

OFFICE CONSOLIDATION

SECONDARY PLAN AREA 9

THE MADOC SECONDARY PLAN

February 2010

EXPLANATORY NOTES

Office Consolidation The Madoc (Secondary Plan Area 9)

General (pertaining to all secondary plan office consolidations)

- i. Secondary plan office consolidations are provided for convenience only, but have no *Planning Act* status. For official reference, recourse should be had to the original documents pertaining to each secondary plan.
- ii. As noted in the Official Plan (policy 5.4.10 in the current 1993 Official Plan) the documentation that constitutes a specific secondary plan may consist of a Chapter in Part II of the current Official Plan, or a retained Chapter in Part IV of the 1984 Official Plan, or an amendment to or chapter of the 1978 Consolidated Official Plan.
- iii. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- iv. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- v. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- vi. When provisions in a secondary plan refer to an apparently repealed provision in a repealed Official Plan (e.g. the 1984 Official Plan or the 1978 Consolidated Official Plan), the referenced provisions shall be considered to be an active and applicable part of the secondary plan, unless:
 - (a) the referenced provision is in conflict with the current Official Plan;
 - (b) the referenced provision is superseded by a more recently adopted equivalent provision; or,
 - (c) it is evident that it was the intention of Council at the time of the repeal of the predecessor Official Plan that the referenced provision was not to be

considered active and applicable for such secondary plan purposes in the future.

- vii. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

Specific (Secondary Plan 9, The Madoc Secondary Plan)

This office consolidation of the Madoc Secondary Plan consists of Subsection B2.2 of Chapter B1 of Section C of Part C, Chapter C35 of Section C of Part C and Plates 2 and 5 of the document known as the Consolidated Official Plan as they apply to Secondary Plan Area Number 9. The aforementioned subsection chapter and plates have been included. The following Official Plan amendments as approved by the Province have also been incorporated:

42 (amends B2.2 and Plate 5)

2A (amends B2.2 and Plate 5)

6A (amends B2.2 and Plate 5)

OP93-135 (amends C35 Plate 2)

In addition to the foregoing, Subsection 7.2.7.9 of Section 7 of Chapter 7 of the document known as the 1984 Official Plan contains specific policies and definitions applicable to that part of this secondary plan area which was in the former Town of Brampton (area shown on Plate 5). For convenience these policies and definitions have also been included.

This office consolidation has been undertaken without a thorough review of the following original documents:

OPA 23
OPA 103
OP93-167

OPA 80
OPA 120

OPA 97
OPA 229

OPA 101
OPA 263

This office consolidation is provided for convenience only. For official reference, resource should be had to the original documents noted above.

**Subsection B2.2 Chapter B1 of Section B of
Part C and Plate 5
of the document known as the
Consolidated Official Plan**

SECTION B 2.0

SUB-SECTION B 2.2

BRAMPTON NORTH PLANNING DISTRICT

1.0 GENERAL DESCRIPTION

1.1 The Brampton North Planning District, comprising about 1,020 acres, is approximately 70 per cent developed with an estimated existing population of 10,000 persons. The restrictions imposed upon the Planning District by the location of major arterial roads, the proposed alignment of Highway #410, and adjacent commercial and industrial areas directs attention to the northerly extension of the residential area. Approximately 330 acres remain for residential development. The total population expected in the District when it is fully developed is approximately 24,600 persons.

1.2 The Brampton North Planning District will be organized into seven neighbourhood units each centered on a junior public school and adjacent park.

2.0 LAND USE DESIGNATIONS

2.1 Future land uses are shown on the "Land Use and Roads" plan (Plate 5).

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 5).

3.2 Residential development in the low density areas will not exceed an average of 7.5 dwellings units per gross residential acre.

3.3 In Neighbourhoods 1 and 6, where areas of high density residential development abut area of medium density residential development, the boundaries between these density areas need not be observed provided that the maximum number of dwellings units by density category shown on Table No. 1 is not altered.

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.

TABLE NO. 1		
Maximum Number of High and Medium Density Residential Dwelling Units Neighbourhoods 1 and 6		
Density Category	Neighbourhood	
	1	6
High	520	440
Medium	240	295

3.4 In the area designated for high density residential development at the northwest corner of Kennedy Road North and Vodden Street, only a senior citizen high-rise apartment and accessory uses shall be permitted. However, a church, day nursery and gymnasium shall be permitted. Council shall determine units that may be permitted, and in no event shall a floor space index of 1.0 be exceeded. (Floor space index shall mean the ration of the gross floor area of the residential building to the net lot area, and the gross floor area includes the area of all floor, excluding any floor area used for parking, building maintenance and communal facilities).

