



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39-91

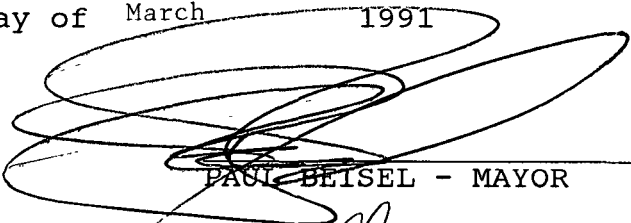
To adopt Amendment Number 197
to the Official Plan of the
City of Brampton Planning Area

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 197 to the Official Plan of the City of Brampton Planning Area is 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 for approval of Amendment Number 197 to the Official Plan of the City of Brampton Planning Area.
3. By-law 52-89 which adopted Official Plan Amendment Number 157 to the Official Plan of the City of Brampton Planning Area is hereby repealed.

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

this 18th day of March 1991



PAUL BEISEL - MAYOR



LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM
LAW DEPT.
BRAMPTON

DATE 1/1/91

13/91/Bylaw02.6

ORIGINAL

AMENDMENT NUMBER 197

to the Official Plan of the City
of Brampton Planning Area


21 - OP 0031 - 197 - 1

AMENDMENT NO. 197
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

This Amendment No. 197 to the Official Plan of the City of Brampton which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act, R.S.O., 1990, c.P. 13, subject to the following modifications:

1. by adding the following as items (xvi) and (xvii) to Section 3.0 thereof:
 - " (xvi) by deleting the references to policies numbers 7.3.1 and 5.2.15 contained in policy 5.2.23 and replacing them with references to policy numbers 7.4.1, and 5.2.13, respectively."
 - " (xvii) by deleting the reference to policy 5.1.16 contained in policy 5.1.5 and replacing it with a reference to policy 5.1.18."

Date: 1993-01-25



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39-91

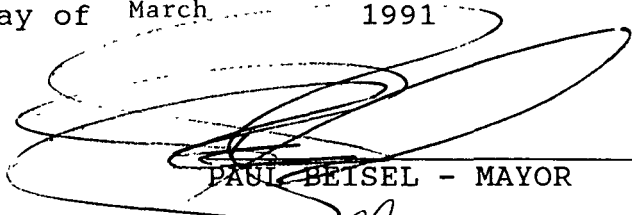
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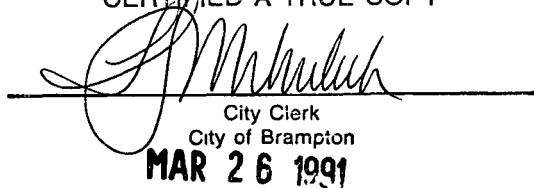
LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 3/21/91

13/91/Bylaw02.6

CERTIFIED A TRUE COPY



City Clerk
City of Brampton
MAR 26 1991

AMENDMENT NUMBER 197
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to revise certain policies of the General Plan (Part II) which, in the process of formulating detailed planning policies for Secondary Plan Area Number 28, have been identified as requiring improvement or updating.

2.0 Location

The lands subject to this amendment constitute the whole of the City of Brampton Planning Area.

3.0 Amendment and Policies Relative Thereto:

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

- (i) by deleting the category "District Park" in the legend on Schedule 'G' of Part II, and by deleting the three "District Park" designations on Schedule 'G' and substituting therefor the designations indicated in the following table:

<u>Location of former "District Park" designation</u>	<u>Substitute Designation</u>
South of Steeles Avenue just east of McLaughlin Road	"Special Park"
At the northwest corner of Highway Number 7 and Bramalea Road	"Special Park"
North of Highway Number 7 between Highway Number 10 and Kennedy Road	"Community Park"

- (ii) by adding a "complete interchange" symbol to both Schedules 'H' and 'I' of Part II at the intersection of Highway Number 7 Bypass with Highway Number 7 and Goreway Drive;
- (iii) by changing Schedule 'H' of Part II to include a Major Arterial Road designation for Goreway Drive from Queen Street to Highway Number 407;

- (iv) by changing Schedule 'I' of Part II to show a 45 metre right-of-way width for Williams Parkway between Torbram Road and the Highway Number 7 Bypass, and for Goreway Drive between Queen Street and Highway Number 407;
- (v) by deleting item (x) in the second paragraph of definition 1.3.1 of Part II and substituting therefor the following:

"(x) the area is potentially a recreationally valuable and aesthetically interesting asset in an urban context.";
- (vi) by deleting the clause "in the case of the Secondary Plan Number 28 area" in the second sub-paragraph under the heading "Class III" in the third major paragraph of definition 1.3.1 of Part II;
- (vii) by deleting the words "in the Secondary Plan Number 28 area" in the second sentence of policy 1.3.2.2 of Part II;
- (viii) by deleting the paragraph in policy 1.3.2.3 of Part II that makes specific reference to the Secondary Plan Number 28 area;
- (ix) by changing the upper limit of the Gross Leasable Area Ranges for Convenience Centres and Neighbourhood Centres as specified in definition 2.2.3.19, in policy 2.2.3.21, and in Table 2 referenced by policy 2.2.3.1, of Part II, from 2,000 m² (21,500 ft.²) and 9,000 m² (96,900 ft.²) to 1,400 m² (15,100 ft.²) and 7,500 m² (80,700 ft.²), respectively;
- (x) by deleting the second paragraph of policy 2.2.3.1 of Part II and substituting therefor the following:

"Notwithstanding the upper limit of the Gross Leasable Area Ranges for Convenience Centres and Neighbourhood Centres as specified in Table 2 and in policies 2.2.3.19 and 2.2.3.21, such centres that were approved while higher limits of 2,000 m² (21,500 ft.²) and 9,000 m² (96,900 ft.²) were in effect may be developed or expanded as previously approved";
- (xi) by changing the upper limit of the site area range for Regional Centres as specified in Table 2, referenced by policy 2.2.3.1 of Part II from 24 hectares (60 acres) to 36 hectares (90 acres);
- (xii) by deleting the clause "in the case of the Secondary Plan Number 28 area" in the Highway Commercial "main permitted uses" list in policy 2.2.4.3 item iii) of Part II;

(xiii) by deleting the words "1.6 hectares (4.0 acres) per 1000 population" in policy 2.5.1.3.3 of Part II and substituting therefor the following:

"1.7 hectares (4.25 acres) per 1,000 population.";

(xiv) by renumbering policy 2.5.1.3.33 of Part II as policy 2.5.1.3.24;

(xv) by deleting all of the policies under the heading "Park Hierarchy", namely policies 2.5.1.3.14 to 2.5.1.3.32 inclusive, including Table 3 referenced to policy 2.5.1.3.15, all of Part II, and substituting therefor the following:

MODIFICATION
No. 1
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

2.5.1.3.14 The requirement and development of public parks and recreation facilities shall be based where practicable on the Parkette, Neighbourhood Park, Community Park, Special Park, Park Link and Environmental Park policies and standards contained hereunder. Future Parkettes, Neighbourhood parks and some Special Parks, Link Parks and Environmental Parks, are not designated on Schedules "G" and "A" since the precise distribution of such parks is to be determined in Secondary Plans or Subdivision or Development Plans in accordance with the policies of this Plan.";

2.5.1.3.15 On the average, the 1.7 hectares (4.25 acres) per 1,000 population park tableland requirement (Policy 2.5.1.3.3) will be allocated in terms of the Public Open Space hierarchy as indicated in Table 3.

