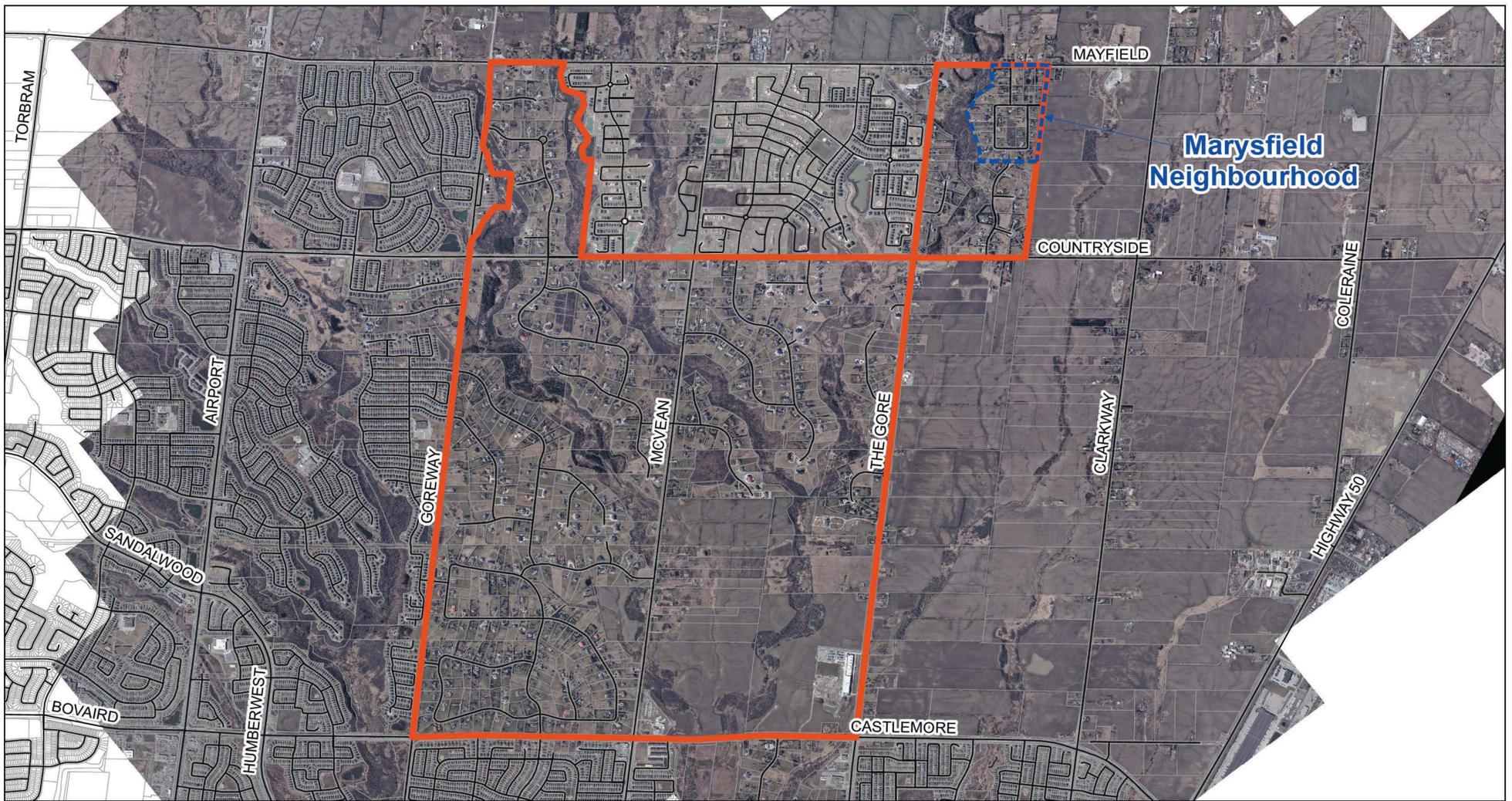
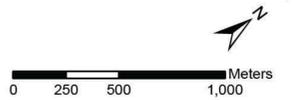


MARYSFIELD NEIGHBOURHOOD



 Toronto Gore Study Area



brampton.ca

BRAMPTON
Flower City

WHAT IS CHARACTER?

