



Marysfield Neighbourhood Review

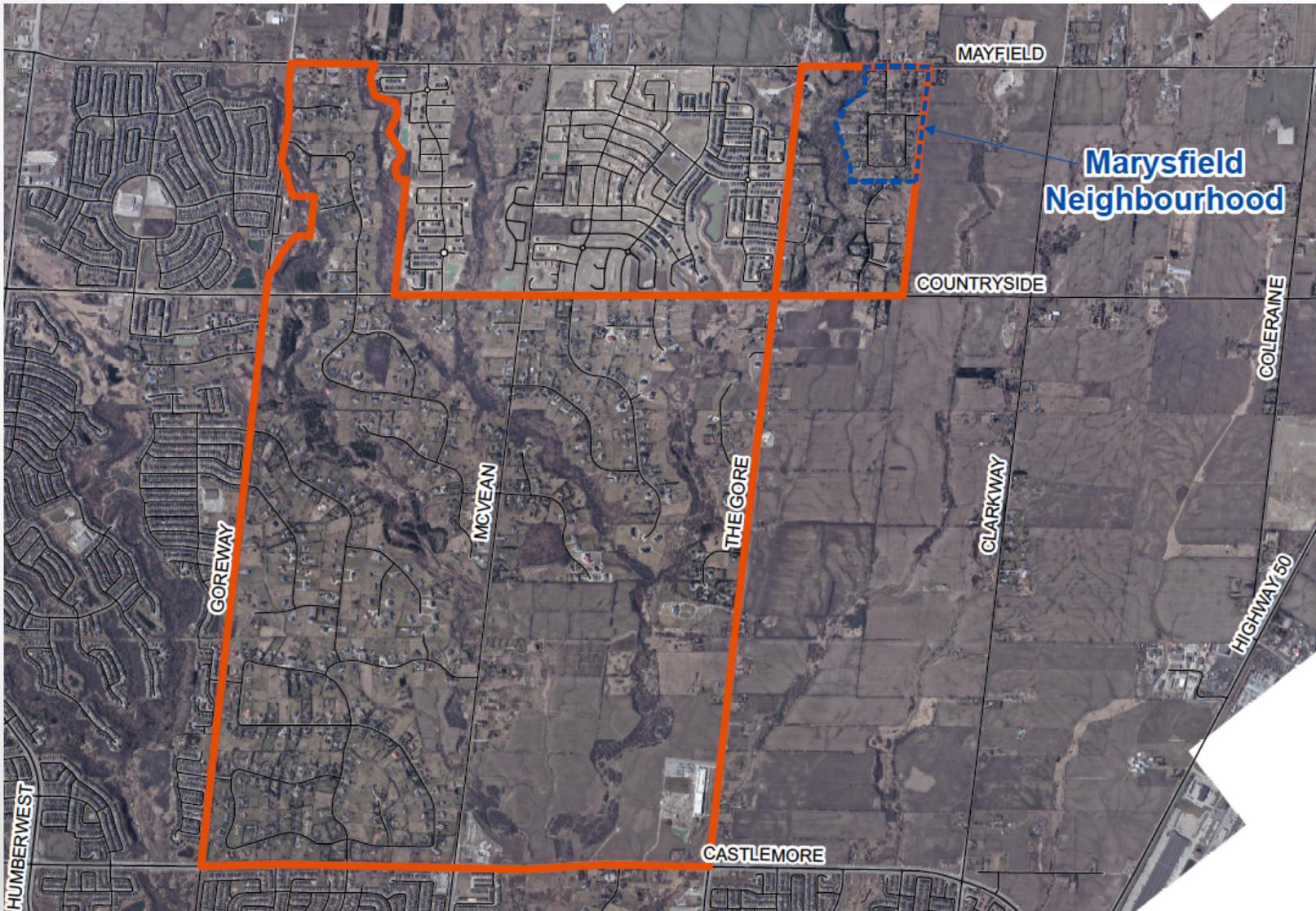
Open House #2

December 5, 2018

Presentation Outline

- Area Context
- Study Process
- Summary of Feedback Received
- Proposed Policy Recommendations
- Proposed Zoning Recommendations
- Next Steps
- Questions and Comments