PARKETTES

2.5.1.3.16 Land shall be acquired and developed where appropriate for parkettes to provide visual relief in the urban area and sitting areas for shoppers, workers and neighbouring residents; or for parkettes to provide young children, especially pre-schoolers, with play areas according to the following criteria:

a) Spaces and Facilities

Parkettes may include sitting areas, lighting and landscaped areas, buffer areas, walkways, floral

TABLE 3

HIERARCHICAL ALLOCATION OF
PUBLIC OPEN SPACE TABLELAND REQUIREMENT

<u>Public Open Space Hierarchy</u>	<u>Approximate Allocation* of Total Tableland Requirement</u>
Parkettes	9%
Neighbourhood Parks	23%
Community Parks	32%
Special Parks	15%
Link Parks	9%
Environmental Parks	12%
<hr/>	
TOTAL	100%

*The actual allocation in any given area of the City will depend on many factors including the presence of woodlots or other natural areas, the distribution of valleylands, the planned major road pattern, and the extent of non-residential uses.

(See also policy 2.5.1.3.23)

displays and/or junior-intermediate playgrounds for young children from the immediate area. They shall also contain or abut environmental lands such as woodlots or valley segments wherever appropriate.

b) Size of Parkettes

Parkettes which are provided to preserve significant groups of trees, or which are provided for aesthetic, and resting purposes in medium and high density areas, commercial areas, and industrial areas, and along major traffic routes (particularly at intersections) shall be of varying sizes. Parkettes catering primarily to the play needs of the young should be a minimum of 0.24 hectares (0.6 acres) in size.

c) Service Radius and Population

Active Parkettes will generally be provided to serve areas containing 500 to 1,000 residents who are located farther than 0.4 kilometres (1/4 mile) from another such park or a Neighbourhood park or elementary school playground.

NEIGHBOURHOOD PARKS

2.5.1.3.17

Neighbourhood parks and recreation facilities may be acquired and developed according to the following criteria.

a) Activity Spaces and Facilities

Neighbourhood parks will contain facilities that are primarily intended to serve residents from a neighbourhood sized area, and:

- (i) will generally contain a Junior-Senior playground;
- (ii) will generally contain an open active area, or junior ball diamond or soccer field with appropriate parking and washroom facilities;

(iii) may also contain a junior toboggan slope or tennis courts or a wading pool or other neighbourhood serving facilities;

(iv) may contain or abut environmental lands such as woodlots or valley segments; and

(v) will contain adequate space for sitting, supervision of children and other passive uses and for horticultural development, buffer areas and walkways.

b) Size of Parks

Neighbourhood parks will range in size according to population served and facilities to be accommodated, however a minimum size of 1.2 hectares (3.0 acres) is desirable to accommodate essential activity spaces.

c) Service Radius and Population

Neighbourhood parks will generally be located to serve 4,000 to 5,000 people within a 0.8 to 1.2 kilometre (1/2 to 3/4 mile) radius.

COMMUNITY PARKS

2.5.1.3.18 Community parks and recreation facilities shall be acquired and developed according to the following criteria.

a) Activity Spaces and Facilities

Community Parks will contain facilities that are primarily intended to serve residents from a community scale or larger area, and:

i) will typically contain a variable number of facilities from one or more groupings such as:

o junior and senior ball diamonds, soccer fields and other sports facilities;

- o a community centre complex containing meeting rooms and halls, and which may include an arena, or indoor racquet courts, or an indoor swimming pool, or a fitness centre;
 - o a major playground, an outdoor skating rink, a minor bandshell, a multi-court tennis facility, a curling club, mini golf; and
 - o any of the minor facilities commonly provided in more minor parks when they are provided in conjunction with a number of the major facilities listed above;
- ii) may contain or abut environmental lands such as woodlots and valleylands; and
 - iii) will contain adequate space for sitting, supervision of children and other passive uses, and for horticultural development, buffer areas and walkways.

b) Size of Parks

In order to accommodate the spaces and facilities noted above, community parks shall contain a minimum of 6 hectares (15 acres) of tableland and will preferably be located to include woodlots or valleyland so that the total park area ranges from 12 to 18 hectares (30 to 45 acres). The size of a community park in a specific location will depend on its relationship to valleys and other natural areas, and on the facilities required to serve the recreation needs of the specific community.

c) Service Radius and Population

Community Parks will generally be located to serve approximately 15,000 people within a 2.4 kilometre (1 1/2 mile) radius.

d) Integration with Major School Sites

Wherever practical, Community Parks should be properly located adjacent to senior school or high school sites to allow for the construction of joint use buildings and sports fields.

SPECIAL PARKS

2.5.1.3.19 Special Parks are those that:

- (i) are based on and would contain or abut significant natural or physical features (such as water bodies, bog areas, major woodlots); or
- (ii) contain recreation facilities that have specialized locational requirements (such as senior citizen recreation centres); or
- (iii) contain facilities that are primarily intended to serve residents from the whole City or a major sector thereof (i.e. 60,000 or more residents); or
- (iv) contain a number of interrelated "family attraction" types of facilities (i.e. formal gardens, display greenhouses, animal farms, etc.); or
- (v) contain other facilities or features that could be considered to be specialized in a City-wide context for any other specific reasons.

2.5.1.3.20 Special Parks shall be acquired and developed according to the following criteria.

a) Activity Spaces and Facilities

Depending on available space, topography and natural features, the Special Parks may contain a wide variety of indoor and outdoor facilities. They should also contain adequate facilities for sitting, supervision of children and other passive uses, and for horticultural development, buffer areas and

walkways. It is also recognized that certain specialized facilities may be accommodated in conjunction with Community Parks or other lower order parks.

b) Size Of Parks

The size of Special Parks depends on the number and type of facilities to be accommodated and the characteristics of a particular site.

LINK PARKS

2.5.1.3.21 Link Parks are defined as parklands whose primary functions within the Park Hierarchy are:

- i) the connection of nodal parks to each other and to surrounding residential communities, and
- ii) the accommodation of recreational pursuits such as walking, running, cycling and skiing as well as more leisurely pastimes such as nature observation and exploration, or aesthetic appreciation.

