



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 292-77

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

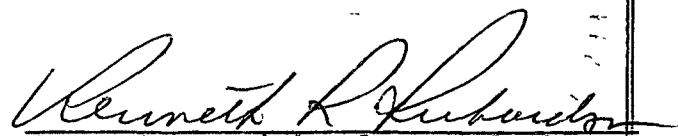
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The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. 1970, Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment No. 18 to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. 18 to the Official Plan 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 14th day of November, 1977.

  
James E. Archdekin, Mayor

  
Kenneth R. Richardson, Clerk

WORKING COPY FOR CANVASSING  
PURPOSES ONLY

OPC 0006-18

-10

AMENDMENT NUMBER 18

TO THE CONSOLIDATED OFFICIAL PLAN

OF THE CITY

OF BRAMPTON OFFICIAL PLAN

MISC. PLAN NO. 511

LODGED IN THE REGISTRY OFFICE

FOR THE COUNTY OF PEEL

1978 May 2 P.M. 12:38

*Rachune Banla D.L.R.*  
REGISTRAR OF DEEDS, COUNTY OF PEEL

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Amendment No. 18

to the .

Consolidated Official Plan for the  
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified under the provisions of section 17 of The Planning Act, as follows:

1. Part B - THE AMENDMENT, on page 3, is hereby modified by adding the following to section 1.0 after the words "Part C: Section B, Chapter B1, Section B2.0, sub-section B2.4 is amended as follows:"

"Paragraph 1.2 is deleted in its entirety and replaced by the following:

'1.2 The Brampton South Planning District will be organized into eight neighbourhood units, each centred on a park. A junior public school, if required, in each of the neighbourhood units, will be located adjacent to the park. Four other areas too small to exist as independent neighbourhoods, will remain as separate identifiable units.'

2. Part B - THE AMENDMENT, is hereby modified by adding the following to Section 1.0 as paragraph 5.6 on page 6 after paragraph 5.5:

"5.6 One junior public school site is required to serve Neighbourhoods 6 and 7 and is indicated by a symbol; this facility may be located in either Neighbourhood 6 or Neighbourhood 7, subsequent to investigations to be conducted by the Peel Board of Education and the City of Brampton."

3. Part B - THE AMENDMENT, is hereby modified by adding the following to Section 1.0, as paragraphs 7.4 and 7.5, on page 7 after paragraph 7.3:

"7.4 Residential development abutting Elgin Drive, Charolais Boulevard and McMurchy Avenue South will be subject to access control by restricting the number of private driveways and by requiring the use of a private driveway system to serve medium and high density development.

7.5 Certain intersection improvements and grade separations are shown on Plate 7. These required improvements will be borne in mind when considering development proposals in the area."

As thus modified, this amendment is hereby approved under section 17 of The Planning Act, as Amendment No. 18 to the Consolidated Official Plan for the City of Brampton Planning Area, save and except the following which shall be deferred under section 14(3) of The Planning Act.

All the policies of this amendment insofar as they would apply to the lands edged in RED on the attached map 1.

Date *April 13, 1978*

*Clare Bennett*

Minister of Housing

CONSOLIDATED OFFICIAL PLAN  
OF  
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 18

The attached map Schedule 'A' and explanatory text, constituting Amendment Number 18 to the Consolidated Official Plan of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton by By-law No. 292-77, 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 day of November 14th, 1977.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

~~This amendment to the Consolidated Official Plan of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment Number to the Consolidated Official Plan of the City of Brampton Planning Area.~~

\_\_\_\_\_  
Date

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 292-77

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

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

1. Amendment No. 18 to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory text, is hereby adopted.
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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 14th day of November, 1977.

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James E. Archdekin, Mayor

Kenneth R. Richardson, Clerk

TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 18 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 18 .

2.0 Relative Parts

Part B only of the Amendment constitutes Amendment Number 18 .

Part A - Preamble is included only to provide background for Part B and should not be construed as a statement of policy. Part B, the operative portion of this Amendment is organized in three sections, as follows:

Section 1.0 Amendment to Part C: Section B,  
Chapter B1, Section B2.0, Sub-section B2.4

Section 2.0 Implementation

Section 3.0 Interpretation



3.0

Purpose

The purpose of the Amendment is to amend the policy statements of the Brampton South Planning District to better reflect the Municipality's views respecting development policies.