Area Context

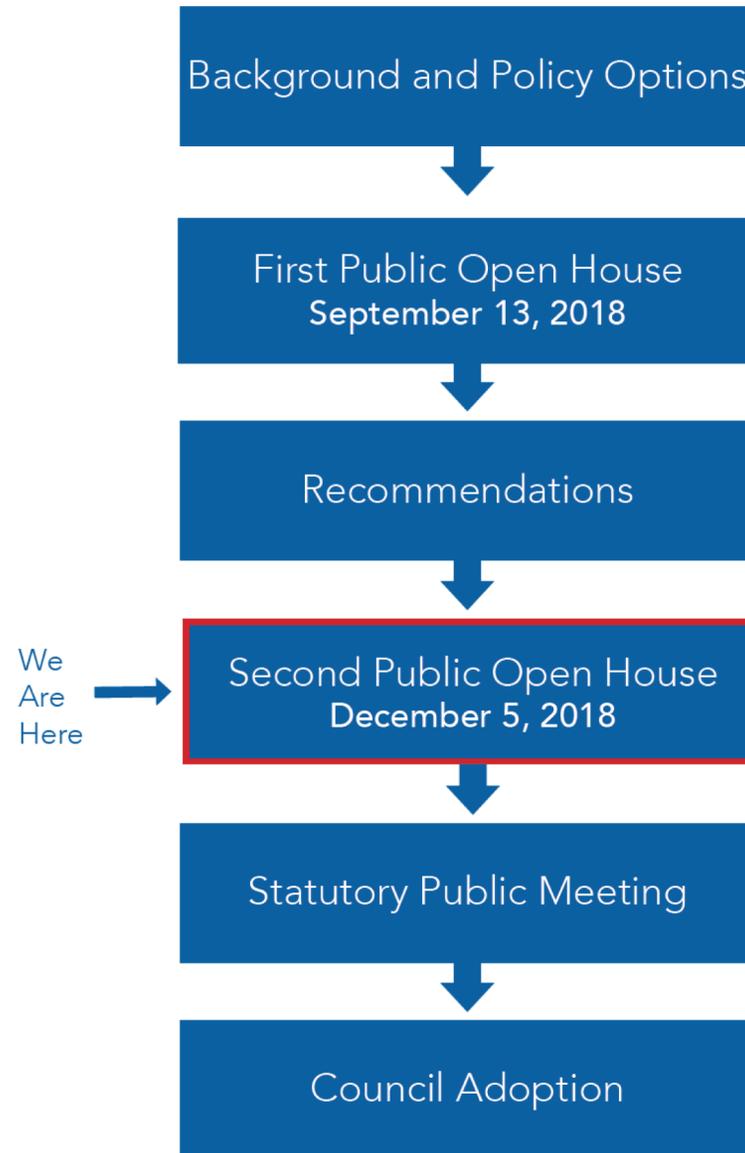


Area Context



Marysfield
Neighbourhood

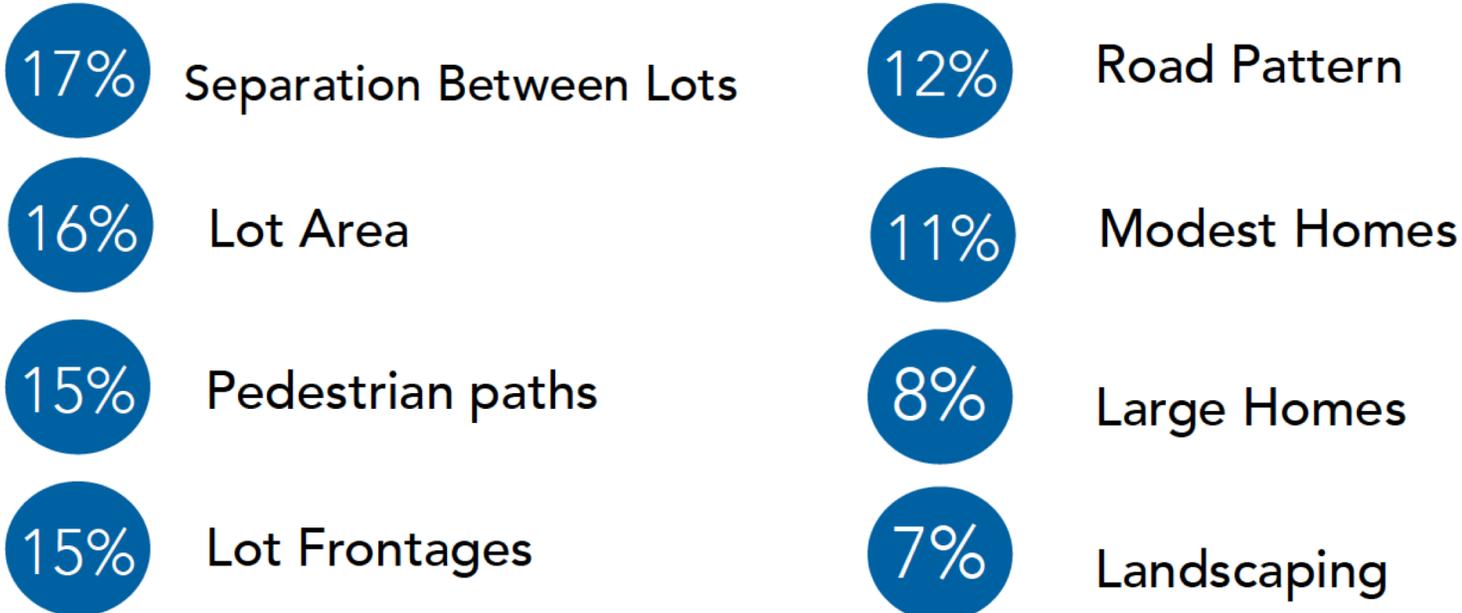
Study Process



Summary of Feedback Received

48% of respondents said they feel that Marysfield Neighbourhood has a **distinct, recognizable character** that is different from other neighbourhoods in Brampton.

THE IMPORTANCE OF DEFINING ELEMENTS:



Summary of Feedback Received

52% said a severance would change Marysfield's Character

ISSUES MENTIONED AGAINST SEVERANCES:



Increased traffic and
general busy-ness



Inconsistent look of the street
and housing



Multiple families living
in one dwelling

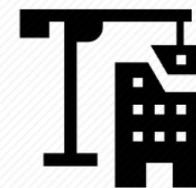
ISSUES MENTIONED IN SUPPORT OF SEVERANCES:



Many lot sizes already don't