ENVIRONMENTAL PARKS

2.5.1.3.22 Although all of the aforementioned categories of the Park Hierarchy shall contain or abut appropriate scale environmental open space lands such as woodlots, valleylands, channels, ponds, and lakes whenever feasible to incorporate opportunities for walkway, running, cycling, skiing, nature observation and aesthetic appreciation; it is recognized that it may occasionally be desirable to retain such environmental features in a free standing Environmental Park.

Application of the Park Hierarchy

2.5.1.3.23 Although public parks are to be planned on the basis of the park hierarchy outlined in the preceding policies, it is intended that there be considerable flexibility in the classification of a park in relation to:

- i) the inclusion or exclusion of specific facilities;
- ii) the gradation of one class into another;
- iii) the inclusion of lower order facilities in predominantly higher order parks or vice versa."

1/89/4

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 197

Attached are copies of recent planning reports dated November 29, 1990 and February 12, 1991, including the notes of a public meeting held on February 6, 1991, after notification in the local newspapers. Also attached are copies of earlier planning reports dated January 9, 1989 and February 13, 1989, including the notes of a public meeting held on February 1, 1989.

1/89/4

INTER-OFFICE MEMORANDUM

F2

Office of the Commissioner of Planning & Development

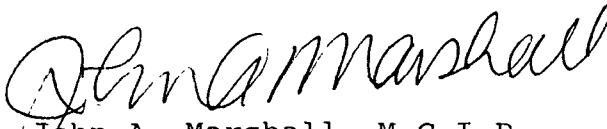
February 12, 1991

To: The Chairman and Members of Planning Committee
From: Planning and Development Department
Re: ADDITIONAL GENERAL OFFICIAL PLAN ADJUSTMENTS
PURSUANT TO SECONDARY PLAN 28 STUDIES AND
DELIBERATIONS

Attached are the notes of a public meeting held on February 6, 1991. As the notes indicate, no interested members of the public attended the meeting. In addition, staff have not received any verbal or written submissions regarding the matter.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- 1) The notes of the public meeting be received, and
- 2) Staff be directed to forward to City Council for enactment, the appropriate Official Plan Amendments.


John A. Marshall, M.C.I.P.,
Commissioner of Planning
and Development

JAM/EC
attachments

Fa-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 6, 1991, in the Municipal Council Chambers, 150 Central Park Drive, Brampton, Ontario, commencing at 7:31 p.m. with respect to ADDITIONAL GENERAL OFFICIAL PLAN ADJUSTMENTS PURSUANT TO SECONDARY PLAN 28 STUDIES AND DELIBERATIONS.

MEMBERS PRESENT: Alderman J. Hutton - Chairman
Councillor F. Russell
Councillor P. Robertson
Alderman A. Gibson

STAFF PRESENT: J. A. Marshall, Commissioner of Planning and Development
W. Winterhalt, Director, Planning Policy & Research
A. Rezoski, Development Planner
C. Logan, Development Planner
K. Ash, Development Planner
E. Coulson, Secretary

The Chairman inquired if the customary notification of the public meeting had been given.

Mr. Marshall replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 7:32 p.m.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 29, 1990

TO: The Chairman and Members
of Planning Committee

FROM: Planning and Development Department

RE: Public Meeting Notification
Official Plan Amendment Numbers 157 and 165
and Zoning By-laws 185-89, 186-89, 187-89,
188-89 and 189-89
Our File Numbers: OPA 157, OPA 165 and R2.6

Official Plan Amendment Numbers 157 and 165 are presently awaiting Ministry approval. During recent discussions with a Ministry Official about the clearance of outstanding matters to expedite the approval of these amendments, it was discovered that less than 12 days notice of the public meetings for these amendments was provided in contravention of our Official Plan and of the provisions of the Planning Act.

Official Plan Amendment Number 157 incorporates a number of General Official Plan adjustments related to the various Secondary Plan Number 28 studies and deliberations. The most significant changes incorporated in Amendment Number 157 include:

- o Adjustments to the Park Hierarchy and Overall Tableland Quantity;
- o Revisions to the Environmentally Sensitive Areas Policies Respecting Woodlots;
- o Addition of an Interchange Symbol and Adjustments to Road Requirements; and
- o Adjustments to Commercial Policies.

Official Plan Amendment Number 157 was adopted by Council on February 27, 1989 and was forwarded to the Ministry on March 2, 1989.

Official Plan Amendment Number 165 incorporates the following changes to the designated right-of-way widths of two Regional road segments:

- o Mayfield Road from Winston Churchill Boulevard to Highway 50 to be changed to 45 metres in width from 36 metres;

- o Mavis Road from the Brampton southern boundary to Highway 7 to to be changed to 45 metres in width from 36 metres.

These changes were proposed to reflect amendments to the Regional Road Widths and Setbacks By-law that were enacted by Regional Council on February 23, 1989. The increased road widths are intended to provide sufficient room to accommodate ultimate 6 lane cross sections.

Official Plan Amendment Number 165 was adopted by Council on June 26, 1989 and was forwarded to the Ministry on June 30, 1989.

Zoning By-laws 185-89, 186-89, 187-89, 188-89 and 189-89 were also passed on June 26, 1989 to amend the Regional Road Allowances and Setbacks set out in the comprehensive zoning by-laws for Brampton. These zoning by-law changes correspond to the adjustments incorporated in Official Plan Amendment Number 165 and with the increase in the width of Bovaird Drive from Highway 410 to Airport Road (to 49 metres) that was previously incorporated in Official Plan Amendment Number 149 (i.e. Secondary Plan No. 28). Unfortunately, these amending by-laws were presented at the same public meeting as Official Plan Amendment Number 165 and were also subject to inadequate notice.

These short notice situations arose in the case of Official Plan Amendment Numbers 157 and 165 and the above referenced By-laws because they do not deal with area specific matters subject to individual mailed notice and we were consequently solely reliant on newspaper notification. Those newspaper advertisements did not appear far enough ahead of the public meetings. Procedures are now in place to ensure that general matters that are subject only to newspaper notification are handled in such a way that adequate notice (i.e. 12 days or more) is provided without exception. However, given the current circumstances, new public meetings will have to be held and Official Plan Amendments 157 and 165, and By-laws 185-89, 186-89, 187-89, 188-89 and 189-89 will have to be adopted again before Ministry approval can be obtained for the amendments and before the By-laws can come into force.

Accordingly, IT IS RECOMMENDED:

That the staff report dated 1990 11 29 and entitled "Public Meeting Notification : Official Plan Amendment Numbers 157 and 165 and Zoning By-laws 185-89, 186-89, 187-89, 188-89 and 189-89" be received; and

That Official Plan Amendment Numbers 157 and 165 and Zoning By-laws 185-89, 186-89, 187-89, 188-89 and 189-89 be presented at a new Public Meeting in accordance with standard City practice.

