



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 33-88

To adopt Amendment Number 137 and Amendment Number 137A to the Official Plan 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, 1983, hereby ENACTS as follows:

1. Amendment Number 137 and Amendment Number 137 A to the Official Plan of the City of Brampton Planning Area, are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 137 and Amendment Number 137 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 8th day of February, 1988.

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

By Aw 33-88

AMENDMENT NUMBER 137  
and  
AMENDMENT NUMBER 137 A  
to the Official Plan of the  
City of Brampton Planning Area

21-0P

0031-137 - /


Amendment No. 137  
to the  
Official Plan for the  
City of Brampton Planning Area

This Amendment No. 137 to the 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 pursuant to section 17 of the Planning Act, as follows:

1. Sections 10.1 and 4.1 are hereby modified by adding " and the City of Brampton" after the words Metropolitan Toronto and Region Conservation Authority in the third sentence."

As thus modified, this amendment is hereby approved under section 17 of the Planning Act, 1983.

Date . *Oct. 5, 1988* . . . . .

  
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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 33-88

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READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 8th day of February, 1988.

BRAMPTON  
AS TO FORM  
LAW DEPT.  
BRAMPTON

KENNETH G. WHILLANS - MAYOR

CERTIFIED A TRUE COPY  
  
City Clerk  
City of Brampton  
FEBRUARY 15 1988

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER 137  
AND AMENDMENT NUMBER 137 A  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to establish special policy area provisions, in accordance with provincial policy, with respect to floodplain management for specific areas designated as "Hazard Lands" in the Brampton Official Plan.

2. Location

The lands subject to this amendment are located within the Etobicoke Creek watershed, and more specifically:

- east of Highway Number 10, south of Clarence Street in the Brampton East Secondary Planning Area; and,
- north of Steeles Avenue, and east of Dixie Road within the Avondale Secondary Planning Area.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number 137 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 17, set out in the first paragraph of subsection 7.2.7.17, Amendment 137 A;
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 20, set out in the first paragraph of subsection 7.2.7.20, Amendment 137 A; and,
- (3) by deleting Schedule B, Hazard Lands therefrom, and replacing therefor, Schedule C to this amendment.

3.2 Amendment Number 137 A:

(a) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Secondary Plan (being Part C, Section B, Chapter B.2., Subsection B.2.5 thereto, and Plate Number 8 thereof, as amended) is hereby further amended:

- (1) by adding thereto, as Plate Number 8(A), Schedule A to this amendment; and,

- (2) by adding to Part C, Section B, Chapter B.2., Subsection B.2.5 thereto, the following as paragraph 10.0 thereof:

"10.0 Special Policy Areas

10.1 The area shown as Special Policy Area Number 1 on Plate Number 8(A), has been identified by the Metropolitan Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Plate Number 8, shall only be permitted subject to the following:

- (a) the placing or dumping of fill of any kind, or the alteration of any watercourse shall not be permitted without the approval of the Metropolitan Toronto and Region Conservation Authority;
- (b) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Metropolitan Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Metropolitan Toronto and Region Conservation Authority to determine, prior to the issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;

- (c) where it is technically impractical to flood proof a building or structure in accordance with paragraph 10.1(b), new buildings or structures, including new additions, shall only be permitted, if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
  - (d) notwithstanding sections 10.1(b) and (c), no new buildings or structures including additions shall be permitted within Special Policy Area Number 1 shown on Plate Number 8(A), if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Metropolitan Toronto and Region Conservation Authority;
  - (e) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Metropolitan Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
  - (f) any new zoning by-laws shall contain provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be determined by the City in consultation with the Metropolitan Toronto and Region Conservation Authority; and,
  - (g) the Metropolitan Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.
- (b) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Avondale Secondary Plan (being Part C, Section C, Chapters C13, C21, C25, C27, C38, and C40 and

Plate Numbers 14, 24, 30, 31 and 32, as amended) is hereby further amended:

- (1) by adding thereto, as Plate Number 14(A), Schedule B to this amendment; and,
- (2) by deleting paragraph 1.0 of chapter C40 of Part C, Section C therefrom, and replacing therefor, the following:

"1.0 Purpose

The purposes of this Chapter is to:

- (1) designate the uses for three parcels of land having frontage in Bramalea Road in an area located between Steeles Avenue and Avondale Boulevard/Dearbourne Boulevard; and,
  - (2) establish special policy area provisions with respect to floodplain management in accordance with provincial policy."
- (3) by changing the referencing thereto, of paragraph 4.0 of Chapter C40, of Section C, Part C, to paragraph 5.0 of Chapter C40 of Section C, Part C;
  - (4) by adding to Chapter C40 of Section C of Part C thereto, the following as section 4.0:

"4.0 Special Policy Areas

4.1 The area shown as Special Policy Area Number 1 on Plate 14(A), has been identified by the Metropolitan Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates certain restrictions on development/redevelopment in accordance with provincial floodplain management policies. Accordingly, the Ministry of Natural Resources and The Metropolitan Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as



permitted within each land use designation shown on Plate Number 14, shall only be permitted subject to the following:

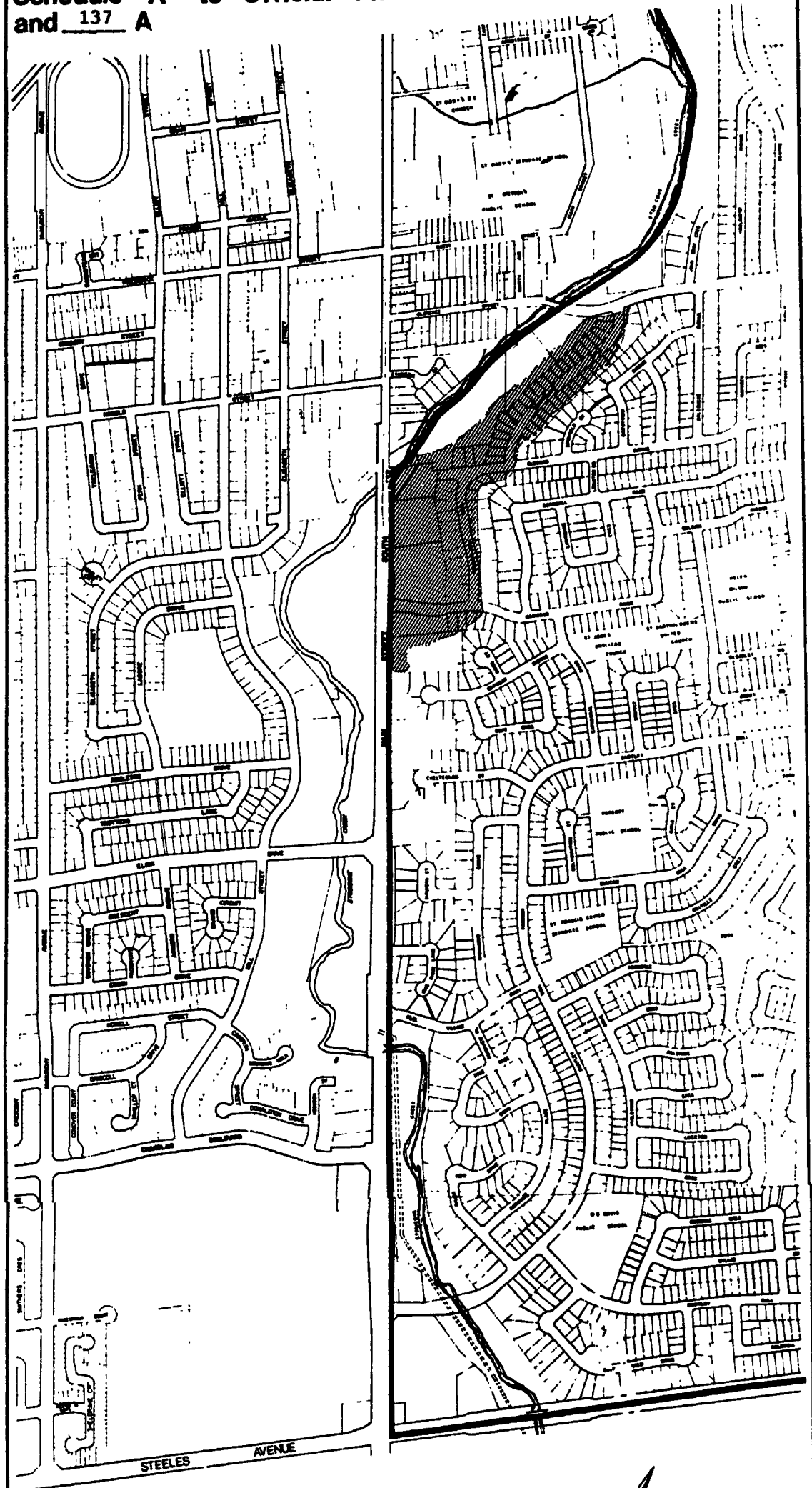
- (a) the placing or dumping of fill of any kind or the alteration of any watercourse shall not be permitted without the approval of the Metropolitan Toronto and Region Conservation Authority;
- (b) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Metropolitan Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Metropolitan Toronto and Region Conservation Authority to determine, prior to the issuance of a building permit, a proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps, and the installation of waterproof seals and structural joints;
- (c) where it is technically impractical to floodproof a building or structure in accordance with 4.1(b), new buildings or structures, including new additions, shall only be permitted, if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- (d) notwithstanding sections 4.1(b) and (c), no new buildings or structures including additions shall be permitted within Special Policy Area Number 1 shown on Plate Number 14(A), if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Metropolitan Toronto and Region Conservation Authority;
- (e) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the