respect the current zoning



The lots are too big as is



Surrounding new subdivisions will
eventually impact Marysfield's
character

Summary of Feedback Received

59%

said the Zoning By-law **should not** be amended to include a **maximum size for a house**

57%

said the current **minimum lot width** of 45 metres **should be changed**

83%

said the **maximum height for a house** of 10.6 metres **should not be changed**

85%

said the zoning **should be amended** to include a **minimum distance between dwellings**

Proposed Policy Recommendations

1. Identify “Residential Character Areas” in OP
 - To recognize unique characteristics

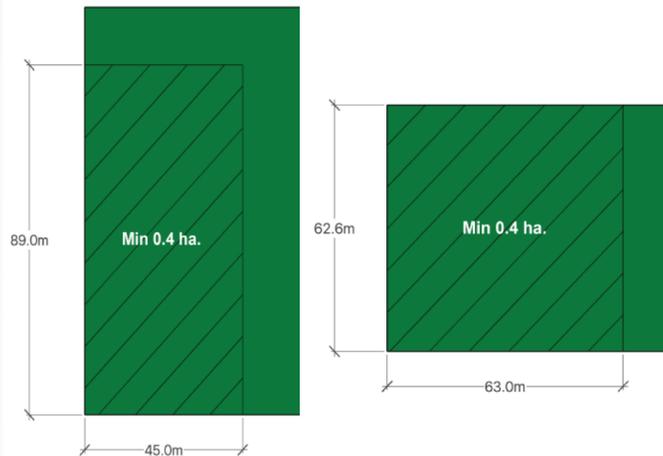
2. Identify Marysfield as a “Residential Character Area”
 - Character statement for Marysfield