Respectfully submitted,

Bill Winterhalt

Bill Winterhalt,
Director of Planning
Policy and Research

AGREED:

John A. Marshall

John A. Marshall, M.C.I.P.,
Commissioner, Planning and
Development

BW/am/pub.meet

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

February 13, 1989

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Additional General Official Plan
Adjustments Pursuant to Secondary
Plan Number 28 Studies and Deliberations
Our File Number: 02.6

The notes of the Public Meeting held on Wednesday, February 1, 1989 are attached for the information of Planning Committee.

Three members of the public attended the meeting but expressed no concerns pursuant to the staff presentation. No written submissions have been received.

However, during staff discussions respecting Parkette playgrounds, it was noted that the application of the 1/4 mile service radius criteria (see policy 2.5.1.3.16 c) of the attached amendment) is obviously intended to take account of other nearby parkettes, as well as of nearby neighbourhood parks and elementary school playgrounds. Accordingly, the words "...another such park or..." have been added to policy 2.5.1.3.16 c) of the attached amendment to clarify this interpretation.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A) the notes of the Public Meeting be received, and
- B) the attached Official Plan Amendment be adopted.

Respectfully submitted,

Bill Winterhalt

Bill Winterhalt
Policy Planner

J.A. Marshall
J.A. Marshall, Director of
Planning Policy & Research

AGREED:

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

BW/am/icl

E4-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 1, 1989, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:50 p.m., with respect to ADDITIONAL GENERAL OFFICIAL PLAN ADJUSTMENTS PURSUANT TO SECONDARY PLAN 28 STUDIES AND DELIBERATIONS.

Members Present: Councillor P. Robertson - Chairman
Alderman E. Ludlow
Alderman A. Gibson
Councillor F. Russell
Alderman S. Fennell
Councillor R. Begley
Alderman J. Sprovieri
Councillor F. Andrews

Staff Present: F. R. Dalzell, Commissioner of Planning and Development
J. A. Marshall, Director of Planning Policy and Research
C. Brawley, Policy Planner
J. Corbett, Policy Planner
W. Winterhalt, Policy Planner
E. Coulson, Secretary

Approximately 3 interested members of the public were present.

The Chairman inquired if the customary notification of the Public Meeting had been given.

Mr. Dalzell responded that notification had been placed in the local newspapers.

Mr. Winterhalt made a brief presentation dealing with each of the following four groups of text and map changes incorporated in the proposed Official Plan Amendment:

- i) Adjustments to the Park Hierarchy and Overall Tableland Quantity.
- ii) Revisions to the Environmentally Sensitive Areas

- cont'd. -

iii) Addition of Interchange Symbol and Adjustments to Road Requirements.

iv) Adjustments to Commercial Policies.

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

Alderman Gibson asked if subject adjustments will change any decision made by City Council in respect to Secondary Plan #28.

Mr. Winterhalt responded that the adjustments apply throughout the municipality and partially result from studies and deliberations regarding Secondary Plan #28. However, no Council decisions are changed regarding Secondary Plan #28.

There were no further questions or comments and the meeting adjourned at 8:10 p.m.

E4-4

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to revise certain policies of the General Plan (Part II) which, in the process of formulating detailed planning policies for Secondary Plan Area Number 28, have been identified as requiring improvement or updating.

2.0 Location

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3.0 Amendment and Policies Relative Thereto:

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- (ii) by adding a "complete interchange" symbol to both Schedules 'H' and 'I' of Part II at the intersection of Highway Number 7 Bypass with Highway Number 7 and Goreway Drive;
- (iii) by changing Schedule 'H' of Part II to include a Major Arterial Road designation for Goreway Drive from Queen Street to Highway Number 407;

- (iv) by changing Schedule 'I' of Part II to show a 45 metre right-of-way width for Williams Parkway between Turbran Road and the Highway Number 7 Bypass, and for Goreway Drive between Queen Street and Highway Number 407;
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 - "(x) the area is potentially a recreationally valuable and aesthetically interesting asset in an urban context.";
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- (xi) by changing the upper limit of the site area range for Regional Centres as specified in Table 2, referenced by policy 2.2.3.1 of Part II from 24 hectares (60 acres) to 36 hectares (90 acres);
- (xii) by deleting the clause "in the case of the Secondary Plan Number 28 area" in the Highway Commercial "main permitted uses" list in policy 2.2.4.3 item iii) of Part II;

E.4-6

(xiii) by deleting the words "1.6 hectares (4.0 acres) per 1000 population" in policy 2.5.1.3.3 of Part II and substituting therefor the following:

"1.7 hectares (4.25 acres) per 1,000 population.";

(xiv) by renumbering policy 2.5.1.3.33 of Part II as policy 2.5.1.3.24;

(xv) by deleting all of the policies under the heading "Park Hierarchy", namely policies 2.5.1.3.14 to 2.5.1.3.32 inclusive, including Table 3 referenced to policy 2.5.1.3.15, all of Part II, and substituting therefor the following:

"2.5.1.3.14 The requirement and development of public parks and recreation facilities shall be based where practicable on the Parkette, Neighbourhood Park, Community Park, Special Park, Park Link and Environmental Park policies and standards contained hereunder. Future Parkettes, Neighbourhood parks and some Special Parks, Link Parks and Environmental Parks, are not designated on Schedules "C" and "A" since the precise distribution of such parks is to be determined in Secondary Plans or Subdivision or Development Plans in accordance with the policies of this Plan.";

2.5.1.3.15 On the average, the 1.7 hectares (4.25 acres) per 1,000 population park tableland requirement (Policy 2.5.1.3.3) will be allocated in terms of the Public Open Space hierarchy as indicated in Table 3.

PARKETTES

2.5.1.3.16 Land shall be acquired and developed where appropriate for parkettes to provide visual relief in the urban area and sitting areas for shoppers, workers and neighbouring residents; or for parkettes to provide young children, especially pre-schoolers, with play areas according to the following criteria:

a) Spaces and Facilities

Parkettes may include sitting areas, lighting and landscaped areas, buffer areas, walkways, floral

HIERARCHICAL ALLOCATION OF
PUBLIC OPEN SPACE TABLELAND REQUIREMENT

<u>Public Open Space Hierarchy</u>	<u>Approximate Allocation* of Total Tableland Requirement</u>
Parkettes	9%
Neighbourhood Parks	23%
Community Parks	32%
Special Parks	15%
Link Parks	9%
Environmental Parks	12%
<hr/>	
TOTAL	100%

*The actual allocation in any given area of the City will depend on many factors including the presence of woodlots or other natural areas, the distribution of valleylands, the planned major road pattern, and the extent of non-residential uses.