CHARACTER is a collection of all the elements within the public and private realm that make you feel like you're in a unique place. It is important to understand the interplay between the elements of character and how this interplay defines a sense of place.

Think about your neighbourhood as a room...

The street and yards are the floor, the buildings are the walls, and all the things in between are the furniture. The look and spaces of all these elements together define the character of the "room."

WHAT ARE THE DEFINING ELEMENTS OF MARYSFIELD'S CHARACTER?

LOT AREA



LOT FRONTAGES



LOT SEPARATION



LANDSCAPING

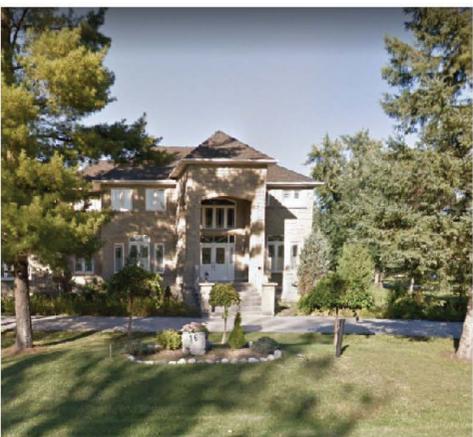


LARGE HOMES

MODEST HOMES

ROAD PATTERN

PEDESTRIAN PATHS



STUDY PROCESS

Background and Policy Options



Public Open House

We
Are
Here



Recommendations



Public Meeting



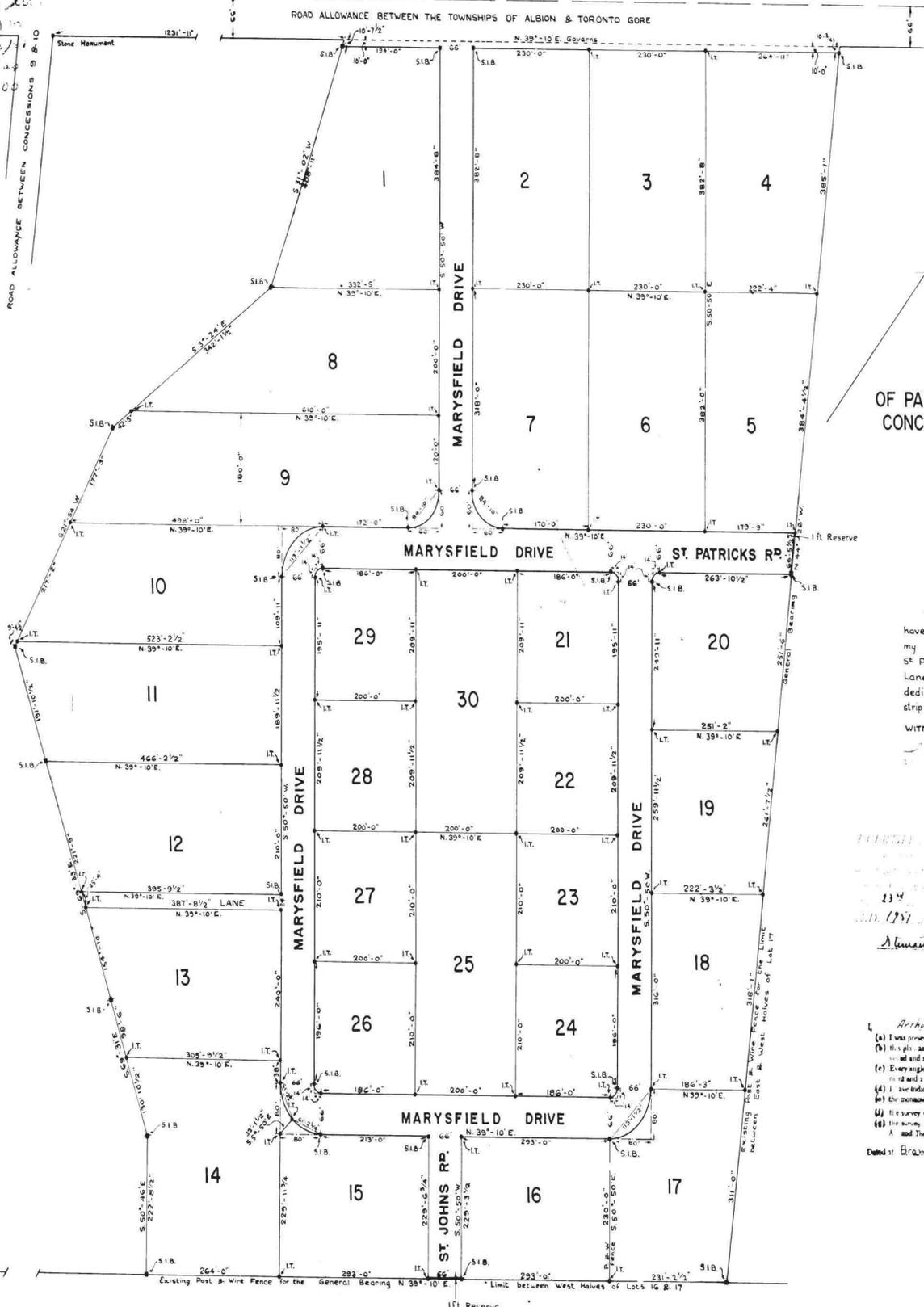
Council Adoption

PLAN OF SUBDIVISION

RP 406

406

406
 10-50-11
 Feb 23
 7:11
 about 2:00



LEGEND
 Iron tubes are planted at all lot angles except as noted, and shown + I.T.
 Standard iron bars planted are shown as + S.I.B.
 Bearing N 39°-10' E. for the Road Allowance between Lot 17, Concession 10 N.D., Township of Toronto Gore, and Lot 1, Concession 4, Township of Albion, is astronomic & governs.

PLAN OF SUBDIVISION
 OF PART OF THE WEST HALF OF LOT 17
 CONCESSION 10, NORTHERN DIVISION
 TOWNSHIP OF TORONTO GORE