Metropolitan Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;

- (f) any new zoning by-laws shall contain provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be determined by the City in consultation with the Metropolitan Toronto and Region Conservation Authority; and,
- (g) the Metropolitan Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.



87/8/4

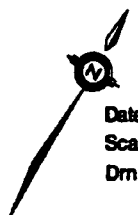
**Schedule A to Official Plan Amendment Number 137  
and 137 A**



**Legend**

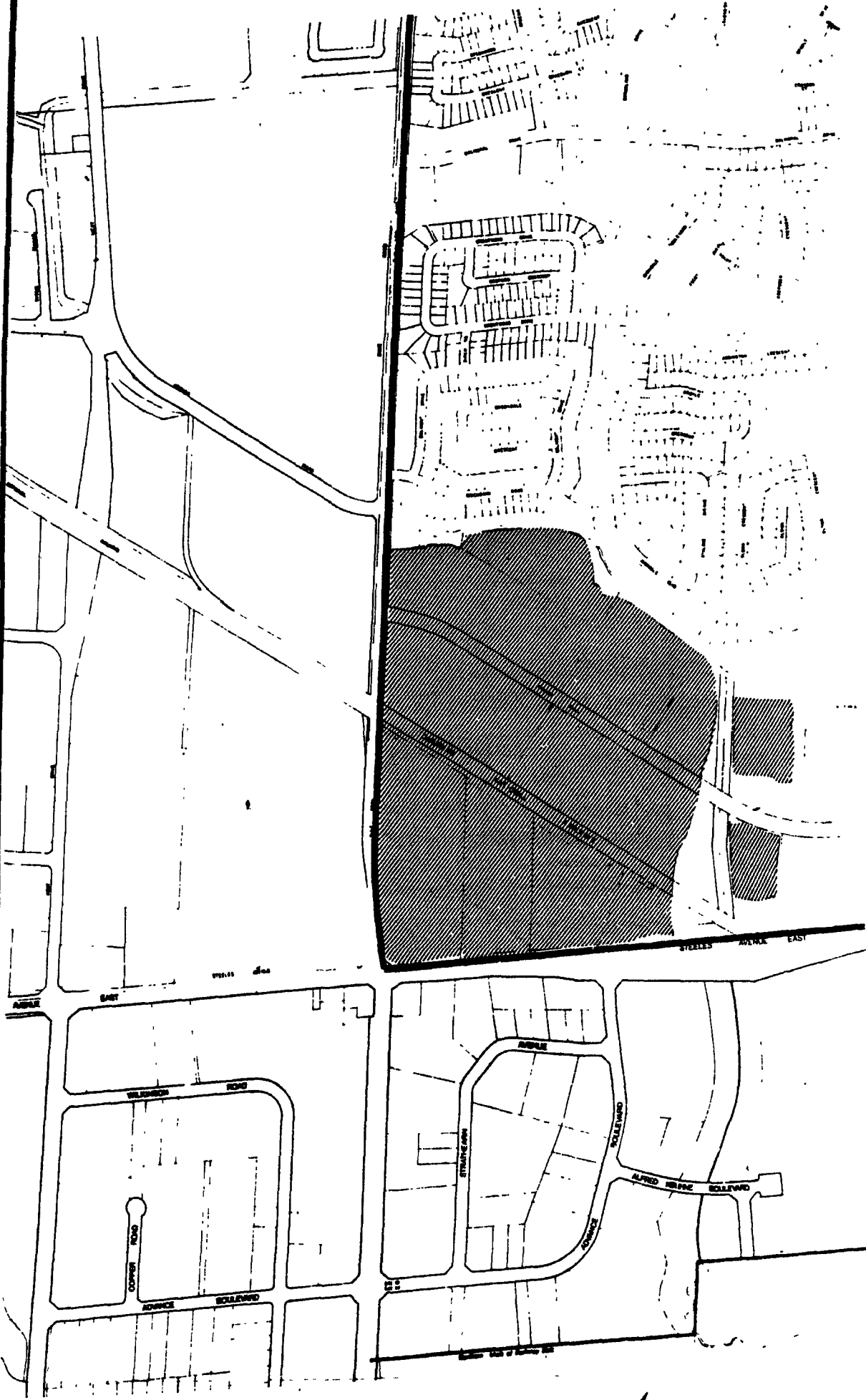
Plate Number 8(A)  
Special Policy Areas

-  Brampton East Secondary Plan Area Boundary
-  Special Policy Area 1 (Refer to Paragraph 10.0)





Date: May 1987  
Scale: 1:6500  
Dm. by: R.B.