(See also policy 2.5.1.3.23)

E4-8

displays and/or junior-intermediate playgrounds for young children from the immediate area. They shall also contain or abut environmental lands such as woodlots or valley segments wherever appropriate.

b) Size of Parkettes

Parkettes which are provided to preserve significant groups of trees, or which are provided for aesthetic, and resting purposes in medium and high density areas, commercial areas, and industrial areas, and along major traffic routes (particularly at intersections) shall be of varying sizes. Parkettes catering primarily to the play needs of the young should be a minimum of 0.24 hectares (0.6 acres) in size.

c) Service Radius and Population

Active Parkettes will generally be provided to serve areas containing 500 to 1,000 residents who are located farther than 0.4 kilometres (1/4 mile) from another such park or a Neighbourhood park or elementary school playground.

NEIGHBOURHOOD PARKS

2.5.1.3.17

Neighbourhood parks and recreation facilities may be acquired and developed according to the following criteria.

a) Activity Spaces and Facilities

Neighbourhood parks will contain facilities that are primarily intended to serve residents from a neighbourhood sized area, and:

- (i) will generally contain a Junior-Senior playground;
- (ii) will generally contain an open active area, or junior ball diamond or soccer field with appropriate parking and washroom facilities;

- (iii) may also contain a junior toboggan slope or tennis courts or a wading pool or other neighbourhood serving facilities;
- (iv) may contain or abut environmental lands such as woodlots or valley segments; and
- (v) will contain adequate space for sitting, supervision of children and other passive uses and for horticultural development, buffer areas and walkways.

b) Size of Parks

Neighbourhood parks will range in size according to population served and facilities to be accommodated, however a minimum size of 1.2 hectares (3.0 acres) is desirable to accommodate essential activity spaces.

c) Service Radius and Population

Neighbourhood parks will generally be located to serve 4,000 to 5,000 people within a 0.8 to 1.2 kilometre (1/2 to 3/4 mile) radius.

COMMUNITY PARKS

2.5.1.3.18 Community parks and recreation facilities shall be acquired and developed according to the following criteria.

a) Activity Spaces and Facilities

Community Parks will contain facilities that are primarily intended to serve residents from a community scale or larger area, and:

- 1) will typically contain a variable number of facilities from one or more groupings such as:
 - o junior and senior ball diamonds, soccer fields and other sports facilities;

E4-10

- o a community centre complex containing meeting rooms and halls, and which may include an arena, or indoor racquet courts, or an indoor swimming pool, or a fitness centre;

- o a major playground, an outdoor skating rink, a minor bandshell, a multi-court tennis facility, a curling club, mini golf; and

- o any of the minor facilities commonly provided in more minor parks when they are provided in conjunction with a number of the major facilities listed above;

- ii) may contain or abut environmental lands such as woodlots and valleylands; and

- iii) will contain adequate space for sitting, supervision of children and other passive uses, and for horticultural development, buffer areas and walkways.

b) Size of Parks

In order to accommodate the spaces and facilities noted above, community parks shall contain a minimum of 6 hectares (15 acres) of tableland and will preferably be located to include woodlots or valleyland so that the total park area ranges from 12 to 18 hectares (30 to 45 acres). The size of a community park in a specific location will depend on its relationship to valleys and other natural areas, and on the facilities required to serve the recreation needs of the specific community.

c) Service Radius and Population

Community Parks will generally be located to serve approximately 15,000 people within a 2.4 kilometre (1 1/2 mile) radius.

d) Integration with Major School Sites

Wherever practical, Community Parks should be properly located adjacent to senior school or high school sites to allow for the construction of joint use buildings and sports fields.

SPECIAL PARKS

2.5.1.3.19 Special Parks are those that:

- (i) are based on and would contain or abut significant natural or physical features (such as water bodies, bog areas, major woodlots); or
- (ii) contain recreation facilities that have specialized locational requirements (such as senior citizen recreation centres); or
- (iii) contain facilities that are primarily intended to serve residents from the whole City or a major sector thereof (i.e. 60,000 or more residents); or
- (iv) contain a number of interrelated "family attraction" types of facilities (i.e. formal gardens, display greenhouses, animal farms, etc.); or
- (v) contain other facilities or features that could be considered to be specialized in a City-wide context for any other specific reasons.

2.5.1.3.20 Special Parks shall be acquired and developed according to the following criteria.

a) Activity Spaces and Facilities

Depending on available space, topography and natural features, the Special Parks may contain a wide variety of indoor and outdoor facilities. They should also contain adequate facilities for sitting, supervision of children and other passive uses, and for horticultural development, buffer areas and

E4-12

walkways. It is also recognized that certain specialized facilities may be accommodated in conjunction with Community Parks or other lower order parks.

b) Size Of Parks

The size of Special Parks depends on the number and type of facilities to be accommodated and the characteristics of a particular site.

LINK PARKS

2.5.1.3.21 Link Parks are defined as parklands whose primary functions within the Park Hierarchy are:

- i) the connection of nodal parks to each other and to surrounding residential communities, and
- ii) the accommodation of recreational pursuits such as walking, running, cycling and skiing as well as more leisurely pastimes such as nature observation and exploration, or aesthetic appreciation.

ENVIRONMENTAL PARKS

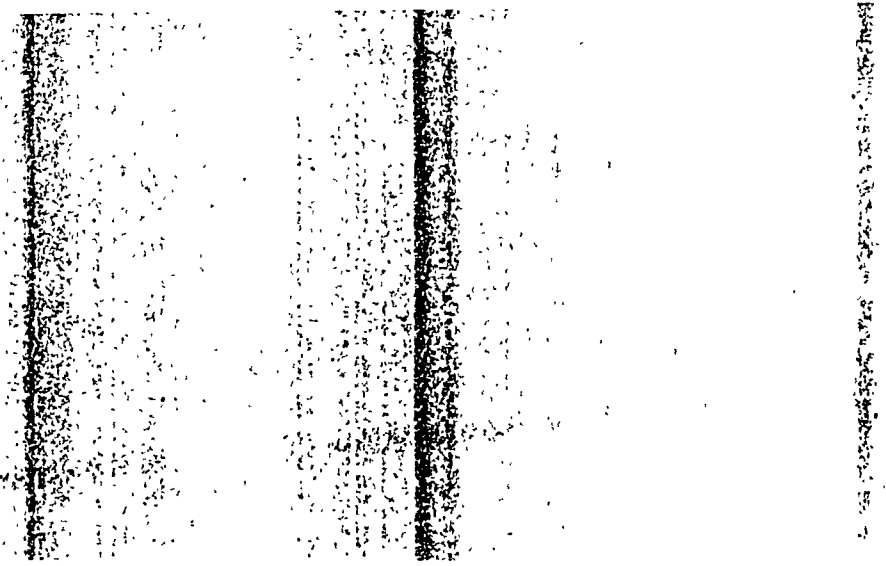
2.5.1.3.22 Although all of the aforementioned categories of the Park Hierarchy shall contain or abut appropriate scale environmental open space lands such as woodlots, valleylands, channels, ponds, and lakes whenever feasible to incorporate opportunities for walkway, running, cycling, skiing, nature observation and aesthetic appreciation; it is recognized that it may occasionally be desirable to retain such environmental features in a free standing Environmental Park.