In recognition of the importance of the abutting streets - Kennedy Road North (a Regional road) and Vodden Street - the location of access driveways shall be subject to control so as to ensure that the traffic function of these streets will not be affected unduly.

The design of the development must be of high quality. The following criteria will be used to evaluate the development:

- (i) the location and siting of buildings and parking shall be such so as to minimize any loss of amenity that may be incurred by adjacent residential development. Accordingly, fencing screening, and landscaped open space will be required, where deemed necessary by Council;

- (ii) the provision of parking to satisfy the expected requirements of the occupants, visitors and guests;
- (iii) the provision of recreation and similar facilities; and
- (iv) the provision of pedestrian facilities.

3.5 In the area designated as Medium Density residential on the north side of Vodden Street between Garfield Crescent and Kennedy Road North, only row house dwelling units and accessory uses will be permitted. Council shall determine the maximum number of dwelling units that may be permitted and in no event shall more than 15 units per net residential acre be permitted.

The location and siting of buildings shall be such so as to minimize the loss of amenity that may be imposed on adjacent residential development. Accordingly, fencing, screening, and landscaped open space will be required where deemed necessary by Council.

The design of the development must be of high quality. The following criteria will be used to evaluate the development:

- (i) the provision of parking to satisfy the expected requirements of the occupants, visitors and guests;
- (ii) the provision of recreation and similar facilities;
- (iii) the provisions of pedestrian facilities.

3.6

MOD 4

The lands located east of Scott Street, north of Church Street East, in Neighbourhood 3 of the Brampton North Planning District, described as part of Lot 8, Block H, Registered Plan BR-26, Town of Brampton, are hereby redesignated from "Low Density Residential" to "Medium Density Residential". In this area only row house dwelling units and accessory uses will be permitted. Council shall determine the maximum number of dwelling units that may be permitted and in any event no more than 15 units per net residential acre shall be permitted. Net residential acre refers to the site area for residential building and is not to include any land area required for road, school, park or other purposes.

Development will proceed only when Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm water, street lighting,

traffic control, roads, sidewalks and electric energy facilities) are adequate and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary. In addition, Council will ensure that adequate setbacks will be established and maintained to provide necessary road widening.

The residential development shall be in accordance with the following principles:

- (i) The development shall not preempt the capacity of existing and future facilities, i.e. road, sanitary and storm sewer, water supply, park and recreation and schools, thereby inhibiting the development or redevelopment of nearby lands.
- (ii) Access shall be subject to control to ensure that a minimum quantity of traffic will pass through an existing or proposed lower density residential area.
- (iii) Location and siting of buildings shall be such as to minimize the loss of amenity that may be suffered by the residential development located adjacent to the subject development. Accordingly, where deemed necessary by Municipal Council, fencing, screening landscaped open space will be required to ensure the safety, privacy and amenity of the occupants of the proposed development.
- (iv) Usable private open space and recreation areas shall be provided for the residential development in such quantity that is acceptable to Municipal Council.
- (v) The design of the development must be of a high quality. The following criteria will be used to evaluate the development:
 - (a) The provision of parking to satisfy the expected requirements of the occupants, visitor and guests:
 - (b) The provision of recreation and similar facilities.
- (vi) The residential building is to be treated as an architectural unit to such an extent that the residential building is integrated with the physical condition of the sloping site.

4.0 COMMERCIAL USES

4.1 Neighbourhood commercial facilities will be provided by the existing shopping centre located at the intersection of Kennedy Road North and Vodden Street.

OPA 42

4.2 Convenience commercial facilities will be provided by existing plazas located at the intersection of Kennedy Road North and Church Street East, Kennedy Road North and Queen Street East, and on land located at the intersection of Queen Street East and Hansen Road.

OPA 42

4.3 The highway commercial designated lands on the north-west, south-west and north-east corner of the intersection of Kennedy Road North and Vodden Street will be reserved for automobile service stations.

4.4 Properties fronting on Queen Street East between Heart Lake Road and Kennedy Road constitute a central commercial corridor.

OPA 42

A central commercial corridor shall be developed and reinforced as a major retail and office commercial area for the City of Brampton.

In the development and improvement of private commercial uses and public areas and facilities in the central commercial corridor, consideration shall be given to special landscaping and other site planning requirements to reinforce and improve this area as a major functional and visual focus for the City.

4.5 Any major intensification of commercial uses fronting on Queen Street East, between Heart Lake Road (Highway Number 410) and Kennedy Road shall be preceded by a comprehensive study of this area and an amendment to the Official Plan that covers this entire area.