Schedule B to Official Plan Amendment No. 137  
and 137 B



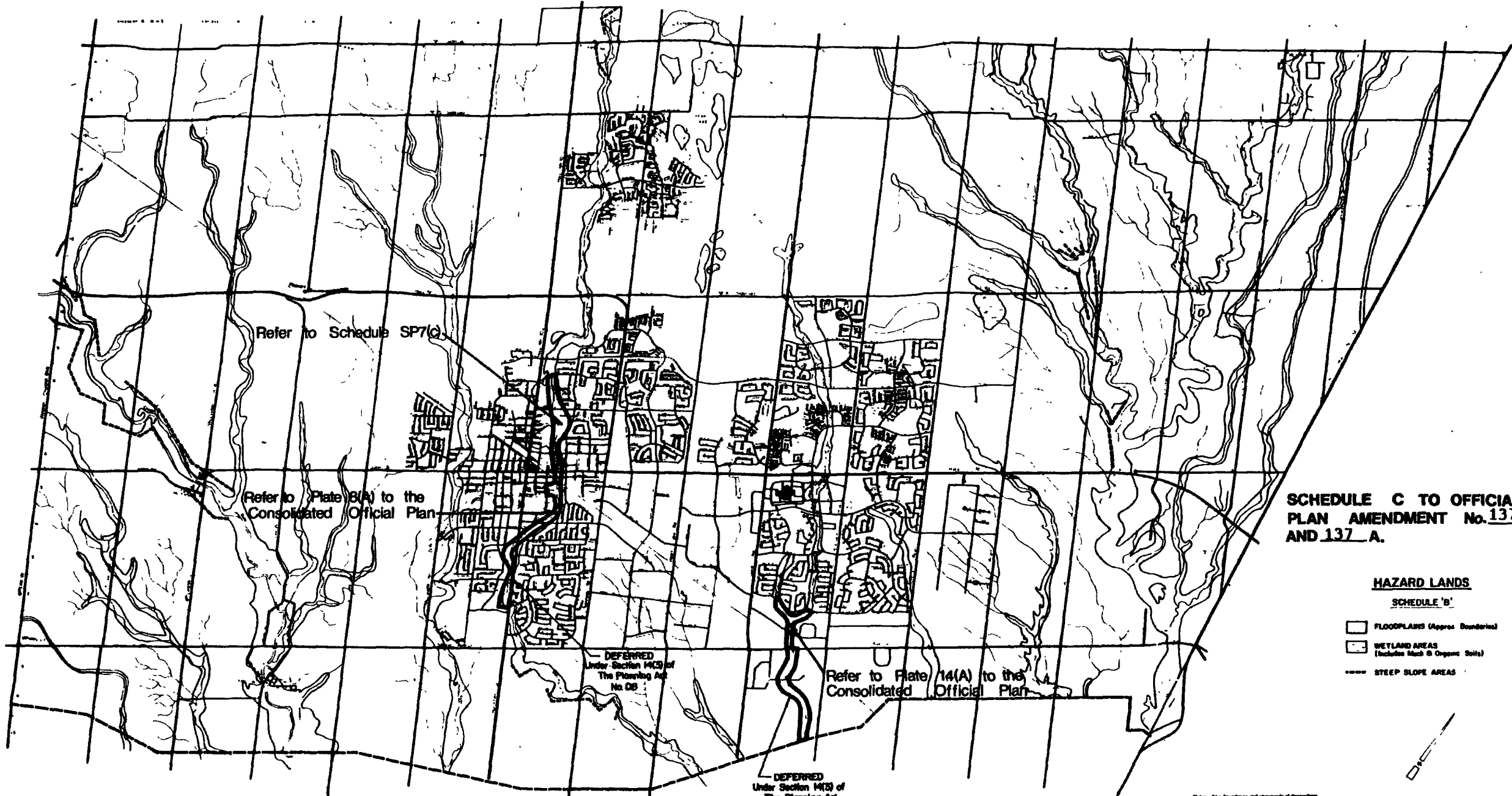
**Legend**

Plate Number 14(A)  
Special Policy Areas

-  Avondale Secondary Plan Area Boundary
-  Special Policy Area 1(Refer to Paragraph 4.0)



Date: May 1987  
Scale: 1:8000  
Dm by: R.B.



**SCHEDULE C TO OFFICIAL  
PLAN AMENDMENT No.137  
AND 137 A.**

**HAZARD LANDS**

**SCHEDULE 'B'**

-  FLOODPLAINS (Approx. Boundaries)
-  WETLAND AREAS (Includes Much @ Organic Soils)
-  STEEP SLOPE AREAS

Note: The boundaries and stipulations of disposition as the schedule are approximate and are not intended to be exact.

This schedule is part of the OFFICIAL PLAN of the CITY of SURREY and must be read in conjunction with the full plan schedule boundary plan.

**May 1987**

City of Surrey Planning Department

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 137  
AND  
AMENDMENT NUMBER 137 A

Attached as background material to this amendment are the following items:

- Correspondence from the Ministry of Municipal Affairs and Housing dated May 5, 1983;
- Correspondence from the Metropolitan Toronto and Region Conservation Authority dated April 8, 1987;
- Correspondence from the Ministry of Natural Resources dated July 7, 1987;
- Correspondence from the Ministry of Municipal Affairs dated October 2, 1987;
- A report from the Office of the Commissioner of Planning and Development dated October 6, 1987; and,
- A report from the Office of the Commissioner of Planning and Development dated November 6, 1987, forwarding the notes of the public meeting held on Wednesday, November 4, 1987.

87/8/4



May 5, 1983

Mr. John Marshall  
Director of Long Range Planning  
City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Subject: Hazard Lands in Brampton Official Plan

Dear Mr. Marshall:

Further to our recent meeting with the representatives of the Metropolitan Toronto and Region Conservation Authority and the Ministry of Natural Resources, please note the following.

We will recommend to the senior management of this ministry that, at the time our minister makes his decision on the Brampton Official Plan, the following parts be deferred for future consideration:

- a) On Schedule "B", Hazard Lands, the areas shaded in red on the attached copy of a portion of that schedule, and
- b) Section 1.2 "Hazard Lands" of the text, but only insofar as it applies to the areas shaded in red on the attached portion of Schedule "B".

This recommendation is based on the understanding that you will commence the preparation of an official plan amendment in order to allow for future development of the Hazard Lands as a Special Policy Area within the meaning of the recently-approved provincial Hazard Land Policy.

I have also attached for your information some documents which will assist you in the work relating to the above-mentioned Special Policy Area.

Yours truly,

Z. Weing  
Senior Planner  
Plans Administration Branch

c.c. Ms K. Morgan - MNR  
Ms A. Deans - MTRCA  
Ms M. ...



City of Brampton PLANNING DEPT.	
Date	APR 10 1987 <span style="border: 1px solid black; padding: 2px;">Rec'd.</span>
File No.	F.9

the metropolitan toronto and region conservation authority

5 shoreham drive, downsvew, ontario, m3n 1s4 (416) 661-6600

1987.04.08.

The City of Brampton  
Planning and Development Department  
150 Central Park Drive  
BRAMPTON, Ontario  
L6T 2T9

ATTENTION: Mr. John Corbett

Gentlemen:

Re: City of Brampton  
Proposed Special Policy Area  
Damage Centre Sites 6 and 12  
Etobicoke Creek

Further to your meeting of February 20, 1987 with Ms. Alyson Deans and Mr. Craig Piper of our office, enclosed please find a copy of the Authority's Damage Centre mapping for site 6 (east of Dixie Road and north of Steeles Avenue) and site 12 (east of Highway #10 and south of Clarence Street). We bring to your attention that the Authority's Damage Centre limits, as shown on the attached plans, differ from those previously submitted to the City in 1980. The revisions are very minor and result from a reduction in flood susceptibility identified during a review of the hydraulic calculations within the Damage Centres.

If you have any questions, please contact the undersigned.

Yours truly,

Barry E. Knox, Supervisor  
Plan Review Section  
Water Resource Division

BK/jw  
Encls.

cc: Ministry of Municipal Affairs, Attn.: Janet Amos

M.N.R., Maple District, Attn.: Mr. Fred Johnson





July 7, 1987

City of Brampton  
Planning Department  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

Attention: Mr. John B. Corbett

Dear Sirs:

SUBJECT: Draft Official Plan Amendment  
Damage Centre Sites - Etobicoke Creek  
City of Brampton  
Your File: F.9

This letter is in reply to your letter of May 29, 1987, regarding the above.

As you are likely aware, certain preliminary steps must be completed before this ministry can endorse the application of Special Policy Area status for the two damage centres identified in your letter.

At present, we are not aware of the basis or justification for identifying the two flood damage centres. We have not received any technical support information, i.e. information on flood depth and flood flow velocity. We also have no indication that the City has considered any floodplain management options other than Special Policy Area status. Finally, there is no indication as to whether any structural works are being contemplated to alleviate potential flooding problems.

The above matters would have to be considered to determine if either of the two areas would qualify for Special Policy Area status.

We would suggest that the principals involved in SPA approvals, i.e. MNR, MMA, MTRCA, meet to address our ministry's concerns and determine the best course of action for the future. To expedite matters, staff of this ministry have undertaken a cursory review of your draft policies and provide the following preliminary comments:

- 1) The Preamble for Policy 4.0 and 10.0 should be expanded to provide justification for the application of Special Policy Area policies to the two Flood Damage Centres.
- 2) Any structural works proposed in the Flood Damage Centres to alleviate the existing flood hazard should be identified in the proposed amendment.

... 2

Page 2  
July 7, 1987  
City of Brampton

We do not foresee any considerable problems but consider the preliminary steps to be critical. Should you have any questions, please contact Kathleen Armstrong (832-7229) at this office.

Yours truly,



I.B. Earl  
District Manager  
Maple District  
10401 Dufferin Street  
Maple, Ontario  
LOJ 1EO

Telephone: 416-832-7222

KA:af

c.c. Ministry of Municipal Affairs  
M.T.R.C.A.  
Regional Planner, Central Region



October 2, 1987

City of Brampton  
PLANNING DEPT.  
Date OCT 14 1987 Rec'd.  
File No. F-9

Mr. Fred Dalzell  
Commissioner of Planning  
City of Brampton  
150 Central Park Drive  
Brampton, Ontario  
L6T 2T9

*[Handwritten signature]*  
D.J.C.