Application of the Park Hierarchy

2.5.1.3.23 Although public parks are to be planned on the basis of the park hierarchy outlined in the preceding policies, it is intended that there be considerable flexibility in the classification of a park in relation to:

- i) the inclusion or exclusion of specific facilities;
- ii) the gradation of one class into another;
- iii) the inclusion of lower order facilities in predominantly higher order parks or vice versa."

1/89/4



INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

January 9, 1989

TO: The Chairman and Members of
Planning Committee

FROM: Planning and Development Department

RE: Additional General Official Plan
Adjustments Pursuant to Secondary
Plan Number 28 Studies and Deliberations
Our File Number: 02.6

BACKGROUND

The first draft of the Official Plan Amendment for the Secondary Plan Number 28 Area was released to the public at a Public Meeting on September 8, 1988. A number of the adjustments to the General Official Plan contained within this draft amendment were subsequently judged to be beyond the scope of the Public Meetings held in relation to the Secondary Plan Number 28 area.

Consequently, the version of the Secondary Plan Number 28 Official Plan Amendment that was adopted by Council on October 12, 1988 excluded some of these proposed General Official Plan changes, while including others in a restructured form so that they would apply only to the Secondary Plan Number 28 area. The staff report to Council dated October 6, 1988 indicated that, at a later date, a brief report (this one) would be submitted to Planning Committee and Council recommending the adoption of a separate Official Plan Amendment to properly incorporate all of these changes in the General Official Plan.

THE PROPOSED AMENDMENT

Attached is the draft Official Plan Amendment incorporating the proposed adjustments which are alluded to above and which are discussed in greater detail in the following section.

BASIS FOR PROPOSED ADJUSTMENTS

The General Official Plan adjustments proposed pursuant to the Secondary Plan Number 28 studies and deliberations can essentially be grouped into 4 categories and the underlying rationale provided for each category as follows:

- i) Adjustments to the Park Hierarchy and Overall Tableland Quantity

(Attached O.P.A. Reference: Sections 3.0 (i), and 3.0 (xiii) to 3.0 (xv))

As a result of the ongoing work on the Parks and Recreation Master Plan, the analysis carried out as a component of Capital Contributions Policy reviews, and direct experience with current policies over a 5-10 year period, it became apparent that the Official Plan policies respecting the quantitative specification as well as the hierarchical structure of active parkland did not accord with real needs and practices. Accordingly, a revised parkland hierarchy based on the Parks and Recreation Master Plan work was used in developing the plan for the Secondary Plan Number 28 area. Similarly, the current Capital Contributions Policy as well as the Secondary Plan for Area Number 28 is based on an overall park tableland requirement amounting to approximately 1.7 hectares (4.25 acres) per 1000 population.

Accordingly, it is also appropriate that the revised Park Hierarchy and quantitative requirements be incorporated in the General Plan to apply to the whole of Brampton rather than just to the Secondary Plan Number 28 area as is presently the case (pursuant to the adoption of Official Plan Amendment Number 149).

Specific active parkland related adjustments include:

- o the deletion of the District Park category which, in practice, overlaps almost completely with the Community Park and Special Park categories;
- o the redrafting of the policies describing the essential function and nature of Parkettes, Neighbourhood Parks, Community Parks and Special Parks so as to more accurately reflect current and anticipated facility/use allocation practices;
- o the addition of policies that clarify the role/nature of Link Parks and Environmental Parks in the overall hierarchy; and
- o the incorporation of the slightly higher park tableland requirement of 1.7 hectares (4.25 acres) for 1000 population.

The first three adjustments and their specific translation into policies in the attached amendment flows directly from the analysis contained in Appendix B to the original Secondary Plan Number 28 staff report of June 3, 1988. A major further adjustment that occurred during the evolution of Secondary Plan Number 28 is the introduction

of the Environmental Parks category as a distinct offshoot from the other categories and particularly the Link Parks category.

Justification for the 1.7 hectare (4.25 acre) per 1000 population overall park tableland requirement is most clearly documented in Appendix I Schedule 1 of the current Capital Contributions Policy report by Coopers and Lybrand, November, 1986.

ii) Revisions to the Environmentally Sensitive Areas Policies Respecting Woodlots

(Attached O.P.A. Reference: Sections 3.0 (v) to 3.0 (viii))

Shortcomings in the Official Plan Policies respecting Woodlot - Environmentally Sensitive Areas have been noted over the years as individual development applications incorporating such woodlots have been processed. Specifically, as noted in the June 3, 1988 Secondary Plan Number 28 Area Concept Plan report (p. 4), it has been found in practice that the woodlot rating (Classes I, II, III) contained in the Official Plan (Schedule 'C') is only useful as a general guideline since it is too ecologically based and does not sufficiently reflect the needs of urban residents and more particularly, does not account for the full range of adverse impacts on urban woodlots.

On many occasions, and again in the Secondary Plan Number 28 area, the City has expressed a clear desire to preserve and acquire the more mundane but hardy Class III woodlots rather than only the more exotic and sensitive high quality forest associations (Classes I or II) which can sometimes not be afforded adequate protection in realistic urban situations. Although the continued

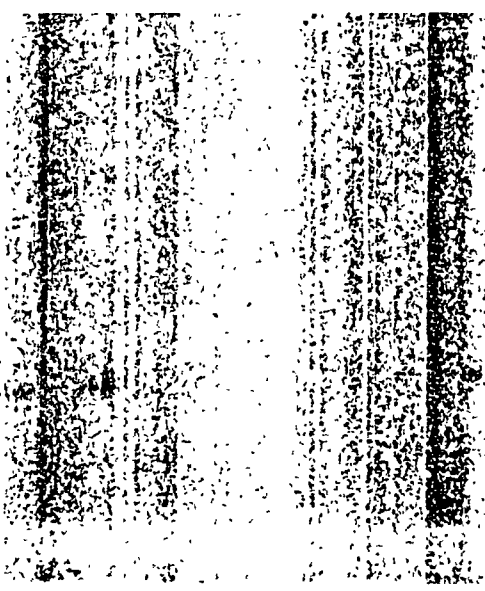
acquisition of Class III woodlots is consistent with well established practice, an argument might be made, on the basis of a very strict interpretation of current policies, that this practice contravenes the Plan. Accordingly, it is deemed to be prudent and consistent to reflect these current practices within the Environmentally Sensitive Areas policies respecting woodlots in the General Plan to the same extent as had already been done for the Secondary Plan Number 28 area.

iii) Addition of Interchange Symbol and Adjustments to Road Requirements

(Attached O.P.A. Reference: Sections 3.0 (ii) to 3.0 (iv))

The ongoing Brampton Secondary Plan Number 28 Transportation Study by the Proctor and Redfern Group has included an analysis of road network requirements for the entire area of Brampton extending from Highway Number 10 eastward. Most of the recommended road network requirements from that study were consistent with the then current Official Plan requirements, while others were incorporated in the Secondary Plan Number 28 Official Plan Amendment (OPA Number 149). However, the following recommended road network requirements outside of the Secondary Plan Number 28 area are not currently incorporated in the Official Plan:

- o An interchange at the intersection of the Highway Number 7 Bypass with Highway Number 7. (Based on ongoing Phase II network analyses).
- o Protection for an ultimate 6 lanes for Williams Parkway east of Torbram Road, and for Goreway Drive



between Queen Street and Highway Number 407. (See General Stage Summary Report, September, 1987).