OPA 42

4.7 The Service Commercial designation of lands on the north side of Queen Street East, approximately 94 metres west of Rutherford Road, is intended to permit a bank with associated office space, with special attention paid to landscaping and other site planning features, to reinforce and improve this general area as a major functional and visual focus of the City.

OPA 6A

5.0 EDUCATIONAL FACILITIES

5.1 A junior public school site has been designated for each neighbourhood adjacent to a neighbourhood park wherever possible. The ultimate location

and number of junior public school sites may vary from this plan because of residential development on adjacent lands in the former Chinguacousy Township.

5.2 Where possible junior public school sites have been located so that students will not be required to cross a major or minor arterial road.

5.3 A junior public school cannot be justified in neighbourhood 5 at this time. The few students from this neighbourhood will be required to attend schools located in adjacent neighbourhoods. A junior public school will not be provided in neighbourhood 4.

OPA 2A

5.4 Two senior public schools facilities will be required to serve the areas west and east of Kennedy Road North.

5.5 Separate school facilities will be provided by an enlargement of the St. Annes Separate School site and, if necessary, a further facility in Neighbourhood No. 7.

This second facility is designated on Plate 5. If the facility is not developed, an amendment to this Plan will be required prior to any other development taking place, with the exception of Low Density Residential uses consistent with the principles of Section B2.0, Sub-Section B2.2 clause 3.2.

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 A community centre site with provisions for an arena, baseball diamond and other facilities will be developed at the north-east corner of the intersection of Vodden Street and Rutherford Road in Neighbourhood No. 5.

7.0 ROADS

7.1 The Brampton North Planning District will be provided with a system of arterial and collector roads as indicated on the Land Use and Roads Plan (Plate 5).

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 road within the former Township of Chinguacousy.

- 7.3 To protect the arterial function of Kennedy Road North and Main Street North and the amenity of the abutting residential development, these developments will normally have reversed frontage with special setbacks, landscaping and screening.

Controlled access along arterial roads will be maintained for high density residential development, and the design of such development will attempt or strive to ensure that intensive high volume traffic will not be directed through low density residential use areas.

**Part of Subsection 7.2.7.9 of
Section 7 of Chapter 7,
of the document known as the
1984 Official Plan**

7.2.7.9 The part of this secondary plan area which was in the former Town of Brampton (see Plate 5) shall be subject to the following policy and definitions:

Subject to specific requirements for any individual district or secondary plan area, high density and medium density residential development will be subject to the following principles;

- (a) high density development will not exceed 40 dwelling units per net residential acre,
- (b) medium density development will not exceed an average of 15 dwelling units per net residential acre within a project, and,
- (c) certain types of residential development, such as senior citizen residences, have less impact on a community than the same number of units of another type. For this reason high density residential development will be permitted either on the basis of floor space index or on the basis of dwelling units per acre. Development which is permitted at a density of 40 dwelling units per net acre may be designed on the basis of a floor space index of 1.0 without being restricted by the number of units per net acre.

Floor Space Index means the ratio of the gross floor areas of the residential building to the net lot area. The gross floor area includes the area of all floors excluding any floor area used for parking, building maintenance and communal facilities.

Gross Residential Area refers to the total area that is to be devoted to residential development and includes local streets, schools, parks and other parts of the residential area infrastructure but excludes land used for major and minor arterial or collector roads.

**Chapter C35 of Section C of
Part C and Plate 2
of the document known as the
Consolidated Official Plan**

CHAPTER C35

The policies contained in this Chapter should be read having reference to Plate 1 and 2.

1.0 **GENERAL POLICY**

1.1 **Land Use Concept**

The land use concept recognizes the following major elements:

- (a) The Etobicoke Creek Valley as a significant local open space system.
- (b) The new Heart Lake community comprising 4 villages, creating recognizable urban entities with a full complement of facilities for people.
- (c) The Heart Lake Town Centre.
- (d) The "rounding out" of North Brampton.
- (e) The South Peel Servicing Scheme.
- (f) The Agreement between the former Township and the former Town of Brampton, pursuant to which the Etobicoke Creek trunk sanitary sewer was extended to the north limit of the former Town of Brampton.
- (g) The existing Mains Creek trunk sanitary sewer extending from the Etobicoke Creek trunk sewer to Highway Number 7.

1.2 **Population**

A total generated population of approximately 43,600 persons is envisaged in the two following residential areas shown on Plate 1 and 2.

Heart Lake Community-Village area 29,000 persons on approximately 1,180 acres (gross residential density 24.4 persons per acre).

1.3 Financial

Subdivision and other agreements between the Region, the City and the developers of land shall contain provisions designed to recognize the financial impact of each area of land proposed for development and to protect the existing stable financial position of the City and Region while meeting the social, educational, environmental and financial needs of a rapidly growing urban area.