4.0

Basis

The Minister of Housing had referred a portion of the Brampton South Planning District Land Use and Roads schedule of Amendment Number 56 to the Official Plan of the former Town of Brampton Planning Area to City Council for further study. City Council had completed its review of the land use and roads schedule and policy statements and forwarded its recommendation to the Ministry. However, Amendment Number 56, was approved by the Minister subject to the referral of several land use designations to the Ontario Municipal Board and a continued deferral of part of the Brampton South Planning District Land Use and Road Schedule. The area deferred comprises the residential neighbourhoods Number 3 to 8 of the Brampton South Planning District and a portion of Neighbourhood Number 2a located east of Mill Street and south of the Institutional designation.

The effect of the ministerial approval was to approve policy statements which do not reflect the current views of City Council. Accordingly, it is Council's desire that the policy statements be amended.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text constitutes Amendment Number 18 to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended as follows:

1.0 Part C: Section B, Chapter B1, Section B2.0, Sub-section B2.4 is amended as follows:

MODIFICATION

NO. 1

UNDER SECTION 14(1) OF THE PLANNING ACT

Paragraphs 3 to 7 both inclusive, in their entirety be deleted and replaced with the following paragraphs:

3.0 Residential Development Principles

3.1 Three residential density categories will be developed, located as shown on the "Land Use and Roads" Plan (Plate 7).

3.2 High density residential development will not exceed an average of 45 dwelling units per net residential acre, or a floor space index of 1.0 maximum.

3.3 Medium density development which may include street town housing, will not exceed an average of 15 dwelling units per net residential acre.

3.4 Residential development in the low density area will not exceed an average of 6.0 dwelling units per gross residential acre.

3.5 In neighbourhood number 8, where an area has been designated for a mix of high and medium density residential development, it is intended that such area may be developed for either high density residential uses, medium density residential uses, or a mixture of both high and medium density residential uses.

Should the site be developed for a mixture of high and medium density residential uses, it is intended that no more than 50 percent of the designated area shall be devoted to high density residential uses.

In the event that the lands so designated for a mix of high and medium density residential development are owned by more than one property owner, the number of dwelling units shall be distributed between or among the owners in proportion to the area of land owned by each owner and in accordance with the mix of the high and medium density dwelling units. The apportionment will be performed at the subdivision and/or restricted area by-law stage; and further, it is intended that one property owner shall not be permitted to pre-empt the residential development potential of the other owners.

#### 4.0 Commercial Uses

- 4.1 Community commercial facilities will be provided by the existing shopping centre at the intersection of Main Street South and Steeles Avenue.
- 4.2 The existing plaza located at McMurphy Avenue South and the Canadian Pacific Railway crossing will be retained as a neighbourhood commercial area. Additional Neighbourhood commercial areas have been designated in Neighbourhoods 6 and 7. It is not anticipated that all of the Neighbourhood commercial areas designated in Neighbourhoods 6 and 7 will be required. The Neighbourhood commercial areas on the west side of McLaughlin Road South are indicative of an acceptable location for one neighbourhood commercial area. Similarly, The neighbourhood commercial areas on Steeles Avenue in Neighbourhood 6 are schematic symbols for one neighbourhood commercial area.

4.3 The highway commercial designation on the south-east corner of the intersection of Queen Street West and McLaughlin Road South will be reserved for an automobile service station. Additional sites for certain highway commercial uses will be provided as part of the regional commercial designation at the north-west corner of the intersection of Main Street South and Steeles Avenue.

4.4. The lands designated for regional commercial purposes at Main Street South and Steeles Avenue will also provide the principal community and neighbourhood commercial services for the Planning District and nearby neighbourhoods.

5.0 Education Facilities

5.1 A junior public school site has been designated for combined neighbourhoods 3 and 4, and combined neighbourhoods 5 and 8. Wherever possible the junior public school site has been centrally located, adjacent to a neighbourhood park.