Re: Proposed Special Policy Area Status of Two  
Sites in the City of Brampton

Dear Mr. Dalzell:

Our review of the City's formal request for approval in principle for two special policy areas is now complete. Our review of this request, in addition to my staff's preliminary meeting on September 24, with members of your staff and the staff of the Ministry of Natural Resources and the Metro Toronto Region Conservation Authority, indicates that this is a reasonable use of the special policy area status.

During the September 24th meeting with the Metro Toronto Region Conservation Authority and the Ministry of Natural Resources concerning the content of the amendment, the Ministry of Natural Resources requested your staff to make one minor modification which will clarify the origin of the special policy area status. We understand that your staff concur with their request.

On the understanding that the requested modification is acceptable to the City, we are pleased to provide approval in principle for the City of Brampton Special Policy Areas. We await the outcome of Council's decision on the amendment.

When the circulation of the adopted amendment is complete and any necessary modifications are agreed to by all parties involved, we will formally

...2.

request that the Minister of Natural Resources approve the special policy area designations. After this formal approval is received this Ministry will be in a position to decide on the approval of the amendment.

If you have further questions regarding this process please call Janet Amos at 585-6059.

Yours truly,



John Livey  
Manager

Plans Administration Branch

c.c. Mr. F. Johnston, MNR - Maple District  
Mr. B. Knox, MTRCA

# INTER-OFFICE MEMORANDUM

PC - Nov. 16

Office of the Commissioner of Planning & Development

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November 6, 1987

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Proposed Official Plan Amendment  
Damage Centre Sites - Etobicoke  
Creek  
Ward Numbers 3 and 8  
Our File Number: F.9

Attached, for the information of Planning Committee, are the notes of the public meeting held on Wednesday, November 4, 1987 with respect to the above noted matter.

No correspondence regarding the proposed official plan amendment has been received.

At the public meeting, clarification was requested regarding the intent of the proposed amendment. In response, it was noted that:

- the inherent environmental conditions of the damage centre sites with respect to flood susceptibility, necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies; and,
- the proposed amendment would permit continued development /redevelopment, where appropriate, within the damage centres subject to the implementation of flood-proofing measures.

It was also emphasized that:

- the damage centre sites have been substantially developed, with limited potential for redevelopment, especially in the area south of Clarence Street and east of Highway Number 10; and,
- the amendment is of a "house-keeping" nature required to satisfy provincial floodplain management policies, and to lift the deferred status of the relevant "Hazard Lands" sections of the Brampton Official Plan.

Accordingly, it is recommended that:

1. The official plan amendment be approved;
2. Staff be directed to submit the appropriate documents to City Council for adoption; and,
3. The Ministry of Municipal Affairs be requested to remove the deferred status of the relevant "Hazard Land" sections of the Brampton Official Plan.

Respectfully submitted

*J. B. Corbett*

John B. Corbett, M.C.I.P.  
Policy Planner

AGREED:

*F. R. Dalzell*  
F.R. Dalzell, Commissioner,  
Planning and Development

*W. H. Wintubull*  
for  
J.A. Marshall, M.C.I.P.  
Director of Planning  
Policy and Research

JBC/am/16

PUBLIC MEETING

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A Special Meeting of Planning Committee was held on Wednesday, November 4, 1987, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:31 p.m., with respect to DAMAGE CENTRE SITES - ETOBICOKE CREEK. An amendment to the Official Plan has been proposed to:

- . permit continued development/redevelopment within the subject damage centre sites, and
- . ensure that necessary flood-proofing is secured through the development approval process.

Members Present: Alderman E. Carter - Chairman  
Alderman L. Bissell  
Alderman A. Gibson  
Alderman P. Palleschi  
Alderman H. Chadwick  
Alderman S. DiMarco  
Councillor E. Mitchell

Staff Present: F. R. Dalzell, Commissioner of Planning and Development  
L.W.H. Laine, Director, Planning and Development Services  
J. A. Marshall, Director of Planning Policy and Research  
J. Corbett, Policy Planner  
C. Brawley, Policy Planner  
K. Ash, Development Planner  
G. Speirs, Development Planner  
E. Coulson, Secretary

---

Approximately 5 interested members of the public were present. The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

- cont'd. -

Mr. Corbett outlined the proposal and explained the intent of the proposed amendment.

After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Toini Warrell, 33 Meadowland Drive, asked for clarification of the intent of the proposed amendment, and about provision for road improvements relating to flooding conditions.

Mr. Corbett responded that the proposed amendment would permit continued development and redevelopment, where appropriate, within the flood susceptibility areas, subject to implementation of flood-proofing measures.

Mr. M. Grant, 101 Avondale Blvd., commented on the effects of flooding on the surrounding area.

Mr. Corbett advised of the Conservation Authority's five-year program of channelization improvements that would alleviate the effects of flooding in certain areas.

A letter was submitted from Mrs. Lorene Spragge, 12 Mono Court (see attached).

There were no further questions or comments and the meeting adjourned at 7:45 p.m.



12 Mons Court.  
Brampton,  
16 W. 268.

Nov. 3, 1987

Dear Sirs & Madam. Mr. Mrs. Miss.

Att: Mr. Mayor.  
& Councillors of the City of Brampton  
Regarding Ten & Damage Centre sites.

As a resident living in the area surrounding the Etobicoke creek (17 years on Mons Court) and 19 years at Dixie and Shery Rd. my comments are this.

- ① What flood controls are to be further done in this area of #10 (Main St. S. and the Nanwood & Meadowland to Clarence St.
- ② Recent rains have flooded ~~west~~<sup>west</sup> of Main St south to Peel Village Park. One only has to drive by to see rushing waters after violent storms.
- ③ Further development will only spoil one of Brampton's beautiful entrances to the older section of town (the road widening is necessary I agree with that.)
- ④ I agree to present Commercial use ~~at~~ already here permits to update their properties but not to more or high rise development.
- ⑤ Reason: example is the flooding of basements in the Brampton Mall stores and also the flooding of my neighbour's basements 18' to?

② Traffic in area is dangerous enough to walk from store to stores on south side of Nanwood (Bakers, Burger King, Mothers, etc. & mall behind, to the Brompton Mall. Saturday's Friday, and evening rush hours could use a left turn signal for cars driving south on Main St. making a left on Nanwood. This also would help the pedestrians.

My best Regards to all those who help plan our fine city and I hope to see more improvements in the coming years.

Sincerely

Yours truly

Mrs Lorne Spragg  
12 Mono Court,  
Brompton Ont.  
L6W 2G8.