Where the municipality requires developers to make contribution in consideration of specific expense incurred, or to be incurred by the municipality within the lands shown, and such contribution is made for a specific purposes, it may be used only to meet expenditures for such purpose. In this connection it is recognized that agreements exist between developers and the former Township of Chinguacousy and these agreements shall be considered.

1.4 Servicing and Staging

Urbanization is to be permitted in stages within the areas as shown on Plate 1 and 2 implementing the land uses as shown. It shall be the responsibility of the developers of the lands to be released for development to construct the major trunk sewers and water distribution systems as a condition of any subdivision release or the Region and/or the City may elect to enact a servicing policy for the purpose of imposing and collecting levies for the construction of major trunk services. In this connection it is recognized that agreements exist between developers and the former Township of Chinguacousy and these agreements shall be considered.

Development shall be staged so that urbanization takes place in a systematic and orderly manner according to an overall program wherein roads, water supply, sewers, schools, recreation and community services shall, as nearly as possible, be provided at the time of development. Piecemeal and premature development shall not be permitted however, it is specifically provided that development of the Heart Lake Community-Villages Area, and North Brampton Area may proceed immediately and coincidentally subject to development agreements including existing agreements as called for herein.

It is intended that trunk sewer and water distribution systems be adequate in size to accommodate the development of all of the lands within the boundaries of Official Plan Amendment Number 52 of the former Township of Chinguacousy Planning Area.

1.5 Open Space

1.5.1 The lands use policy reflected herein establishes urban public open space lands which are deemed to be a part of the active urbanization of the area. It shall be the responsibility of the developer developing any area within the Heart Lake Community or the North Brampton Area to dedicate the public open space areas or at the discretion of the municipality to pay a levy to be used by the municipality in the provision of public open space areas. This policy is necessary to ensure that the ultimate population obtains a meaningful community environment, concurrent with residential development. A policy of public acquisition of other than flood plain and valley lands shall be established to ensure that economic hardship does not result where lands within any area released for development are designated for public open space. Where lands designated as public open space are under private ownership, it shall not be construed as implying that such lands are free and open to the general public.

1.5.2 The City hereby establishes an urban open space requirement of a minimum of 7 acres per 1,000 people inclusive of:

- (a) neighbourhood children's play parks and tot lots,
- (b) public parkettes and ornamental gardens,
- (c) public community parks and organized game areas,
- (d) field paths, pathways, natural water courses and bridle paths,
- (e) public golf courses,
- (f) natural or artificial lake areas.

1.5.3 It is intended that the Etobicoke Creek Valley area, dedicated or conveyed to the City may be allowed as a partial credit toward this standard on the basis that the valley lands can be substantially utilized for public recreation facilities. However, no permanent buildings or structures of any kind, nor the placing nor removing of fill of any kind whether originating on the site or elsewhere, shall be permitted in areas subject to flooding or physical limitations of any kind without the written consent of the Metropolitan Toronto and Region Conservation Authority.

The City shall require at least 50% of the urban public open space

requirement of 7 acres per 1,000 persons to be comprised of table land outside of the flood plain and valley land in locations acceptable to the City. No public open space credit shall be given for any landscaped buffer areas.

- 1.5.4 It is recognized that there may be variations from this open space policy to provide a better total system depending on the density and environmental character of each area. Wherever feasible, school and park sites shall be adjacent.

Open space, both public and private, shall be grouped systematically to provide:

- (a) A network of linked and related open spaces connected by pathways, pedestrian underpasses and bridges,
- (b) large integrated usable public open space areas capable of development,
- (c) a methodical and balance distribution of various kinds of recreation so that all neighbourhoods and all housing areas are well-served by a broad range of local facilities,
- (d) a public pathway system linking the main social facilities and key local centres to main open space areas.

1.6 School and Church Sites

The subdivision agreements for each stage of development shall require that the area being released shall designate suitable sites for elementary and secondary schools as may be required by the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board.

School or church sites, if not needed in the measure or location indicated on Plate 2 can be redistributed or relocated in line with neighbourhood design principles or may be allocated for compatible residential use without an Official Plan Amendment, providing the social need for church and school sites is met. Additional sites may also be required and, if so, will be selected at the time of detailed consideration of related plans of subdivision.

1.7 Recreation and Community Facilities

The development of recreation and community facilities will be based upon

an equitable sharing of costs for such facilities related to residential population generated by any proposed development.

1.8 Landscaping Policy

The municipality shall establish requirements for the provision of comprehensive landscaping concurrent with urban development in order to improve the environmental quality of such development.