5.2 Where students of junior public schools are required to cross a major or minor arterial road, it shall be the policy of the municipality to ensure a maximum level of safety at such pedestrian crossings.

5.3 One senior public school will be provided to serve the area east of McLaughlin Road South. A second senior public school facility will be provided to the west of McLaughlin Road South and the facility, if required, as indicated by the symbol, may be located either in Neighbourhood 6 or Neighbourhood 7 or to the west of either Neighbourhood subsequent to investigations to be conducted by the Peel Board of Education and City of Brampton. No amendment will be necessary to remove the senior public school site symbol if the investigation indicates that the site should be west of Neighbourhoods 6 and 7. It would be Council's intent that the symbol would be removed by an appropriate future amendment.

- 5.4 Separate school facilities will be located in the southern part of the Planning District.
- 5.5 A school-park campus, comprising the existing Centennial High School, the Dufferin and Peel Roman Catholic Separate School Board site, and a park will be developed in Neighbourhood No.8.

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

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6.0 Open Space and Recreation

- 6.1 Neighbourhood recreation facilities will be located in each neighbourhood where possible on sites adjacent to junior public schools.
- 6.2 Community recreation facilities will be provided by the existing municipal indoor swimming pool located on McMurchy Avenue South and by the development of other facilities as may be determined by Council.
- 6.3 Where possible the Fletchers and Etobicoke Creek valleys and the schools and neighbourhood and community parks will be linked by a pedestrian and bicycle path network.

7.0 Roads

- 7.1 The Brampton South Planning District will be provided with a system of arterial and collector roads as indicated on the Land Use and Roads Plan Schedule 'A'.
- 7.2 In those neighbourhoods where collector roads are shown terminating at the municipal limits, it is intended that these roads will ultimately be extended to connect to a suitable class of roads in the adjacent municipalities.

7.3 To protect the arterial function of Steeles Avenue, McLaughlin Road South and Main Street South and the amenity of abutting residential development, these developments will normally have reversed frontages with special building setbacks, landscaping and screening.