# INTER-OFFICE MEMORANDUM

*Sent to PC  
10/19*

Office of the Commissioner of Planning & Development

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October 6, 1987

**TO:** The Chairman and Members of Planning Committee

**FROM:** Planning and Development Department

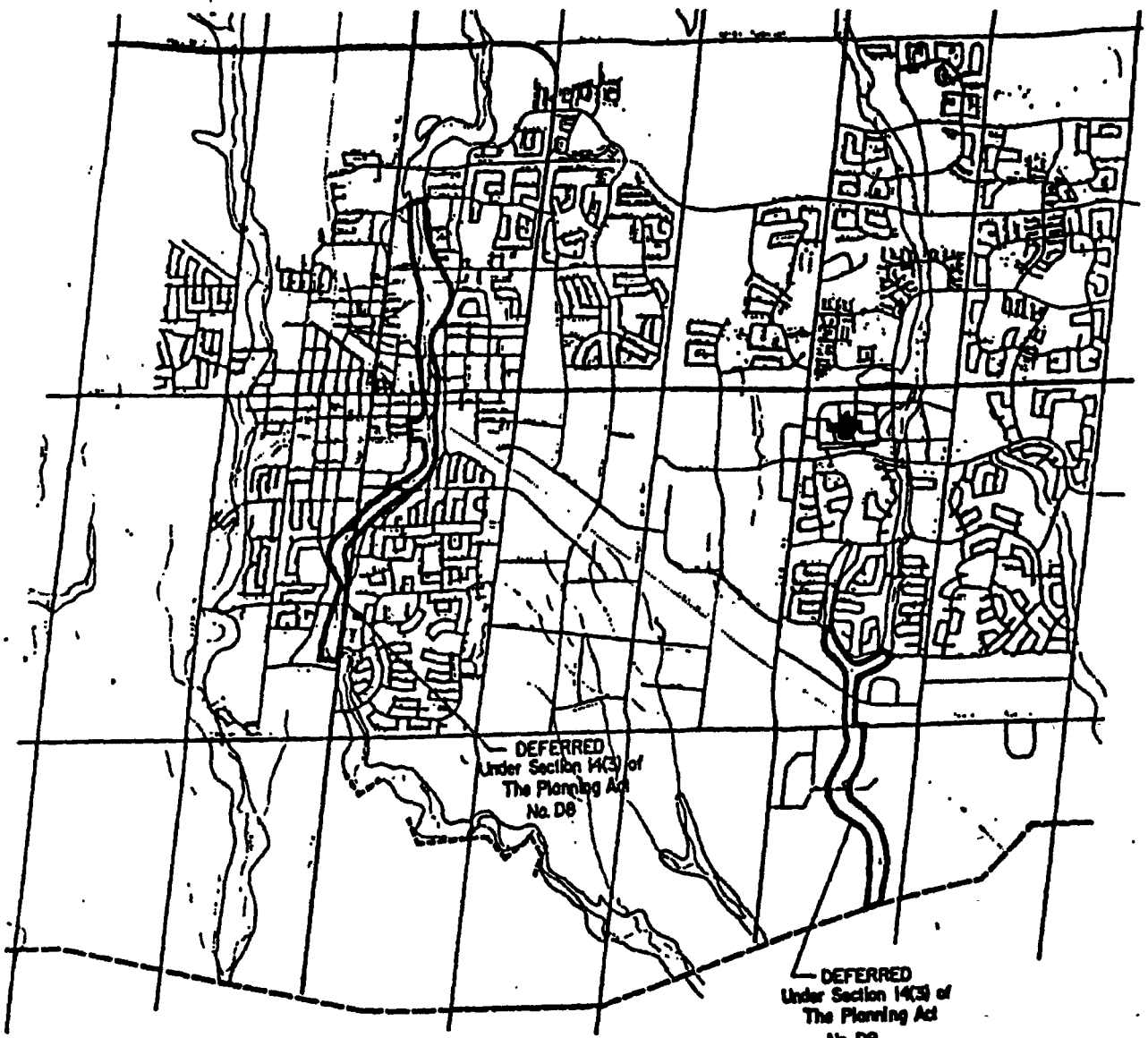
**RE: PROPOSED OFFICIAL PLAN AMENDMENT  
DAMAGE CENTRE SITES - ETOBICOKE  
CREEK  
Ward Numbers 4 and 8  
Our File Number: F9**

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## **BACKGROUND**




In January of 1984, the then Minister of Municipal Affairs and Housing substantially approved the Brampton Official Plan, with the exception of certain sections, some of which were deferred pending resolution of site-specific concerns. One such deferral consisted of the "Hazard Lands" designation and related policies which restricted development/redevelopment within damage centres (i.e. areas which may be susceptible to flooding) along portions of the Etobicoke Creek (Refer to Map 1). Accordingly, the purpose of the proposed official plan amendment is to:

- establish special policy provisions to permit development/redevelopment in accordance with the official plan within the damage centre sites, subject to flood-proofing requirements; and,
- secure ministerial approval to remove the deferred status of the relevant "Hazard Lands" sections of the official plan.



**HAZARD LANDS**

**SCHEDULE 'B'**

-  FLOODPLAINS (Approx. Boundaries)
-  WETLAND AREAS (Includes Muck & Organic Soils)
-  STEEP SLOPE AREAS

DEFERRED AREAS (HAZARD LANDS)  
CITY OF BRAMPTON OFFICIAL PLAN

MAP 1



1:60000

**CITY OF BRAMPTON**  
Planning and Development

Date: 87 10 06  
File no. F-9

Drawn by: RB  
Map no.

## **BASIS AND EFFECT OF THE AMENDMENT**

The Metropolitan Toronto and Region Conservation Authority has identified two damage centre sites within the Etobicoke Creek watershed, which are below the regulatory floodline. (i.e. the level and intensity of flooding produced by a regional storm equivalent to Hurricane Hazel). The location of these sites are:

- east of Highway Number 10, south of Clarence Street, in the Brampton East Secondary Planning Area; and,
- north of Steeles Avenue, and east of Dixie Road within the Avondale Secondary Planning Area.

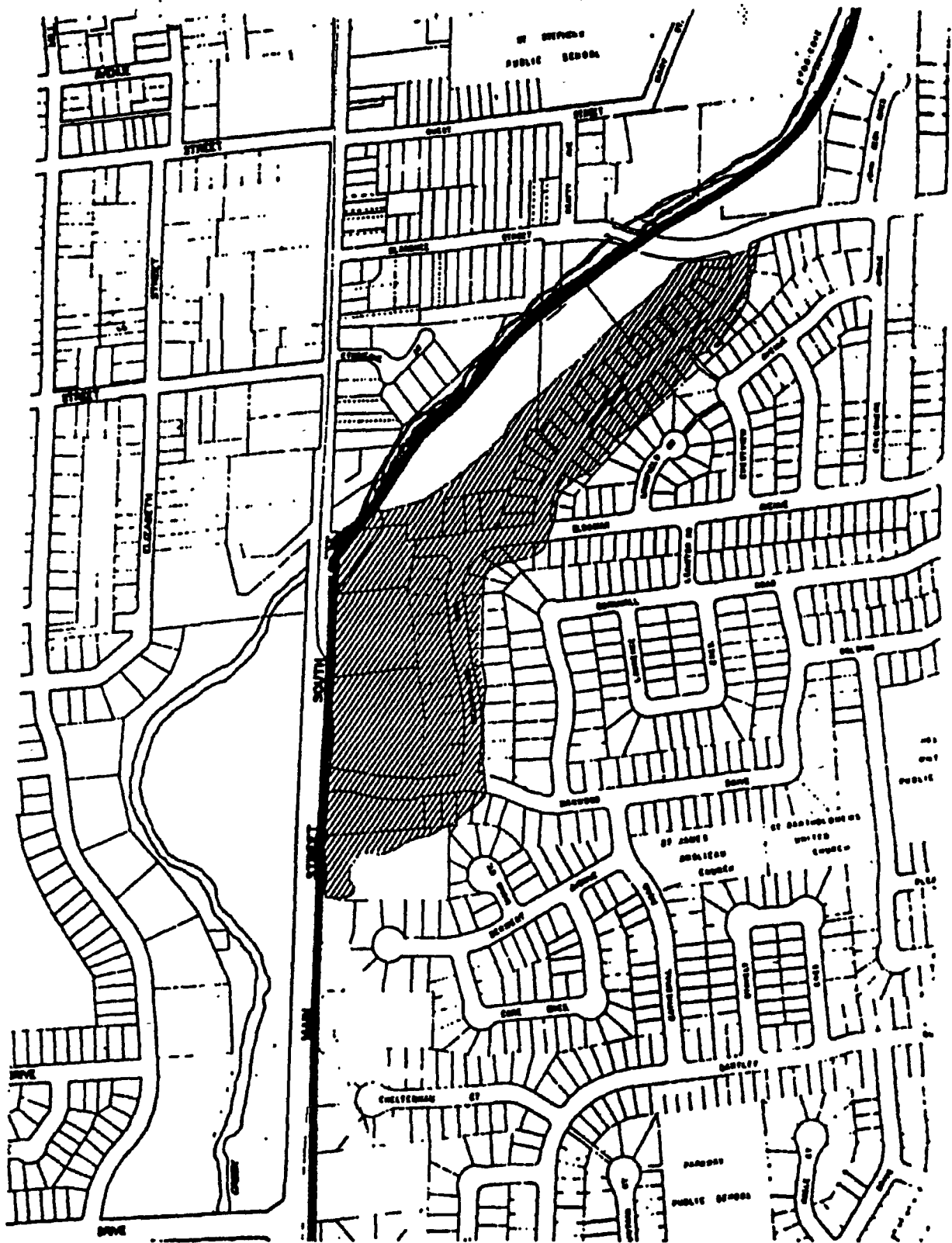
The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, it is recognized that:

- these damage centre sites have been substantially developed; and,
- flood depths and velocities under regional storm conditions should not preclude further development, provided that satisfactory flood-proofing measures are implemented.

In addition, The Metropolitan Toronto and Region Conservation Authority intends to undertake minor channel improvements to the Etobicoke Creek in these locations, to further minimize the flood risk.