 COUNTY OF PEEL.

SCALE: 100' = 1"

OWNERS CERTIFICATE
 The lands bordered in red hereon have been laid out in accordance to my instructions, and Marysfield Drive, St. Patricks Road, St Johns Road and Lane as laid out hereon, are hereby dedicated as public highways, and 10ft strip adjoining County Road is hereby dedicated as public highway

WITNESS
 OWNER
 R.C. Ellis, Proprietor, Toronto
 James A. Smith, W. York
 (Witnesses)

23rd February 1950
 406
 Arthur Deane

SURVEYORS CERTIFICATE
 Arthur Deane, Professional Land Surveyor, certifies that:
 (a) I was present and did, or caused to be done, all the work required for the preparation of this plan.
 (b) This plan accurately shows the location of the boundaries of the lots in accordance with the survey and subdivision.
 (c) Every angle of the plan is correctly shown, and the bearings and distances are correctly shown.
 (d) I have indicated on this plan the position and form of all iron tubes and iron bars planted.
 (e) The monuments conform to the requirements of section 10 of the Survey Act.
 (f) The survey was made by me between the 26th day of August 1950 and the 12th day of September 1950.
 (g) The survey has been accurately made in accordance with all the provisions of the Survey Act and the Planning Act relating thereto.

Dated at Brampton, Ontario, this 12th day of September A.D. 1950
 Arthur Deane
 Ontario Land Surveyor

