1) The applicant enters into an agreement to include a levy in lieu of parkland dedication, a 17 foot road widening and similar matters of concern to the Engineering Department.
- (2) A public meeting be held prior to the writing of an Official Plan Amendment and Restricted Area By-law.

JC/LWHL/ds

L.W.H. Laine  
Planning Director

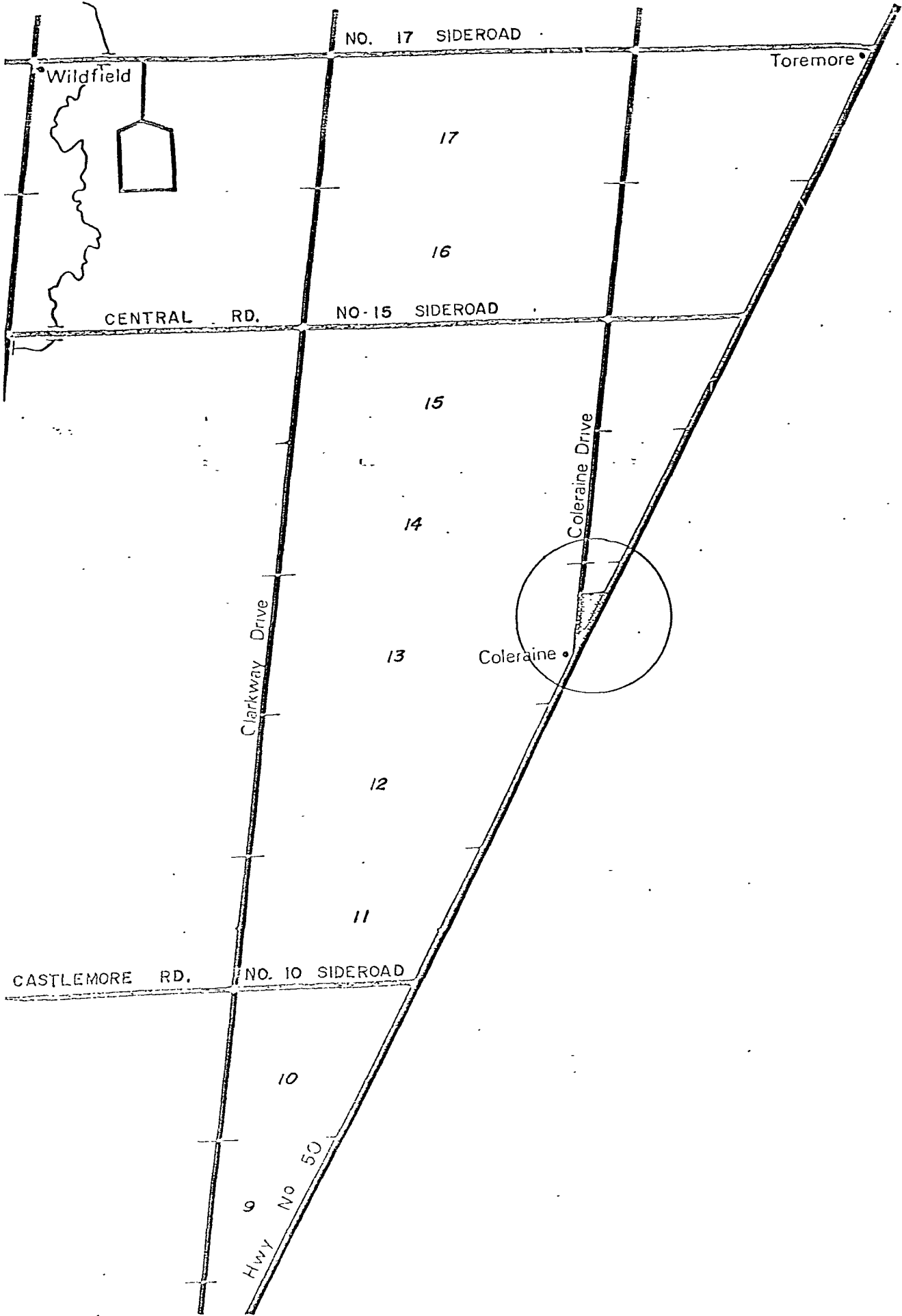
c:c      A.K. Macdonald

*Noted*  
*[Signature]*  
SAO

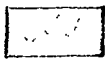
CON. 10, E.H.S.

CON. 11, E.H.S.

CON. 12, E.H.S.