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MODIFICATION

NO 3

UNDER SECTION 14(1) OF  
THE PLANNING ACT

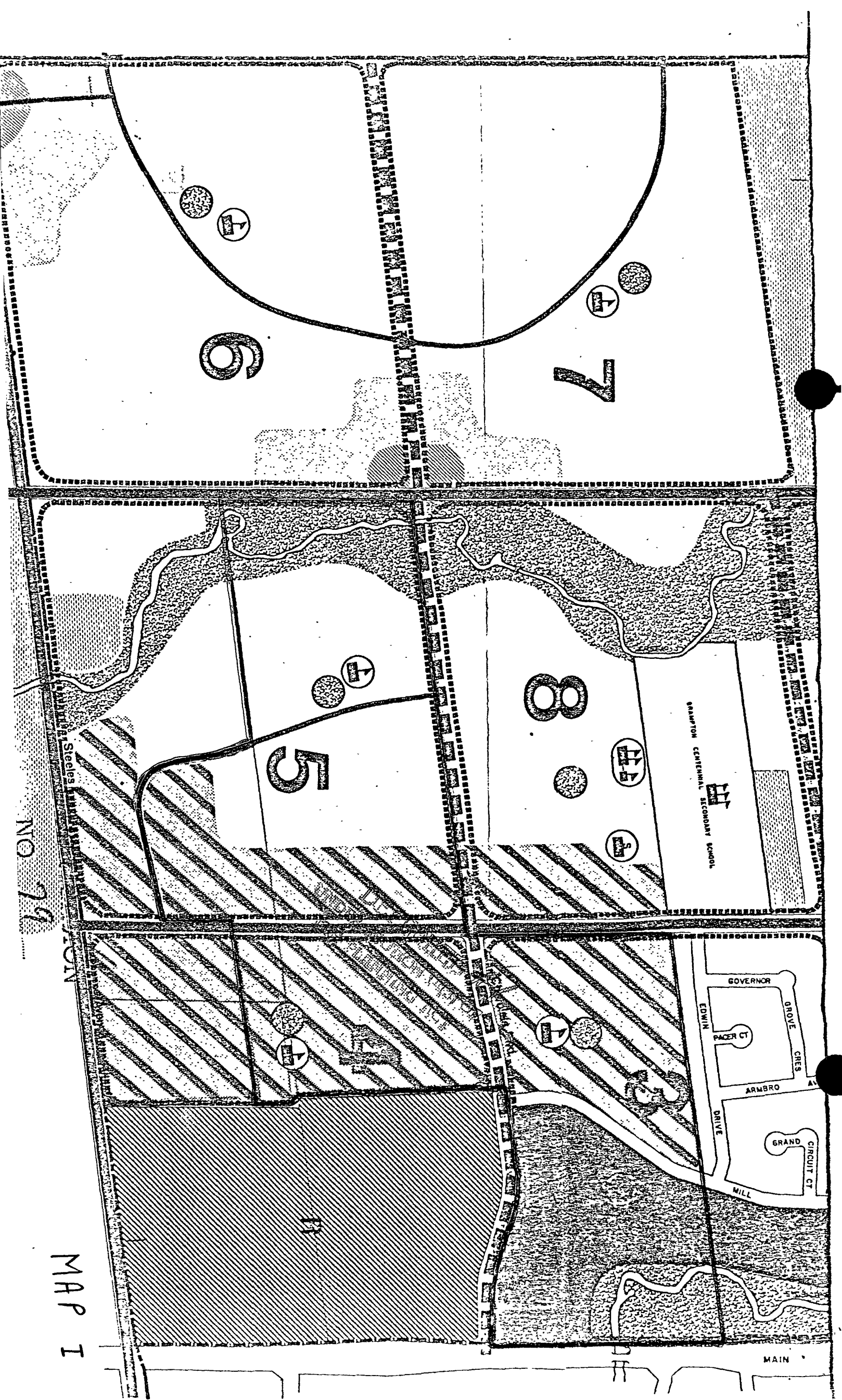
2.0

Implementation

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

3.0 Interpretation

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



6

7

5

8

STEELES CENTRAL SECONDARY SCHOOL

GOVERNOR GROVE CRES

PACER CT

ARMBRO DRIVE

GRAND CIRCUIT CT

MILL DRIVE

MAIN

NO 29

MAP I

PART C - APPENDICES

Appendix 'A' is notes of the Public Meeting held on August 4, 1977 with respect to this Amendment. The Public Meeting was held subsequent to the publication of notices in the local newspapers on July 28, 1977 and a notification letter to the affected property owners in the subject area.

Appendix 'B' is a copy of the Public Notification letter mailed to over 500 property owners in the area affected by this Amendment.

Appendix 'C' is a copy of the Staff Report dated July 15, 1977 on the subject of this Amendment.



## CITY OF BRAMPTON

PUBLIC MEETING

A Special Meeting of Planning Committee was held on THURSDAY, AUGUST 4, 1977 in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing 7:40 p.m. to hear representation on a proposal to amend the policy statements of the Brampton South Planning District to better reflect the view of the Municipality respecting development policies.

Members present:    F.R. DALZELL        Chairman  
                          K.G. WHILLANS      Councillor  
                          R.V. CALLAHAN      Alderman  
                          R.F. RUSSELL        Alderman  
                          E. COATES Jr.      Alderman

Staff present:    L.W.H. Laine - Director of Planning  
                          J. Singh - Principal Planner

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Approximately 21 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of residents in the vicinity of the subject properties and also the views of any other interested parties.

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

Mrs. McCallam, Main Street South, enquired as to the definition of "high density" residential and was informed that the scale was approximately 45 units to the acre or floor space index of one.

Mrs. Campbell, Main Street South, made verbal objection to the proposed amendment, stating that the new zoning would isolate her house and the other three houses in the vicinity; there being apartments at the rear of the houses and Highway 10 at the front. The problem with traffic onto Highway 10 was also mentioned.

Mr. Eastman, Ambleside Avenue enquired as to the date of the original Official Plan. He was informed that the term "The Official Plan" was not valid, that it was in fact "The Official Plan as amended from time to time."

Mr. Eastman also enquired about the green spaces adjacent to the school sites, whether these greenbelts would be developed. He was informed that the school sites would be developed but the parkland/greenbelt would be retained as green areas.