Accordingly, the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority have consented to the introduction of special policy provisions in the official plan to:

- permit continued development/redevelopment within the subject damage centre sites; and,



 Proposed Special Policy Area (Damage Centre)

BRAMPTON EAST SECONDARY  
PLANNING AREA

MAP 2



1:6500

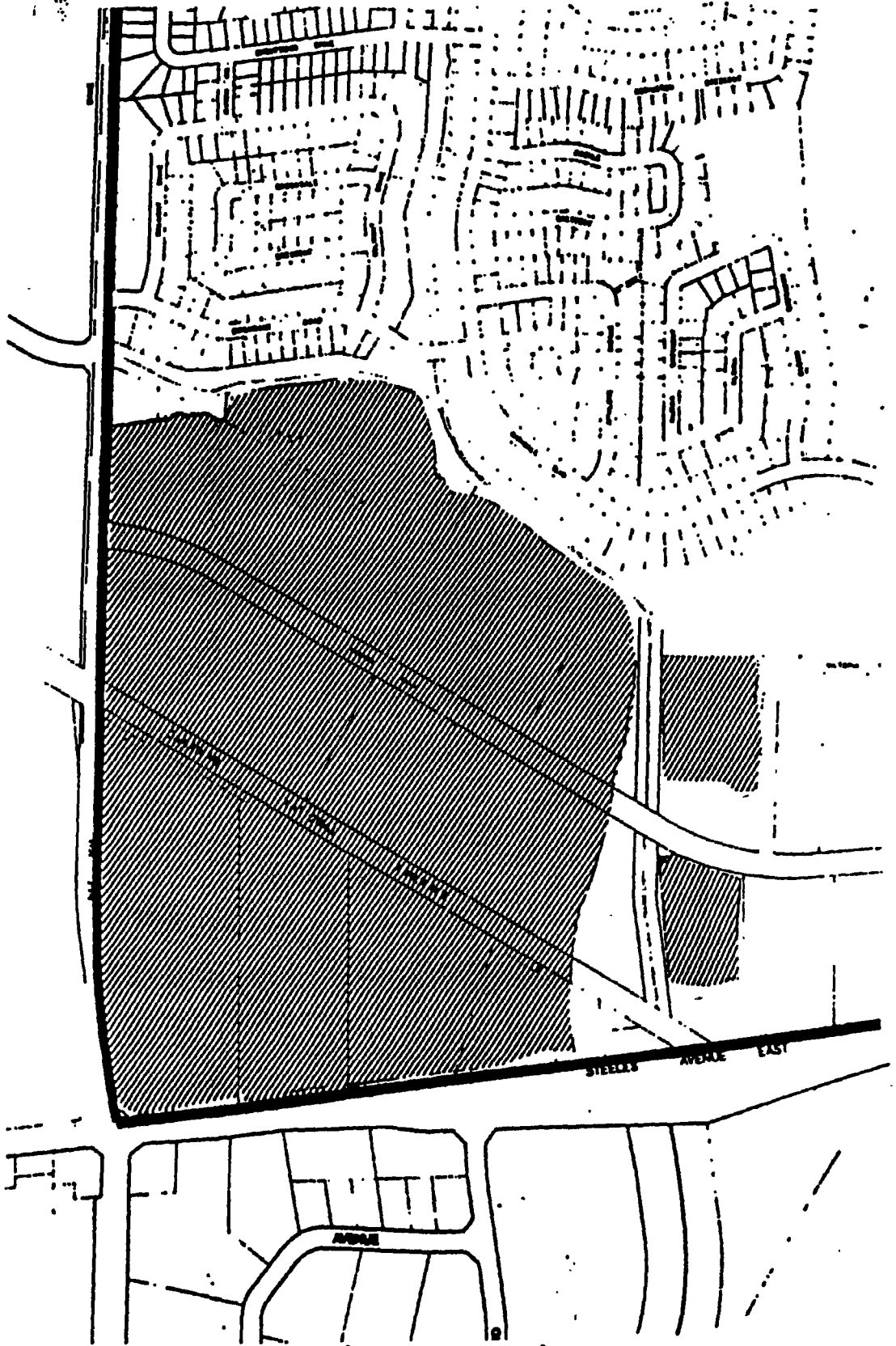
**CITY OF BRAMPTON**  
Planning and Development

Date: 87 10 06

File no. F-9

Drawn by: RB

Map no.



 Proposed Special Policy Area (Damage Centre)

AVONDALE SECONDARY PLAN AREA



1:8000

**CITY OF BRAMPTON**  
Planning and Development

Date: 87 10 06      Drawn by: RB  
File no. F9          Map no.

Map 3

- ensure that necessary flood-proofing is secured through the development approval process.

The special policy provisions included in the proposed official plan amendment include measures to:

- restrict the placing or dumping of fill, or the alteration of the watercourse;
- require flood-proofing for any new buildings or additions to existing structures including setbacks, basement elevations, the elimination of building openings, the installation of back-water valves and sump pumps;
- require any new zoning by-laws to contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and other such matters as may be determined by the City in consultation with the Metropolitan Toronto and Region Conservation Authority; and,
- require an engineering study, where appropriate, for development/redevelopment detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and stormwater management.

It should be noted that the City has previously received approval to use similar special policy provisions to facilitate development within damage centres located in the Brampton Central Secondary Planning Area.

#### **CONCLUSIONS AND RECOMMENDATIONS**

To facilitate the approval of the requisite official plan amendment, a public meeting is required in accordance with City Council's procedures. Upon Council's adoption of the amendment, the Minister of Municipal Affairs should be requested to:



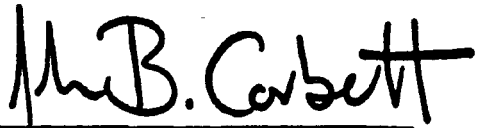
- approve the official plan amendment; and,
- lift the deferred status of the relevant "Hazard Lands" sections of the Brampton Official Plan, affecting the subject lands.

The proposed official plan amendment is attached for the consideration of Planning Committee.

Accordingly, it is recommended that:


- 1) A public meeting be convened in accordance with City Council's procedures;
- 2) Subject to the results of the public meeting, the official plan amendment be adopted, and submitted to the Minister of Municipal Affairs for approval; and,
- 3) The Minister of Municipal Affairs be requested to remove the deferred status of the relevant "Hazard Land" sections of the Brampton Official Plan.

Respectfully submitted,



John B. Corbett, M.C.I.P.  
Policy Planner

AGREED:



F.R. Dalzell, Commissioner,  
Planning and Development



J.A. Marshall, M.C.I.P.  
Director of Policy Planning

JC/am/16

AMENDMENT NUMBER \_\_\_\_\_

and

AMENDMENT NUMBER \_\_\_\_\_ A

to the Official Plan of the  
City of Brampton Planning Area



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

To adopt Amendment Number \_\_\_\_\_ and  
Amendment Number \_\_\_\_\_ A to the Official  
Plan 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, 1983, hereby ENACTS as follows:

1. Amendment Number \_\_\_\_\_ and Amendment Number \_\_\_\_\_ A to the Official  
Plan of the City of Brampton Planning Area, are hereby adopted and  
made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the  
Minister of Municipal Affairs and Housing for approval of Amendment  
Number \_\_\_\_\_ and Amendment Number \_\_\_\_\_ A to the Official Plan of the  
City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this \_\_\_\_\_ day of \_\_\_\_\_, 198 .

\_\_\_\_\_  
KENNETH G. WILLIAMS - MAYOR

\_\_\_\_\_  
LEONARD J. MINDLICH - CLERK

AMENDMENT NUMBER \_\_\_\_\_  
AND AMENDMENT NUMBER \_\_\_\_\_ A  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to establish special policy area provisions, in accordance with provincial policy, with respect to floodplain management for specific areas designated as "Hazard Lands" in the Brampton Official Plan.

2. Location

The lands subject to this amendment are located within the Etobicoke Creek watershed, and more specifically:

- east of Highway Number 10, south of Clarence Street in the Brampton East Secondary Planning Area; and,
- north of Steeles Avenue, and east of Dixie Road within the Avondale Secondary Planning Area.