1.9 Gravel Pits

In areas where gravel pits were or are now in operation, before building permits are issued, appropriate engineering studies will be undertaken to determine the suitability of pit areas to support structures that may be developed in accordance with the land use designations.

2.0 HEART LAKE AREA POLICIES

2.1 Concept

This area comprises 4 village focussing on a town centre. Each village is connected to the Town Centre by a loop collector road and interconnecting pathways related to the open space system.

Each village incorporates one to three distinct local neighbourhoods with combined public school and park areas as the focus. These neighbourhoods are generally large enough to generate from about 500 to 800 public elementary students within convenient walking distance of a school. Provision is also made for separate school sites. Church and school sites are located to serve as neighbourhood focal points.

The population of the four villages vary depending on their size which is determined by existing and proposed arterial roads and by the natural features of the area.

The related population allocated recognizes the social need for varied housing forms and densities as set out in Section 2.4.

Each of the 4 villages referred to have a potentially distinctive character and are generally described as follows:

- (a) The village bounded by Highway Number 10, 15th Sideroad, 1st Line East and a new east-west arterial road to the south is

characterized by:

- two neighbourhoods abutting the Etobicoke Creek Valley
- the Town Centre linking in with a lake
- central Etobicoke Creek Valley
- extensive tree covered table land to be preserved in public parkland
- landscaped buffer adjacent to Highway Number 10
- the portion of this village adjacent to 15th Sideroad will contain lower density residential development

(b) The village bounded by Highway Number 10, the new east-west arterial road, 1st Line East and approximately the southern boundary of Lot 12, Concession 1 E.H.S. is characterized by:

- three neighbourhoods abutting the Etobicoke Creek Valley
- landscaped buffer areas adjacent to existing Provincial highways
- a high school site related to the Etobicoke Creek Valley and adjacent recreation centre

(c) The village bounded by the Heart Lake Conservation Area, 1st Line East, the new east-west arterial road and 15th Sideroad is characterized by:

- one neighbourhood
- adjacent major open space in the form of the Heart Lake Conservation Area lands and a recreational area located on a gravel pit which is to be rehabilitated
- an education-recreation campus partly utilizing a former gravel pit

- portion of this village adjacent to 15th Sideroad will contain lower density residential development

(d) The village bounded by the new east-west arterial road, 1st Line East, a line running approximately midway through Concession 2 E.H.S. and a line running approximately along the southern boundary of Lot 12, Concession 2 E.H.S. is characterized by:

- two neighbourhoods

2.2 Town Centre

The Town Centre is centrally located within the community and relates to north-south and east-west arterials, the collector ring road and pathways linking the four villages.

An area of approximately 37 acres has been set aside for such uses as:

- (a) Sub-regional retail and service commercial facilities serving the community
- (b) public and private offices,
- (c) hotel facilities,
- (d) social and cultural facilities,
- (e) high density residential development,
- (f) transportation and automotive service facilities

It is recommended that the westerly portion of the Town Centre will be related to a proposed lake creating a pedestrian precinct.

As the Town Centre cannot be planned in detail at this time, the City shall require a Town Centre study setting out the ultimate general organization of land uses and densities, proposed staging and related pedestrian and vehicular access policies to ensure that development in the Town Centre relates properly to surrounding areas. No development will be permitted in the Town Centre until the municipality approves a Town Centre Plan and the policies contained therein are implemented by appropriate zoning, site plan(s) and agreements(s).

Grade separated pedestrian crossings of road abutting the Town Centre shall be constructed by the developer where required by the municipality. The City shall require one-foot reserve dedications around the perimeter of the Town Centre to control access point and protect the proper functioning of adjacent main roads.

It is intended that the Town Centre will receive a comprehensive urban design and architectural and landscaping treatment.

2.3 High Pressure Gas Line

There is a high pressure gas line which traverses the area and crosses the lands to be occupied by the two southerly villages in the Heart Lake Community. The open space system and the public rights-of-way may be designed to coincide with the gas line. Care will be taken in the subdivision

design to ensure that there is adequate setback from the gas line to nearby residential properties and to provide access to the right-of-way for inspection purposes. Recognition will be given to the appropriate Federal and Provincial safety standards.

2.4 Housing Stock

The City recognizes its social responsibility to provide for housing development which meets the different needs and incomes of people within a low density residential character established for the Heart Lake Community.

The following general housing mix is envisaged in major developments:

<u>TYPE</u>	<u>PROPORTION OF HOUSING UNITS</u>
High Density (50 units per net acre)	5%
Medium Density (21-25 units per net acre)	5%
Medium Density (15-20 units per net acre)	15%

Low Density (not exceeding an average of 12 units per net acre)	75%
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The term "units per net acre" refers to the number of dwelling units permitted on lands used for residential purposes exclusive of roads, pathways, buffer areas, public open space, schools, churches, and other such uses.