Mr. Atkinson, Ambleside Avenue enquired how much contact had been made with the Peel Board of Education with regard to site plans of the schools.

The members of the public were advised that the official plan was available from the Planning Department upon request.

There were no further questions raised by members of the public and the Chairman adjourned the meeting at 8:20 p.m.



The Corporation Of The

# City Of Brampton

OFFICE OF THE PLANNING DIRECTOR

July 22, 1977

## NOTICE OF PUBLIC MEETING

The Planning Committee of the City of Brampton will hold a public meeting in the Municipal Council Chambers, 2nd Floor, 24 Queen Street East, Brampton, Ontario on Thursday, August 4th, 1977 commencing at 7:30 P.M. with respect to the following:

1. An application submitted by JACK IRWIN, and
2. an Amendment to the Official Plan of the City of Brampton (being an Amendment to OPA 56) South Planning District.

This notice has been sent to you as an assessed owner of property in the vicinity of the area affected by the amendment to the Official Plan Amendment Number 56.

The purpose of this Amendment is to amend the policy statements of the Brampton South Planning District to better reflect the views of the municipality respecting development policies.

The Planning Committee is holding this public meeting for the information of the public and to obtain the views and opinions of residents in the vicinity of the subject properties and also the views of any other interested parties. Any person, interested owner, resident or their solicitor wishing to make a submission to the Planning Committee with respect to the foregoing is invited to do so at the meeting.

If you are aware of any persons who may be interested in the proposal you are invited, on behalf of the Planning Committee and City Council, to extend an invitation to them to attend the hearing if they so wish.

Allan Rothwell  
Administrative Assistant

AR/jb

July 15, 1977.

TO: J. Galway,  
Senior Administrative Officer.

FROM: L.W.H. Laine,  
Planning Director.

RE: Amendment Number 56 of The Official  
Plan of the former Town of Brampton  
Planning Area  
Ministry of Housing File: W.4626  
Our File: OPA 56

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1.0 BACKGROUND:

Staff of the Ministry of Housing has advised that recommendations regarding a portion of the Brampton South Planning District of Amendment Number 56 which had been defined are being finalized. It will be recalled that City Council has submitted suggested text and map modifications to the Minister for the deferred portion of the Brampton South Planning District. However, before the Ministry was prepared to act upon these suggestions, Official Plan Amendment Number 56 with the exceptions of several referrals to the Ontario Municipal Board and the deferral of a portion of the schedule of Land Use and Roads of the Brampton South Planning District was approved by the Minister on July 28, 1976. Consequently the Official Plan as it is presently constituted has approved policy statements (Pages 10 to 108 of the Consolidated Official Plan) which are applicable to the former schedule of Land Use and Roads which has been defined in part by the Ministry. Since the Minister is not permitted by legislation to change or modify an approved Official Plan or amendment, the Ministry staff has requested that the proper procedure of an amendment be initiated by the City.

Further, the Ministry staff has indicated that Mr. J. M. Beatty, solicitor acting for Ann M.H. Broos and Catherine Snoek, has required classification of two matters respecting the suggested modifications endorsed by City Council in April 1976 and that Mrs. J. Pepino on behalf of Paramount Developments Limited had objected to (a) the lowering of the density level of medium density restricted areas from 25 units to 15 units per net acre as proposed by City Council and

...2

(b) the designation of a senior public school site west of McLaughlin Road South as proposed on the Land Use and Roads Schedule of the deferred portion of the Brampton South Planning District.

2.0

BROOS AND SNOEK OBJECTION:

Mr. Beatty has requested that Paragraphs 5.5 and 6.2 of Council's suggested changes be clarified to better indicate the intent of Council. The wording of the paragraphs in question is as follows:

"5.5 A school-park campus, including the existing Centennial High School, and a neighbourhood-community park will be developed in Neighbourhood No.8. The separate school facility indicated by a symbol may be developed as part of this complex."

and

"6.2 Community recreation facilities will be provided by the existing municipal swimming pool located on McMurphy Avenue South and by the development of the facilities as may be determined by Council adjacent to the educational compound Neighbourhood No. 8."