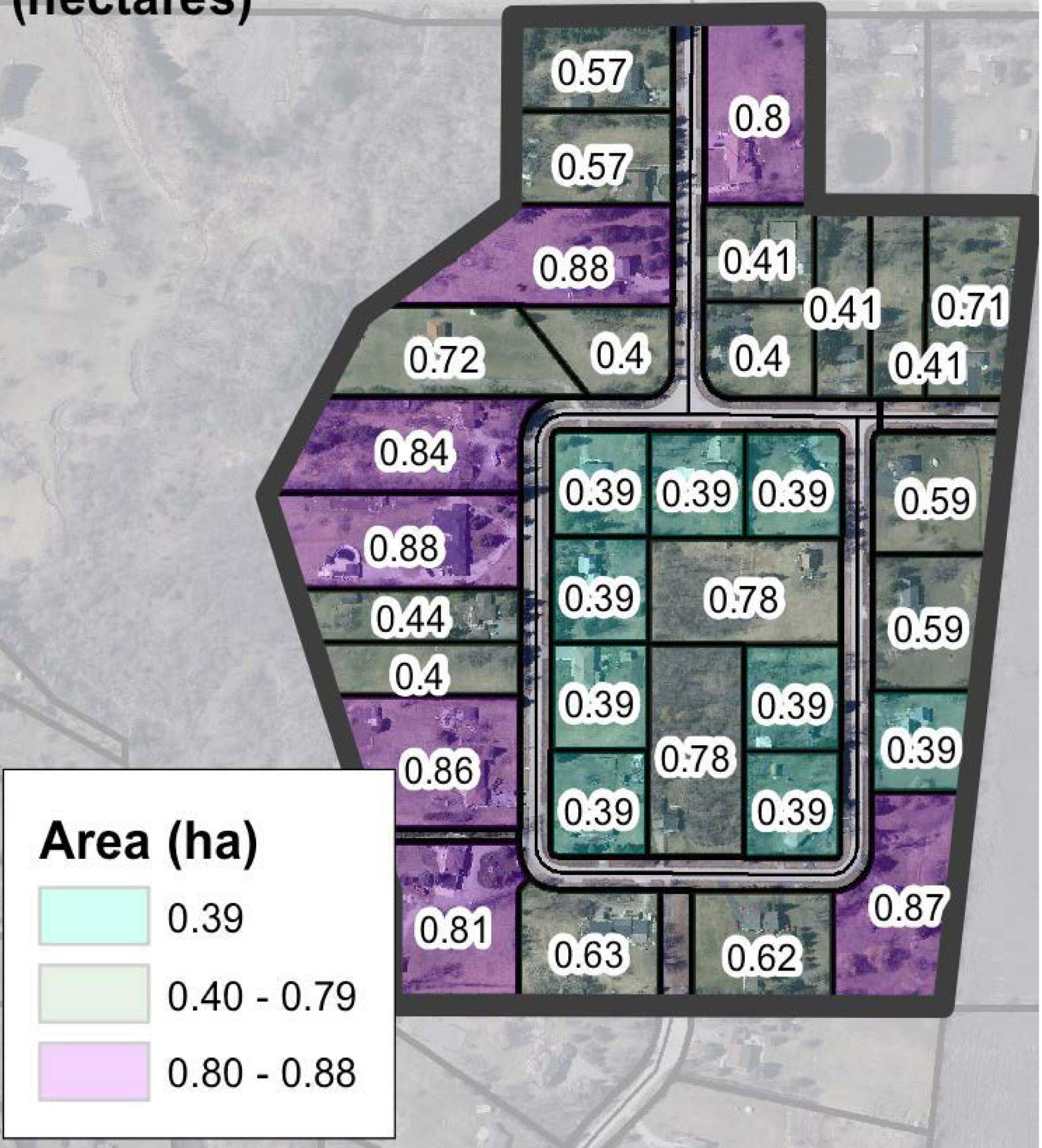


Approved Under Section 26 of
 THE PLANNING ACT
 This 13th day of February 1951.
 W. Guiney
 MINISTER OF PLANNING & DEVELOPMENT