Within low density residential areas the City may permit, under appropriate zoning and other controls, the mixture of various dwelling types in clusters according to the following proportions:

Street Town Houses	25%
Link Housing, and Semi-Detached Houses and Single-Family Detached Houses)	75%

The areas within which such mixture may be permitted and the nature of such mixture shall be specifically defined in agreements with developers and in restricted area by-laws, provided that the resultant average dwelling density per net acre within each such defined area shall not exceed 12 units per net acre.

The City also recognizes the possibility of devising innovative housing forms and sittings on blocks set aside for this purposes, to be implemented by site plan restricted area by-laws. These would include so called link housing, zero lot line housing, town and terrace housing and similar forms. In each case, careful consideration shall be given to:

- (i) height relationship between buildings,
- (ii) relation to enclosed and open space both public and private,
- (iii) daylighting,
- (iv) relation to internal and external road patterns,
- (v) relation to adjacent land uses, and
- (vi) landscaping

2.5 Local Commercial

Within the villages, 4 small scale commercial areas are provided as shown on Plate Number 2 to serve the convenience shopping needs of local residents. Such areas are located adjacent to medium density residential blocks and each has a maximum floor area of 10,000 square feet. Additional convenience commercial facilities may be directly incorporated in medium and high density residential blocks at ground floor level providing they are related comprehensively on site plans and, as a guide their floor area does not exceed approximately 1.0 square feet per person within the block.

2.6 Roads

- 2.6.1 All of the Main Roads as shown on Plate 2 are to developed as reversed residential frontage and/or controlled access routes as key elements in the traffic circulation system for the entire Heart Lake Area. To this end, the City shall require one-foot reserve dedications and fencing at locations determined by the City at the time of development release for lands abutting these roads.

For the purposes of the area under consideration, the minimum width for 1st Line East shall be 100 feet together with a 30' buffer strip on both sides to be dedicated to the appropriate municipality. The minimum width for the east-west arterial through the Heart Lake Area shall be 120 feet. All other road widths within the area of Plate 2 shall be determined at the time of subdivision processing.

The collector ring road linking the 4 Heart Lake Villages shall be developed as a controlled access route. Within this requirement limited single family dwelling frontage on the collector ring road may be permitted in areas to be determined by the City.

- 2.6.2 No new residential development should be permitted in any area where it is anticipated that the noise level received by the resident will be excessive. In particular, the City will consult with the Ministry of Transportation and Communications regarding specific locations where residential development should not be permitted. The Ministry of Transportation and Communications will recommend against residential development where it is anticipated that transportation noises will exceed a level of 56 dBA for more than 10% of the time during peak hours of the day.

3.0 **"North Brampton" Area Policies**

3.1 Areas abutting the north limit of the former Town of Brampton have been designated as residential for the purposes of "rounding out" existing and committed residential areas. Notwithstanding Plate 2 the precise design and final population assignment for these residential areas are to be developed by the City at the subdivision stage at a gross density not exceeding 24.4 persons per acre, and further, notwithstanding the Low Density designation on Plate 2 some Medium Density development will be permitted within Area A providing the overall density of Area A does not exceed 24.4 persons per acre.

3.2 It is envisaged that this area will be served by an east-west arterial road with a minimum width of 100' - as shown schematically on Plate 2. Notwithstanding Plate 2 it is understood that there will be significant flexibility in the location of this arterial road. All other road widths within the area of Plate 2 shall be determined at the time of subdivision processing.

3.3 Two small scale commercial areas may be provided in the "North Brampton" area to serve the convenience shopping needs of local residents. These small scale commercial areas each shall have a maximum floor area of 929 square metres (10,000 square feet).

OP93-135

- One area is to be located in Concession 1, E.H.S. and;
- One area is to be located in Part of Lot 9, Concession 2, E.H.S. at the northeast corner of Rutherford Road North and Wikander Way. In addition to a limited range of small scale commercial purposes, two residential apartment dwelling units shall also be permitted on the subject lands.

Alternatively, convenience commercial facilities may be directly incorporated in medium density residential blocks at ground level providing they are related comprehensively on site plans and as a guide their floor areas shall not exceed approximately 1.0 square feet per person within the block.

3.4 No new residential development should be permitted in any area where it is anticipated that the noise level received by the resident will be excessive. In particular, the City will consult with the Ministry of Transportation and Communications regarding specific locations where residential development should not be permitted. The Ministry of Transportation and Communications will recommend against residential development where it is anticipated that transportation noises will exceed a level of 56 dBA for

more than 10% of the time during the peak hours of the day.