3. Identify Criteria for Severances
 - To permit severances only where appropriate

4. Require a Future Cultural Heritage Landscape Study

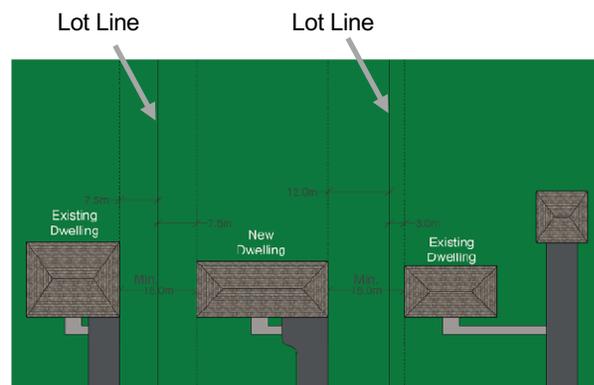
Proposed Zoning Recommendations

Minimum Lot Area



Identify a minimum lot area of **0.4 hectares (1.0 acre)** for new lots

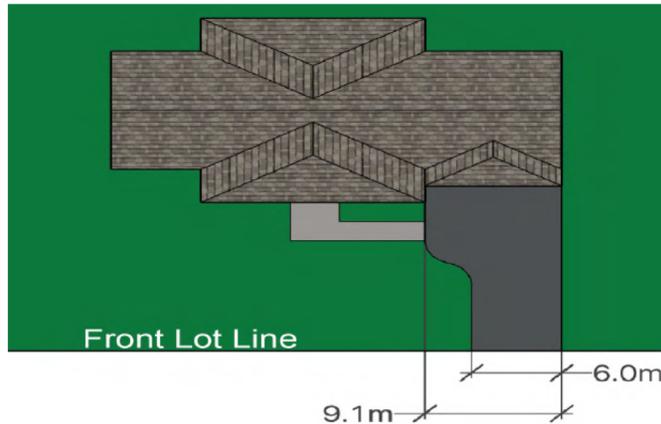
Minimum Dwelling Separation



Minimum separation distance between dwellings of **15 metres (49.2 feet)**

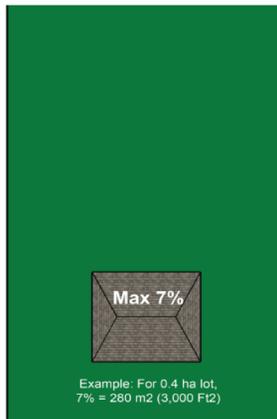
Proposed Zoning Recommendations

Maximum Driveway Width



Maximum driveway width of **6 metres (20 feet)** at the front lot line, with a maximum of **9.1 metres (30 feet)** for the rest of the driveway

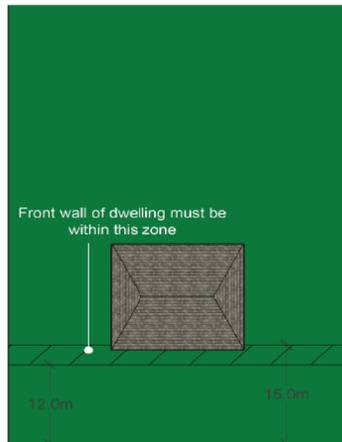
Maximum Lot Coverage



Maximum **7%** of a lot may be occupied by a dwelling

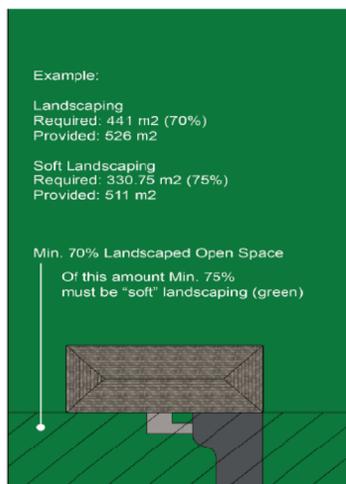
Proposed Zoning Recommendations

Maximum Front Yard Depth



Identify a maximum required front yard depth of **15 metres (49.2 feet)** to ensure consistent setbacks from the street

Minimum Front Yard Soft Landscaping



Identify a minimum amount of soft landscaping in the front yards (**75%**) of minimum required landscaping

Proposed Zoning Recommendations

Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 - Special Section)
Minimum Lot Area	0.8 hectares (2.0 acres)	0.4 hectares (1.0 acre)
Minimum Lot Width	45.0 metres	45.0 metres
Minimum Lot Depth	No requirement	No requirement
Minimum Front Yard Depth	12 metres	12 metres
Maximum Front Yard Depth	No requirement	15 metres
Minimum Interior Side Yard Width	7.5 metres	7.5 metres
Minimum Exterior Side Yard Width	7.5 metres	7.5 metres
Minimum Dwelling Separation	No requirement	15 metres
Minimum Rear Yard Depth	15 metres	15 metres
Minimum Building Height	10.6 metres	10.6 metres
Maximum Lot Coverage	No requirement	7%
Minimum Landscaped Open Space	70% of the front yard	70% of the front yard
Minimum Soft Landscaped Open Space	No requirement	75% of the minimum required front yard landscaped open space
Minimum Driveway Width (For lots having a width equal or greater than 18.3 metres)	9.1 metres	6 metres at the front lot line and shall be permitted to flare/ taper from the front lot line to a maximum width of 9.1 metres, provided that the width of the driveway at the front property line maintains the maximum allowable driveway width of 6 metres

Next Steps

Interim Control By-law 15-2018
Local Planning Appeal Tribunal Hearing
January 9 - 11, 2019



Report to Council to Extend Interim
Control By-law for a Second Year
January 23, 2019



Statutory Public Meeting
February 11, 2019



Final Report & Implementing Documents
to Council (Official Plan Amendment
& Zoning By-law Amendment)
April/May 2019

Questions and Comments?