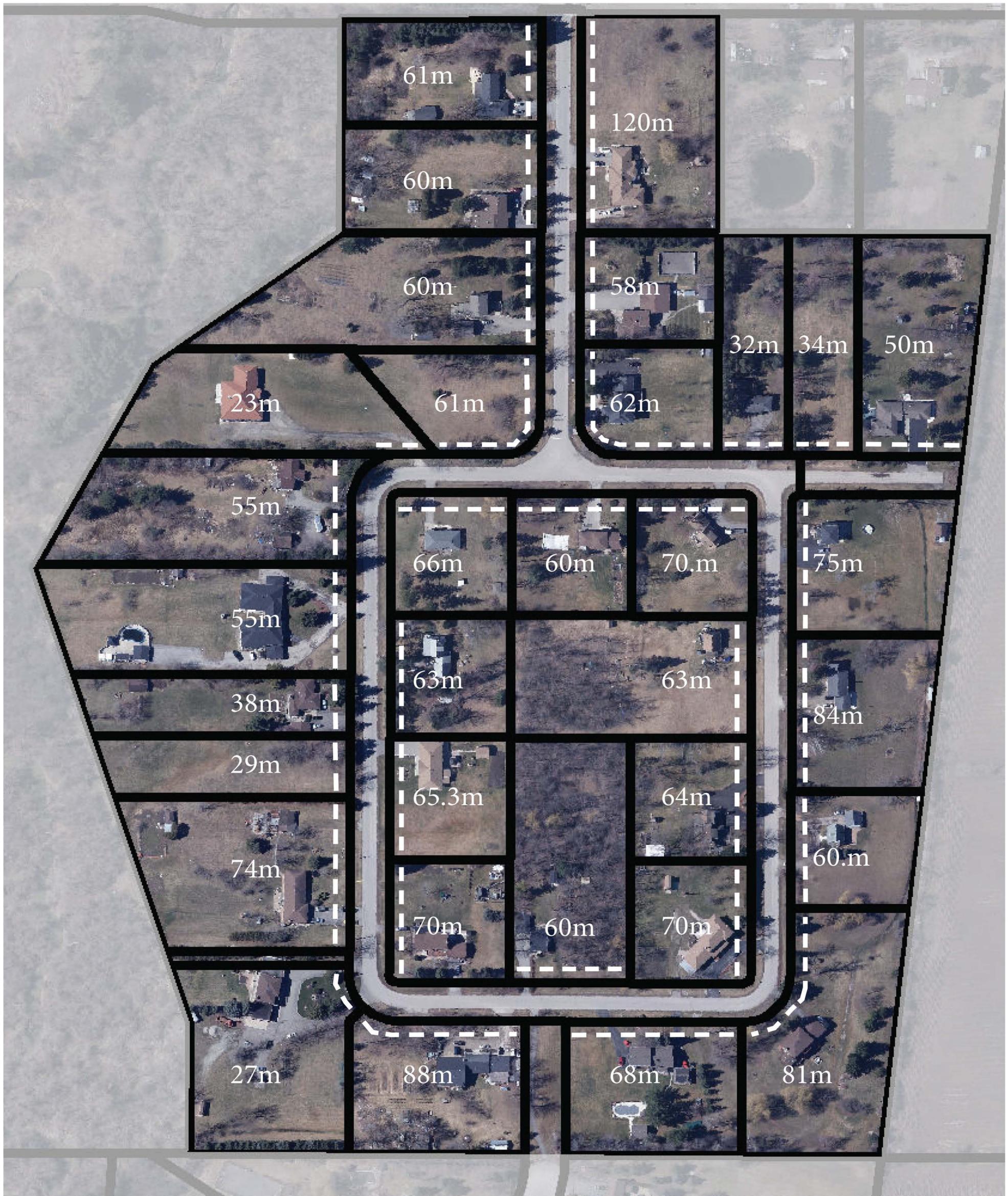
FIELD NOTES
 1. ...
 2. ...
 24th September 1950
 Arthur Deane