3. Amendment and Policies Relative Thereto:

3.1 Amendment Number \_\_\_\_\_ A:

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 17, set out in the first paragraph of subsection 7.2.7.17, Amendment \_\_\_\_\_ A;
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 20, set out in the first paragraph of subsection 7.2.7.20, Amendment \_\_\_\_\_ A; and,
- (3) by deleting Schedule B, Hazard Lands therefrom, and replacing therefor, Schedule C to this amendment.

3.2 Amendment Number \_\_\_\_\_ A:

(a) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton East Secondary Plan (being Part C, Section B, Chapter B.2., Subsection B.2.5 thereto, and Plate Number 8 thereof, as amended) is hereby further amended:

- (1) by adding thereto, as Plate Number 8(A), Schedule A to this amendment; and,

- (2) by adding to Part C, Section B, Chapter B.2., Subsection B.2.5 thereto, the following as paragraph 10.0 thereof:

"10.0 Special Policy Areas

10.1 The area shown as Special Policy Area Number 1 on Plate Number 8(A), has been identified by the Metropolitan Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Plate Number 8, shall only be permitted subject to the following:

- (a) the placing or dumping of fill of any kind, or the alteration of any watercourse shall not be permitted without the approval of the Metropolitan Toronto and Region Conservation Authority;
- (b) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Metropolitan Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Metropolitan Toronto and Region Conservation Authority to determine, prior to the issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;

- (c) where it is technically impractical to flood proof a building or structure in accordance with paragraph 10.1(b), new buildings or structures, including new additions, shall only be permitted, if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
  - (d) notwithstanding sections 10.1(b) and (c), no new buildings or structures including additions shall be permitted within Special Policy Area Number 1 shown on Plate Number 8(A), if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Metropolitan Toronto and Region Conservation Authority;
  - (e) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Metropolitan Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
  - (f) any new zoning by-laws shall contain provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be determined by the City in consultation with the Metropolitan Toronto and Region Conservation Authority; and,
  - (g) the Metropolitan Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.
- (b) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Avondale Secondary Plan (being Part C, Section C, Chapters C13, C21, C25, C27, C38, and C40 and

Plate Numbers 14, 24, 30, 31 and 32, as amended) is hereby further amended:

- (1) by adding thereto, as Plate Number 14(A), Schedule B to this amendment; and,
- (2) by deleting paragraph 1.0 of chapter C40 of Part C, Section C therefrom, and replacing therefor, the following:

**"1.0 Purpose**

The purposes of this Chapter is to:

- (1) designate the uses for three parcels of land having frontage in Bramlea Road in an area located between Steeles Avenue and Avondale Boulevard/Dearbourns Boulevard; and,
  - (2) establish special policy area provisions with respect to floodplain management in accordance with provincial policy."
- (3) by changing the referencing thereto, of paragraph 4.0 of Chapter C40, of Section C, Part C, to paragraph 3.0 of Chapter C40 of Section C, Part C;
  - (4) by adding to Chapter C40 of Section C of Part C thereto, the following as section 4.0:

**"4.0 Special Policy Areas**

- 4.1 The area shown as Special Policy Area Number 1 on Plate 14(A), has been identified by the Metropolitan Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates certain restrictions on development/redevelopment in accordance with provincial floodplain management policies. Accordingly, the Ministry of Natural Resources and The Metropolitan Toronto and Region Conservation Authority recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as

permitted within each land use designation shown on Plate Number 14, shall only be permitted subject to the following:

- (a) the placing or dumping of fill of any kind or the alteration of any watercourse shall not be permitted without the approval of the Metropolitan Toronto and Region Conservation Authority;
- (b) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Metropolitan Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Metropolitan Toronto and Region Conservation Authority to determine, prior to the issuance of a building permit, a proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps, and the installation of waterproof seals and structural joints;
- (c) where it is technically impractical to floodproof a building or structure in accordance with 4.1(b), new buildings or structures, including new additions, shall only be permitted, if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- (d) notwithstanding sections 4.1(b) and (c), no new buildings or structures including additions shall be permitted within Special Policy Area Number 1 shown on Plate Number 14(A), if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Metropolitan Toronto and Region Conservation Authority;
- (e) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the

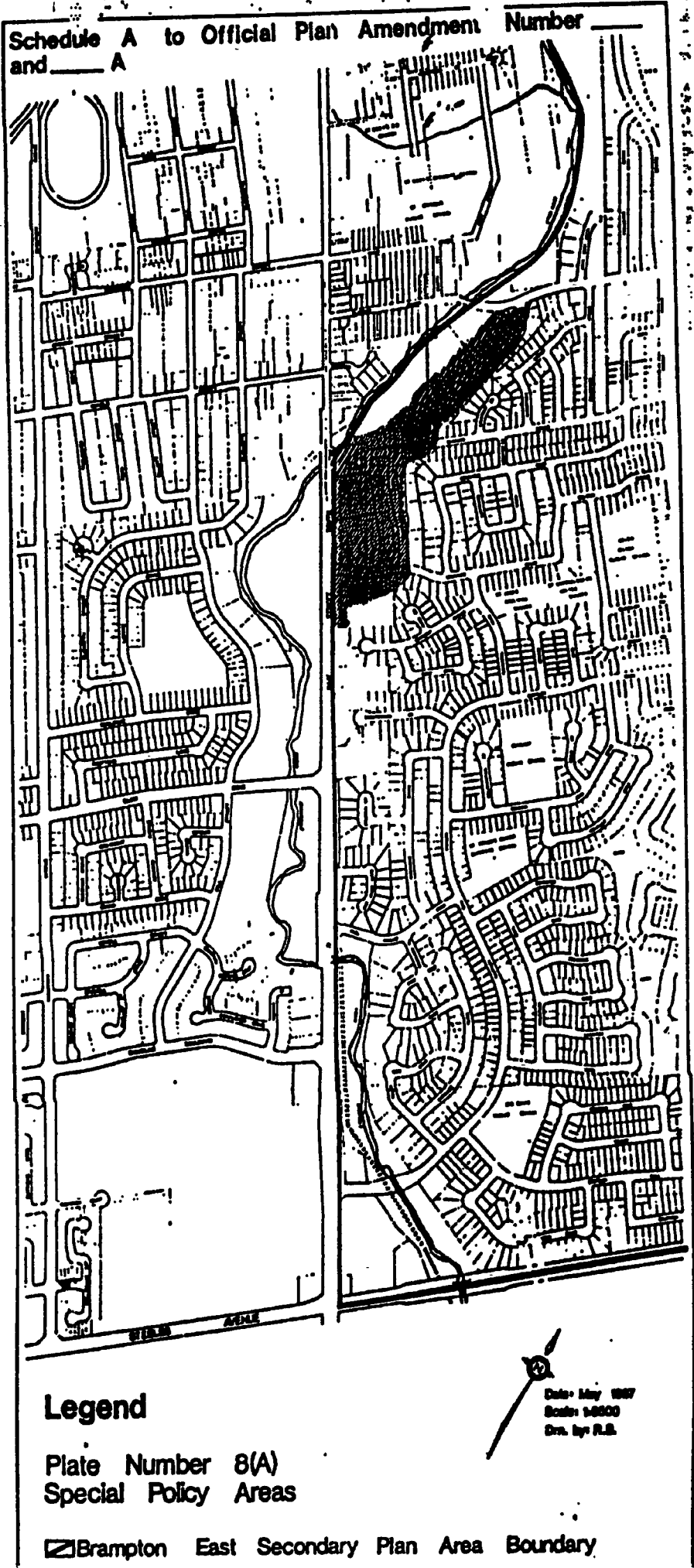


Metropolitan Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;