The matters requiring clarification pertains to the reference of "Neighbourhood-Community Park" in Neighbourhood Number 8 of Paragraph 5.5 and the responsibility of providing the "other facilities" of a recreational nature as indicated in Paragraph 6.2. It would appear reasonable to delete reference to the provision of a neighbourhood-community park in Neighbourhood Number 8 recognizing that this service will not be provided at a single location but will be dispersed more widely. However, it is desirable and necessary that a school-park campus concept be maintained as proposed in the planning report dealing with the Broos subdivision proposal. With regard to the responsibility of providing other community recreation facilities it is evident that City Council will assume this obligation and it is not intended that additional land will have to be provided without compensation. In recognition of the need to clarify the locational aspect of the neighbourhood-community park it is suggested that the following wording be used for Paragraphs 5.5 and 6.2:

"5.5 A school-park campus comprising the existing Centennial High School, Dufferin-Peel Roman Catholic Separate School Board site and a park will be developed in Neighbourhood Number 8."

"6.2 Community recreation facilities will be provided by the existing municipal indoor swimming pool located on McMurchy Avenue South and by the development of other facilities as may be determined by Council."

3.0

PARAMOUNT OBJECTION:

Ms. Pepino on behalf of Paramount Development Limited has objected to Council's proposal that medium density of 25 units per net acre be reduced to 15 units per acre as this density range would apply to neighbourhoods 5, 6, 7 and 8. The Minister has approved the policy statements of Amendment Number 56 (Pages 105 to 108 of the Consolidated Official Plan) which states in Paragraph 3.2 that the permitted medium density residential density is 25 units per net acre. This is contrary to Council's intentions.

The second matter raised by Ms. Pepino relates to the proposed location of the senior public elementary school site shown symbolically as mid-way between Neighbourhood 6 and 7 west of McLaughlin Road South on the land use schedule forwarded to the Ministry in April of 1976. The Ministry staff are of the view that the presently approved policy statements and particularly Paragraph 5.5 (Page 107 of the Consolidated Official Plan) prevent either the relocation or the establishment of a senior public elementary school site other than in Neighbourhood Number 8. This situation should not continue to persist.

The desire of City Council with respect to the density level of medium density residential that is - a maximum of 15 dwelling units per net acre - will require an amendment to the policy statements of the approved official Plan. In this regard Paragraph 3.3 of City Council's proposal of April 1976 which reads as follows:

" 3.3 Medium density development which may include street town housing, will not exceed an average density of 15 dwelling units per net residential acre."

should be retained.

To clarify the matter respecting the location of the second senior public school Paragraph 5.3 of Council's suggestion should be altered. This paragraph now reads as follows:

"5.3 One senior public school will be provided to serve the areas north of Elgin Drive. A second senior public school facility will be provided to the west of McLaughlin Road south in either Neighbourhood 6 or Neighbourhood 7."

This paragraph should be altered to read as follows:

"5.3 One senior public school will be provided to serve the area east of McLaughlin Road South. A second senior public school facility will be provided to the west of McLaughlin Road South and the facility, if required, as indicated by the symbol may be located either in Neighbourhood Number 6 and Neighbourhood Number 7 or to the west of either Neighbourhood subsequent to investigations to be conducted by the Peel Board of Education and City of Brampton. No amendment will be necessary to remove the senior public school site symbol if the investigation indicates that the site should be west of Neighbourhoods Number 6 and 7. It would be Council's intent that the symbol would be removed by an appropriate future amendment."

4.0

CONCLUSION:

The fact that the Minister has approved the written policy statements applicable to the Brampton South Planning District while deferring approval of the land use and roads schedule has created the need to formally amend the policy statements of the Consolidated Official Plans as they apply to the Brampton South Planning District. In order to proceed with the formal amendment it will be necessary to hold a public meeting.

A draft official plan amendment has been prepared and is attached.

It is recommended that Planning Committee direct staff to inform the public of a meeting in accordance with City Council's policy. It is suggested that the public meeting be held after August 1st, 1977 upon the return of appropriate staff from their holidays.



L.W.H. Laine,  
Planning Director.

LWHL:vg  
Attachment