4.0 GENERAL POLICY - LOW DENSITY ESTATES AREA

4.1 Land Use Concept

The Low Density Estate designation in the area shown on Plate 1 and 2 reflects the desire to accommodate residential land use at a low density in part of Lot 16, Concession 1, E.H.S.

This Low Density Estate area has been designated because of the area's amenity for this type of development in view of the complex topography and drainage characteristics, the location adjacent to a major conservation area - the future Snelgrove Dam, and the existing estate residential development to the east immediately north of the 15th Sideroad.

It is recognized that these lands are suitable for residential development if set carefully in the landscape at low densities. To this end the maximum population density for this area shall be 3.3 units per gross acre with the density decreasing gradually from the 15th Sideroad to the northern limits of Lot 16.

4.2 Main Roads

The main roads serving the estate residential area will be the 1st Line East and the 15th sideroad. These roads are to be developed with reversed residential frontage and/or controlled access routes as key elements in the

traffic circulation system. To this end, the City shall require one-foot reserve dedications and fencing at locations determined by the City at the time of development release for lands abutting these roads.

For the purpose of the area under consideration, the minimum right-of-way width for the 1st Line East shall be 100' together with a 30' buffer strip on both sides to be dedicated to the appropriate authority. All other road widths within the area shown on Plate 2 shall be determined at the time of subdivision processing.

4.3 Financial

Subdivisions and other agreements between the Region, the City and the developer of land shall contain provisions designed to recognize the

financial impact of land proposed for development and to protect the existing stable financial position of the City and Region while meeting the social, educational, environment and financial needs of a rapidly growing urban area.

Where the municipality requires developers to make a contribution in consideration of specific expenses incurred, or to be incurred by the municipality within the lands shown, and such contribution is made for a specific purpose, it may be used only to meet expenditures for such purpose.

4.4 Servicing and Staging

Development of the lands within the area shown on Plate 2 shall be carefully staged. It shall be the responsibility of the developers of the lands to be released for development to construct the major trunk sewers and water distribution systems as a condition of any subdivision release or the Region and/or the City may elect to enact a servicing policy for the purposes of imposing and collecting levies for the construction of major trunk services.

Development shall be staged so that urbanization takes place in a systematic and orderly manner according to an overall program wherein roads, water supply, sewers, schools, recreation and community services shall, as nearly as possible, be provided at the time of development.

4.5 Landscaping Policy

The municipality shall establish requirements for the provision of comprehensive landscaping concurrent with residential development in order to improve the environment quality of such development.

4.6 Gravel Pits

In areas where gravel pits were or are now in operation, before building permits are issued, appropriate engineering studies will be undertaken to determine the suitability of pit access to support structures that may be developed in accordance with the land use designation.

5.0 **GENERAL POLICY - LOW DENSITY ESTATE AREA**

5.1 **LAND USE CONCEPT**

The low Density Estate and Regional Open Space designations in the area outlined in blue on Plates 1 and 2 reflect the desire to accommodate residential land use at a low density in part of the west half of Lots 16 and 17, Concession II E.H.S., and part of the east half of Lot 17, Concession I E.H.S.

This area has been designated because of the area's amenity for this type of development in view of the complex topography and drainage characteristics, the location adjacent to major conservation areas the future Snelgrove Dam, Heart Lake, and the existing estate residential development immediately north of and adjacent to the 15th Sideroad.

It is recognized that these lands are suitable for residential development if set carefully in the landscape at low densities. To this end, the maximum residential density for this area shall be 3.0 units per gross acre - with the density decreasing gradually from the 15th Sideroad to the northern limits of Lot 17.

This policy does not apply to the estate residential area located on the 15th Sideroad in part of Lot 16, Concession 1 E.H.S., identified on Plate 2 as "Residential" (1 unit per acre). Rather, it is the intention of this Plan to recognize and retain the intent and policies of Chapter C.14, as they apply to these lands. Further, in recognition of this existing estate residential development and the proposed development at a density of 3 units per acre, it shall be the policy of the municipality to maintain the amenity associated with the existing estate residential development. To this end, development adjacent to, or in close proximity to, the existing estate residential development shall not be permitted to exceed a density of 2.0 units per gross acre.

5.2 **Main Roads**

The main roads serving the estate residential area will be the 1st Line East and the 15th Sideroad. These roads are to be developed with reversed residential frontage and/or controlled access routes as key elements in the traffic circulation system. To this end, the City shall require 1 foot reserve dedications and fencing at locations determined by the City at the time of release, for development, of the land abutting these roads.