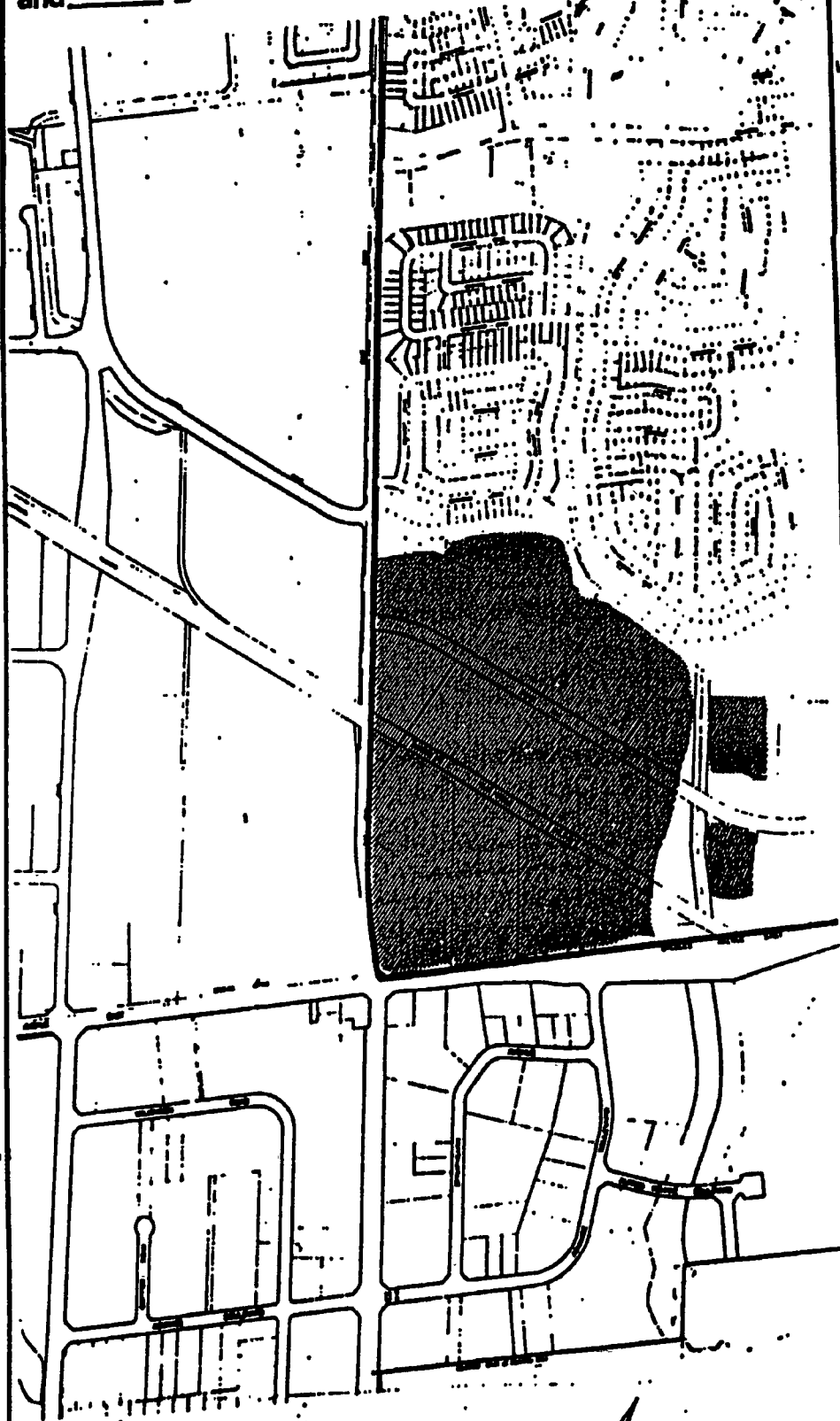
(f) any new zoning by-laws shall contain provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be determined by the City in consultation with the Metropolitan Toronto and Region Conservation Authority; and,

(g) the Metropolitan Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.

87/8/4





Schedule \_\_\_\_\_ to Official Plan Amendment No. \_\_\_\_\_  
and \_\_\_\_\_



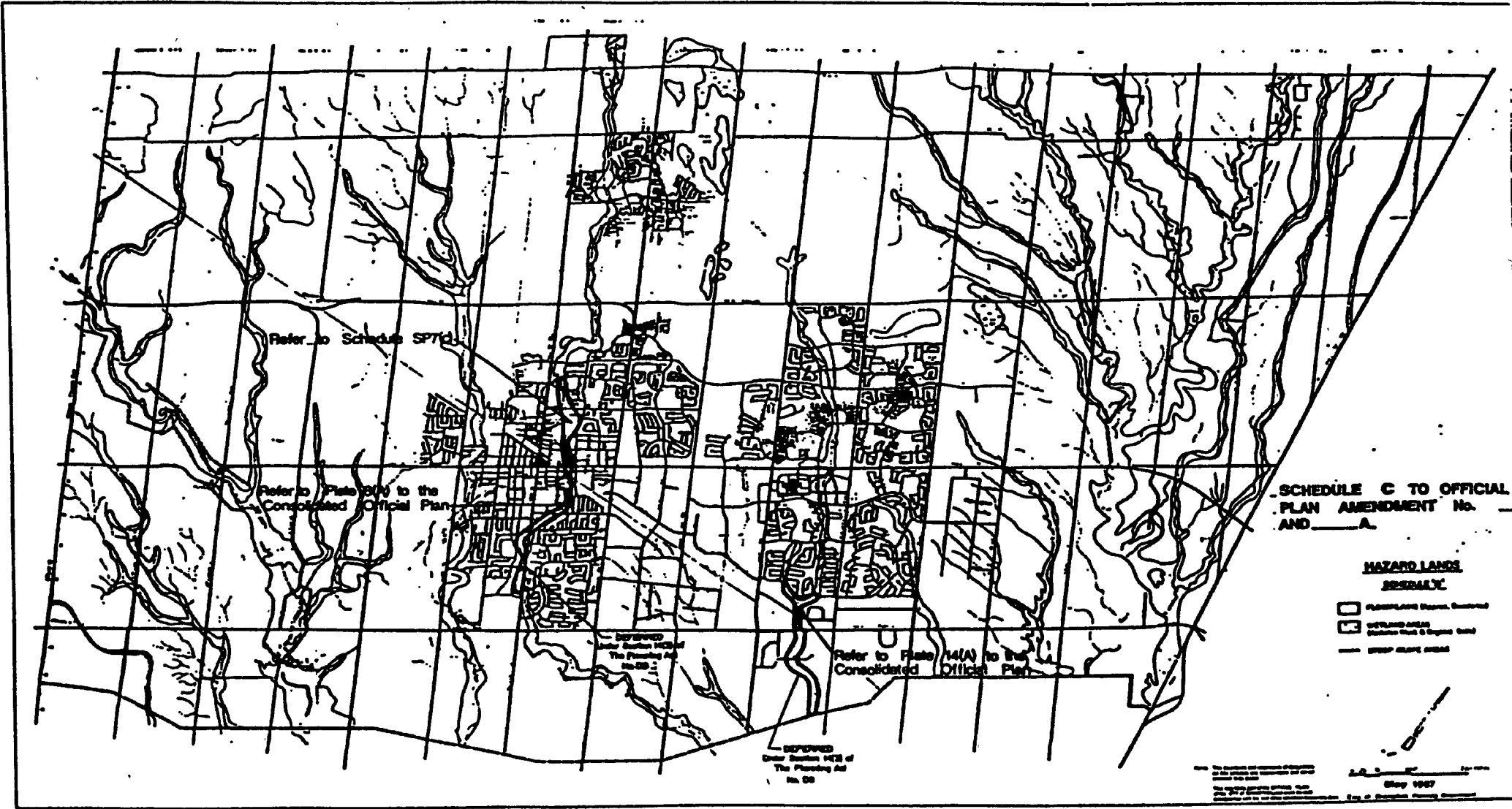
**Legend**

Plate Number 14(A)  
Special Policy Areas

-  Avondale Secondary Plan Area Boundary
-  Special Policy Area 1 (Refer to Paragraph 4.0)



Date: May 1987  
Scale: 1:8000  
Dn by: R.B.



SCHEDULE C TO OFFICIAL  
 PLAN AMENDMENT No. \_\_\_\_  
 AND \_\_\_\_ A.

- HAZARD LANDS**  
**GENERAL**
- FLOODPLAIN DESIGNATED
  - FLOODPLAIN DESIGNATED (High Risk & Special Study)
  - SPTC BOUNDARY

1:10,000  
 May 1987  
 City of Vancouver, British Columbia

This map was prepared by the Planning Department, City of Vancouver, British Columbia. The City Engineer is responsible for the accuracy of the information shown on this map. The City Engineer is also responsible for the accuracy of the information shown on this map.