A functional design study for the interchange, funded by the City, is currently in progress. Accordingly, it is appropriate that the above noted road network requirements be lodged in the General Official Plan.

iv) Adjustments to Commercial Policies

(Attached O.P.A. Reference: Sections 3.0 (ix) to 3.0 (xii))

A major commercial study of the Secondary Plan Number 28 area by Larry Smith and Associates culminated in a report entitled "A Commercial Study for Secondary Plan Area Number 28, City of Brampton, Ontario" in September, 1987. Among other things, that study included an evaluation of the adequacy of the commercial structure policies in the current Official Plan. These existing commercial hierarchy policies were judged to be essentially sound and were used as the basis for the recommendation of a commercial structure for the Secondary Plan Number 28 area. However, the Larry Smith Study and subsequent discussions related thereto resulted in recommendations for some fine tuning of these policies. Specifically it was suggested that:

- o the upper ends of the Gross Leasable Floor Area Ranges for Convenience Centres and Neighbourhood Centres were presently too high and should be revised downwards to 1400 m² (15,100 ft²) and 7,500 m² (80,700 ft²), respectively;

- o the upper limit of the site area range for Regional Centres should be increased to 36 hectares (90 acres) for consistency with the corresponding floor area limit; and
- o the Highway Commercial "main permitted uses" list should be amended so that it clearly includes " large furniture and appliance stores, home improvement centres or campuses, and major toy or sporting good stores" to recognize that such uses are legitimately and commonly a component of Highway Commercial developments.

Accordingly, these types of adjustments to the commercial policies should be incorporated in the General Official Plan so that they will apply to all areas rather than just the Secondary Plan Number 28 area, except that already approved Convenience and Neighbourhood Centres should be exempted from the more restrictive size limits.

CONCLUSION

The various studies and deliberations related to the preparation of Secondary Plan Number 28 identified a number of areas for improvement in the policies of the General Official Plan. However, most of these improvements to the General Official Plan could not be incorporated in the Official Plan Amendment for Secondary Plan Number 28 (i.e. O.P.A. Number 149), or had to be incorporated therein in a highly qualified form, because of the limited scope of the Secondary Plan Number 28 Public Meetings. This report and the attached Official Plan Amendment are proposed as the justification

and the means for incorporation of those improvements into the General Official Plan so that they will apply equally throughout the City.

RECOMMENDATION

That Planning Committee recommend to City Council that:

1. The staff report dated 1989 01 09 and entitled "Additional General Official Plan Adjustments Pursuant to Secondary Plan Number 28 Studies and Deliberations" and attached draft Official Plan Amendment be received.
2. The attached draft Official Plan Amendment be presented at a Public Meeting in accordance with standard City practice.

Respectfully submitted,

Bill Winterhalt

Bill Winterhalt
Policy Planner

AGREED:

F. R. Dalzell

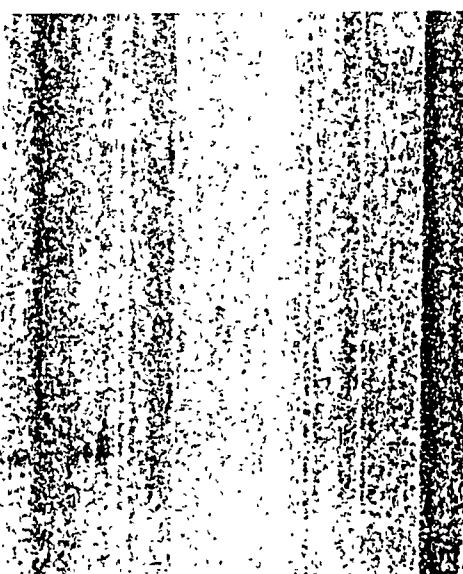
F. R. Dalzell, Commissioner of
Planning and Development

J. A. Marshall

J. A. Marshall, Director of
Planning Policy and Research

Attachment

BW/hg/icl



AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

F2-9

1.0 Purpose

The purpose of this amendment is to revise certain policies of the General Plan (Part II) which, in the process of formulating detailed planning policies for Secondary Plan Area Number 28, have been identified as requiring improvement or updating.

2.0 Location

The lands subject to this amendment constitute the whole of the City of Brampton Planning Area.

3.0 Amendment and Policies Relative Thereto:

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

- (i) by deleting the category "District Park" in the legend on Schedule 'G' of Part II, and by deleting the three "District Park" designations on Schedule 'G' and substituting therefor the designations indicated in the following table:

<u>Location of former "District Park" designation</u>	<u>Substitute Designation</u>
South of Steeles Avenue just east of McLaughlin Road	"Special Park"
At the northwest corner of Highway Number 7 and Bramalea Road	"Special Park"
North of Highway Number 7 between Highway Number 10 and Kennedy Road	"Community Park"

- (ii) by adding a "complete interchange" symbol to both Schedules 'H' and 'I' of Part II at the intersection of Highway Number 7 Bypass with Highway Number 7 and Goreway Drive;

- (iii) by changing Schedule 'H' of Part II to include a Major Arterial Road designation for Goreway Drive from Queen Street to Highway Number 407;