LOT AREA

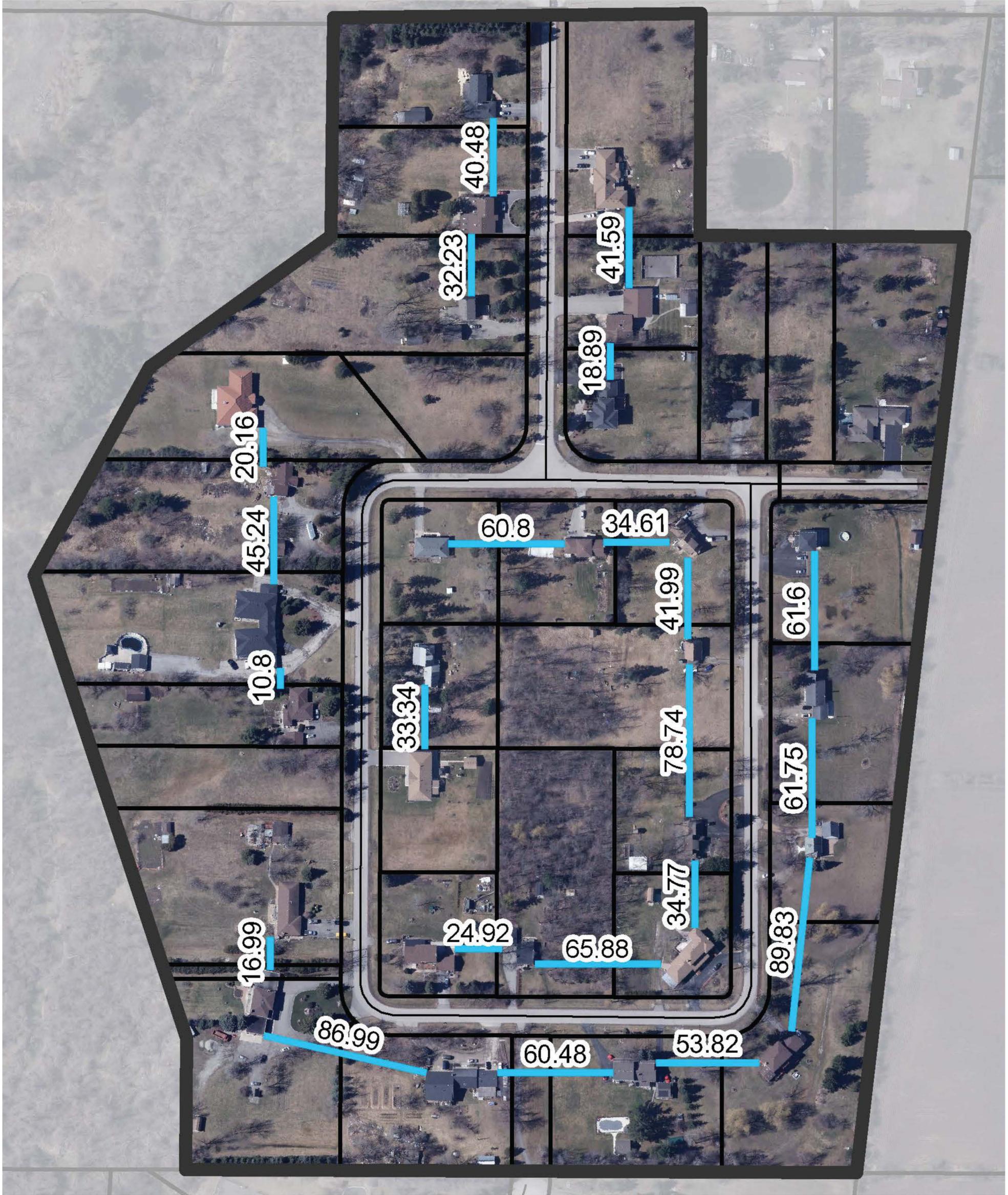
Lot Area
(hectares)



LOT FRONTAGES



EXISTING SEPARATION



POLICY OPTIONS

Do Nothing

Leave Marysfield alone

Development Criteria:
Built Form

Criteria for compatible built scale, height, massing, setbacks and dwelling placement

Development Criteria:
Severances

Severances only permitted where proposed lot frontages reflect predominant character

Heritage

Identify character elements of Marysfield that contribute to its historic identity

ZONING OPTIONS

Minimum Lot Frontage

Identify a minimum lot frontage requirement for new lots

Maximum Lot Coverage

Identify a maximum percentage of a lot that may be occupied by a dwelling

Minimum Dwelling Separation

Identify a minimum separation distance between dwellings

Siting of Dwelling on a Lot

Identify requirements for the location and orientation of dwellings on a lot

Minimum Front Yard Depth

Identify a minimum required front yard depth to ensure consistent setbacks from the street

Minimum Front Yard Landscaping

Identify a minimum amount of landscaped open space in the front yards