For the purpose of the area under consideration, the minimum right-of-way width for the 1st Line East shall be 100 feet together with a 30 foot buffer strip on both sides to be dedicated to the appropriate authority. All other road widths within the area subject to the policies of Chapter C35, subsection 5.0 shall be determined at the time of subdivision processing.

5.3 Financial

Subdivision and other agreements between the Region, the City and the developers of land shall contain provisions designed to recognize the financial impact of the proposed development and the need to protect the existing stable financial position of the City and Region while meeting the social, educational, environmental and financial needs of a rapidly growing urban area.

Where the municipality requires developers to make a contribution in consideration of specific expenses incurred, or to be incurred by the municipality, within the lands shown and such contribution is made for a specific purpose, it may be used only to meet expenditures for such purpose.

5.4 Servicing and Staging

Development of the lands subject to the policies of Chapter C35, subsection 5.0 shall be carefully staged. It shall be the responsibility of the developers of the lands to be released for development to construct the major trunk sewers and water distribution systems as a condition of any subdivision release. Alternatively, the Region and/or the City may elect to enact a servicing policy for the purpose of imposing and collecting levies for the construction of major trunk services.

Development shall be staged so that urbanization takes place in a systematic and orderly manner according to an overall program wherein roads, water supply, sewers, schools, recreation and community services shall, as nearly as possible, be provided at the time of development.

5.5 Landscaping Policy

The Municipality shall establish requirements for the provision of comprehensive landscaping concurrent with residential development in order to improve the environmental quality of any proposed development.

5.6 Gravel Pits

In areas where gravel pits were or are now in operation, appropriate engineering studies will be undertaken, before building permits are issued, to determine the suitability of pit areas to support structures that may be developed in accordance with the land use designation.

5.7 Schools and Church Sites

The subdivision agreements for each stage of development shall require that the area being released shall designate suitable sites for elementary and secondary schools as may be required by the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board.

Schools or church sites may be redistributed in accordance with neighbourhood design principles, or may be used for residential or compatible uses, without an Official Plan Amendment, providing the social need for church and school sites is met, and providing that the development is consistent with the policies and intent of Chapter C35 subsection 5.0.

5.8 Open Space

The land use policy reflected herein establishes urban public open space lands which are deemed to be part of the active urbanization of the area. It shall be the responsibility of the developer to dedicate the public open space areas or, at the discretion of the municipality, to pay a levy to be used by the Municipality in the provision of public open space areas. This policy will, in part, ensure that the ultimate population will enjoy a meaningful community environment, concurrent with residential development. A policy of public acquisition of land, other than floodplain and valley land, which is designated for public open space purposes is hereby established; further, such acquisition is to occur such that economic hardship does not result when lands are released for development.

Where lands designated as public open space are under private ownership, it shall not be construed as implying that such lands are free and open to the general public.

The City hereby establishes an urban open space requirements of a minimum of 7 acres per 1,000 people inclusive of:

- (a) neighbourhood children's play park, and tot lots,

- (b) public parkettes,
- (c) public community parks and organized game areas,
- (d) field paths, pathways, natural watercourses and bridle paths, and
- (e) natural or artificial lake areas.

The City may require that up to 50% of the urban public open space requirement of 7 acres per 1000 persons be comprised of tableland outside of the floodplain and valley land and in locations acceptable to the City.

Open space, both public and private, shall be grouped systematically to provide a network of inter-related open spaces, connected by a public pathways system linking the principal areas of focus.

It is recongnized that there may be variations from this open space policy to provide a better total system depending on the density and environmental character of each area. Wherever feasible, school and park sites shall be located adjacent to one another.

6.0 **INTERPRETATION**

The terms boundaries, uses, lines, figures and policies set out herein are not to be rigidly interpreted. The principle of flexibility is to apply. Where minor variations and modifications occur they are deemed to be in accordance with the policies covering the area shown on Plate 2. Major variations and modifications will require a further amendment. A minor variation or modification is one which fulfils the basic intent and the general principles set out. A major variation is one which varies those so as to fundamentally change the intent and general principles.

7.0 **IMPLEMENTATION**

The policies covering the area shown on Plate 1 and 2 are to be implemented by:

- (a) approval of plans of subdivision,
- (b) subdivision agreements including existing agreements and any other agreements required between developers, the Region and

the City and other public authorities and agencies,

- (c) restricted area by-laws,
- (d) restricted area by-laws which may:
 - (i) be of a detailed site plan nature, or
 - (ii) be of a "Holding Zone" nature.
- (e) by further Official Plan Amendment(s) if required.