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- (iv) by changing Schedule 'I' of Part II to show a 45 metre right-of-way width for Williams Parkway between Torbram Road and the Highway Number 7 Bypass, and for Goreway Drive between Queen Street and Highway Number 407;
- (v) by deleting item (x) in the second paragraph of definition 1.3.1 of Part II and substituting therefor the following:
 - "(x) the area is potentially a recreationally valuable and aesthetically interesting asset in an urban context.";
- (vi) by deleting the clause "in the case of the Secondary Plan Number 28 area" in the second sub-paragraph under the heading "Class III" in the third major paragraph of definition 1.3.1 of Part II;
- (vii) by deleting the words "in the Secondary Plan Number 28 area" in the second sentence of policy 1.3.2.2 of Part II;
- (viii) by deleting the paragraph in policy 1.3.2.3 of Part II that makes specific reference to the Secondary Plan Number 28 area;
- (ix) by changing the upper limit of the Gross Leasable Area Ranges for Convenience Centres and Neighbourhood Centres as specified in definition 2.2.3.19, in policy 2.2.3.21, and in Table 2 referenced by policy 2.2.3.1, of Part II, from 2,000 m² (21,500 ft.²) and 9,000 m² (96,900 ft.²) to 1,400 m² (15,100 ft.²) and 7,500 m² (80,700 ft.²), respectively;
- (x) by deleting the second paragraph of policy 2.2.3.1 of Part II and substituting therefor the following:
 - "Notwithstanding the upper limit of the Gross Leasable Area Ranges for Convenience Centres and Neighbourhood Centres as specified in Table 2 and in policies 2.2.3.19 and 2.2.3.21, such centres that were approved while higher limits of 2,000 m² (21,500 ft.²) and 9,000 m² (96,900 ft.²) were in effect may be developed or expanded as previously approved";
- (xi) by changing the upper limit of the site area range for Regional Centres as specified in Table 2, referenced by policy 2.2.3.1 of Part II from 24 hectares (60 acres) to 36 hectares (90 acres);
- (xii) by deleting the clause "in the case of the Secondary Plan Number 28 area" in the Highway Commercial "main permitted uses" list in policy 2.2.4.3 item iii) of Part II;

(xiii) by deleting the words "1.6 hectares (4.0 acres) per 1000 population" in policy 2.5.1.3.3 of Part II and substituting therefor the following:

"1.7 hectares (4.25 acres) per 1,000 population.";

(xiv) by renumbering policy 2.5.1.3.33 of Part II as policy 2.5.1.3.24;

(xv) by deleting all of the policies under the heading "Park Hierarchy", namely policies 2.5.1.3.14 to 2.5.1.3.32 inclusive, including Table 3 referenced to policy 2.5.1.3.15, all of Part II, and substituting therefor the following:

2.5.1.3.14 The requirement and development of public parks and recreation facilities shall be based where practicable on the Parkette, Neighbourhood Park, Community Park, Special Park, Park Link and Environmental Park policies and standards contained hereunder. Future Parkettes, Neighbourhood parks and some Special Parks, Link Parks and Environmental Parks, are not designated on Schedules "G" and "A" since the precise distribution of such parks is to be determined in Secondary Plans or Subdivision or Development Plans in accordance with the policies of this Plan.";

2.5.1.3.15 On the average, the 1.7 hectares (4.25 acres) per 1,000 population park tableland requirement (Policy 2.5.1.3.3) will be allocated in terms of the Public Open Space hierarchy as indicated in Table 3.

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(See also policy 2.5.1.3.23)

displays and/or junior-intermediate playgrounds for young children from the immediate area. They shall also contain or abut environmental lands such as woodlots or valley segments wherever appropriate.

b) Size of Parkettes

Parkettes which are provided to preserve significant groups of trees, or which are provided for aesthetic, and resting purposes in medium and high density areas, commercial areas, and industrial areas, and along major traffic routes (particularly at intersections) shall be of varying sizes. Parkettes catering primarily to the play needs of the young should be a minimum of 0.24 hectares (0.6 acres) in size.

c) Service Radius and Population

Active Parkettes will generally be provided to serve areas containing 500 to 1,000 residents who are located farther than 0.4 kilometres (1/4 mile) from a Neighbourhood park or elementary school playground.

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- (ii) will generally contain an open active area, or junior ball diamond or soccer field with appropriate parking and washroom facilities;

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- (iii) may also contain a junior toboggan slope or tennis courts or a wading pool or other neighbourhood serving facilities;
- (iv) may contain or abut environmental lands such as woodlots or valley segments; and
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Neighbourhood parks will range in size according to population served and facilities to be accommodated, however a minimum size of 1.2 hectares (3.0 acres) is desirable to accommodate essential activity spaces.

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Neighbourhood parks will generally be located to serve 4,000 to 5,000 people within a 0.8 to 1.2 kilometre (1/2 to 3/4 mile) radius.

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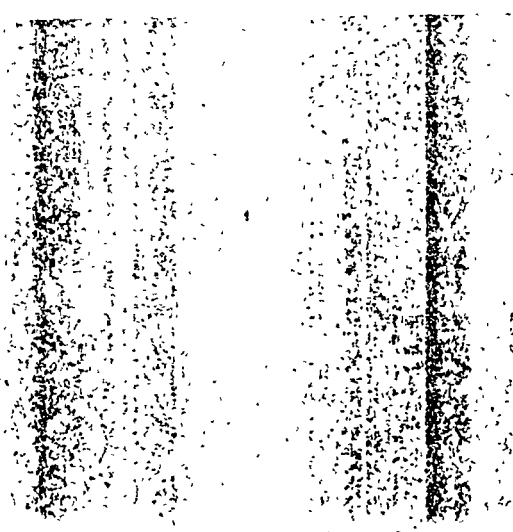
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- o a community centre complex containing meeting rooms and halls, and which may include an arena, or indoor racquet courts, or an indoor swimming pool, or a fitness centre;
 - o a major playground, an outdoor skating rink, a minor bandshell, a multi-court tennis facility, a curling club, mini golf; and
 - o any of the minor facilities commonly provided in more minor parks when they are provided in conjunction with a number of the major facilities listed above;
- ii) may contain or abut environmental lands such as woodlots and valleylands; and
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b) Size of Parks

In order to accommodate the spaces and facilities noted above, community parks shall contain a minimum of 6 hectares (15 acres) of tableland and will preferably be located to include woodlots or valleyland so that the total park area ranges from 12 to 18 hectares (30 to 45 acres). The size of a community park in a specific location will depend on its relationship to valleys and other natural areas, and on the facilities required to serve the recreation needs of the specific community.

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Community Parks will generally be located to serve approximately 15,000 people within a 2.4 kilometre (1 1/2 mile) radius.

#2-116

d) Integration with Major School Sites

Wherever practical, Community Parks should be properly located adjacent to senior school, or high school sites to allow for the construction of joint use buildings and sports fields.

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The size of Special Parks depends on the number and type of facilities to be accommodated and the characteristics of a particular site.

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2.5.1.3.21 Link Parks are defined as parklands whose primary functions within the Park Hierarchy are:

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ENVIRONMENTAL PARKS

2.5.1.3.22 Although all of the aforementioned categories of the Park Hierarchy shall contain or abut appropriate scale environmental open space lands such as woodlots, valleylands, channels, ponds, and lakes whenever feasible to incorporate opportunities for walkway, running, cycling, skiing, nature observation and aesthetic appreciation; it is recognized that it may occasionally be desirable to retain such environmental features in a free standing Environmental Park.

Application of the Park Hierarchy

2.5.1.3.23 Although public parks are to be planned on the basis of the park hierarchy outlined in the preceding policies, it is intended that there be considerable flexibility in the classification of a park in relation to:

- i) the inclusion or exclusion of specific facilities;
- ii) the gradation of one class into another,
- iii) the inclusion of lower order facilities in predominantly higher order parks or vice versa."

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