Legend



AREA OF APPLICATION

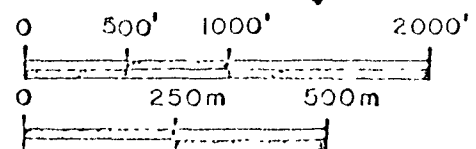
Date: JUNE 13th, 1975

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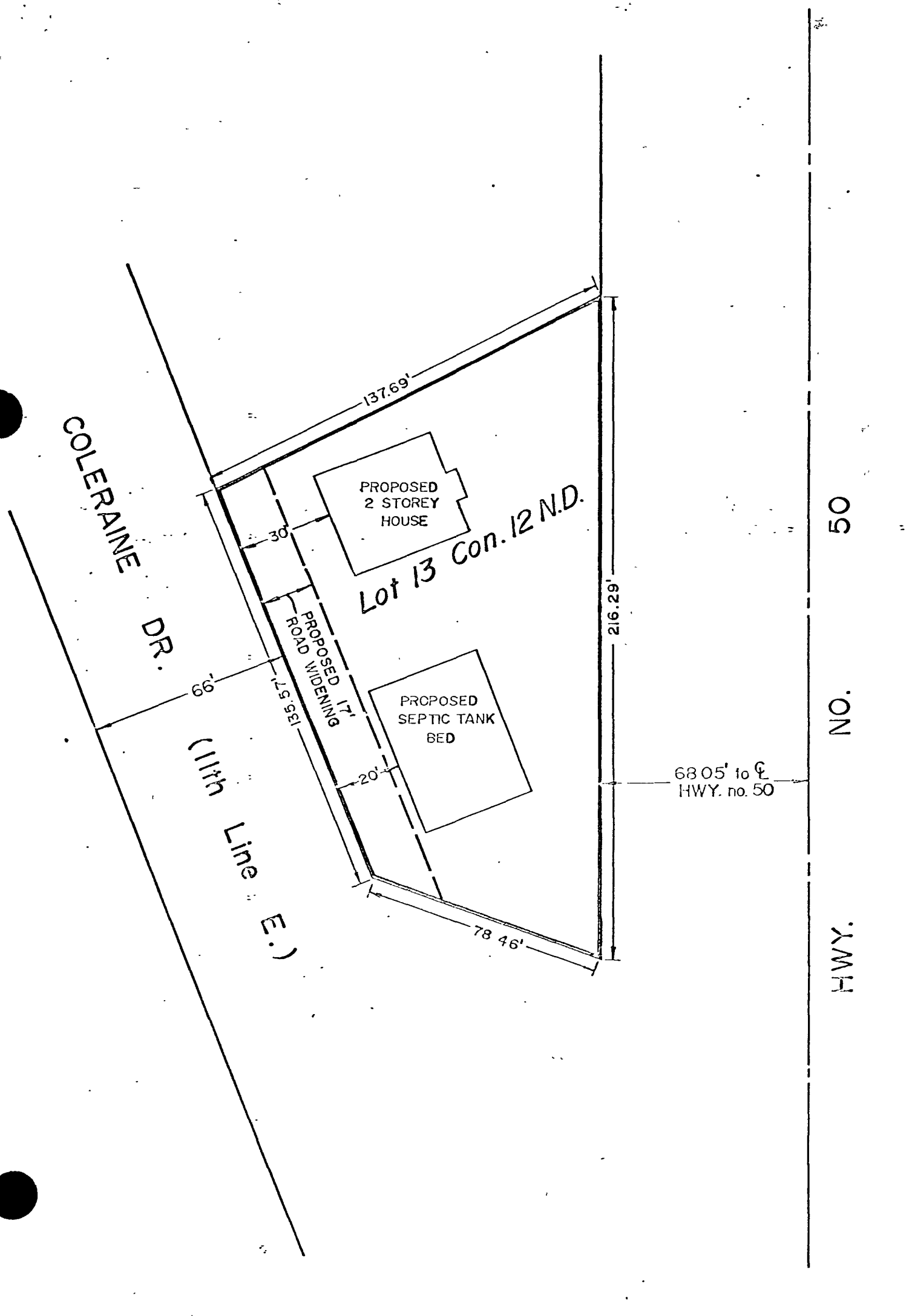
Application

A. DiBATTISTA  
C12E13.2

Scale



CITY OF BRAMPTON PLANNING DEPARTMENT



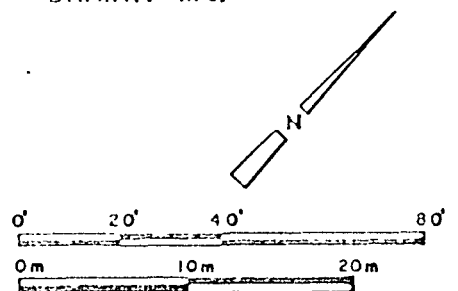
Legend  AREA OF APPLICATION

DATE: JUNE 13th, 1975

APPLICATION

DRAWN: m.o.

A. DiBATTISTA  
C12E13.2





7. Application to Amend the Official Plan and Restricted Area By-law. Part of Lot 13, Concession 12, N.D. (Toronto Gore) A. DiBattista. File: C12E13.2

Planning Committee considered a report from the Planning Director.

Recommendation: It is recommended that the application to permit the erection of a dwelling unit be approved subject to the following conditions:

- (1) The applicant enters into an agreement to include a levy in lieu of parkland dedication, a 17 foot road widening and similar matters of concern to the Engineering Department
- (2) A public meeting be held on July 3rd at 3.00 p.m. at Ebenezer Hall, prior to the preparation of an Official Plan Amendment and Restricted Area By-law.

PUBLIC MEETING

DIBATTISTA

PART OF LOT 13, CONCESSION 12

A Special Planning Committee meeting of the City of Brampton was held on July 3rd., 1975, at Ebenezer Hall in Toronto Gore commencing at 8:05 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-law.

Members Present were: F.R. Dalzell - Chairman  
J.E. Archdekin - Mayor  
M. Robinson - Councillor  
K.G. Whillans - Councillor

Staff Present: L.W.H. Laine - Director of Planning

Two members of the public were present.

The Planning Director outlined the area of the proposal to the public and explained the intent of the applicant.

Mr. Wilfred owner of abutting lands to the north asked if his lot would stay commercial? The Planning Director replied that his lot would stay commercial. Mr. Jones also remarked that water supply maybe a problem.

There were no objections from the public or other comments, the Chairman adjourned the meeting at 8:15 p.m.

Planning Committee - July 14th, 1975

10. Application to Amend the Official Plan and Restricted Area By-law, Part of Lot 13, Concession 12, N.D. (Toronto Gore) A. DiBattista - Public Meeting. File: C12E13.2. Planning Committee considered a report from the Planning Director. Recommendation: It is recommended that staff be authorized to prepare the necessary Official Plan Amendment, draft restricted area by-law and development agreement.