



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 41-82

To adopt Amendment Number 93 to the Consolidated 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 Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 93 to the Consolidated 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 and Housing for approval of Amendment Number 93 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 22nd day of February, 1982.

APPROVED
 [Signature]
 DATE 2/22/82

[Signature]
 James E. Archdekin, Mayor.

[Signature]
 Ralph A. Everett, Clerk.



BY-LAW

No. 41-82

To adopt Amendment Number 93 to the
Consolidated Official Plan of the City
of Brampton Planning Area
(PEEL REGIONAL POLICE ASSOCIATION)



1982 APR 6 PM 2 48

21-OP-0006-93

AMENDMENT NUMBER 93

to the Consolidated Official Plan
of the City of Brampton Planning Area

DISC. PLAN NO. 654

**LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL**

1982 Apr 6 P.M. 2:48

Asst Deputy Georgia J. Amuck
REGISTRAR OF DEEDS, COUNTY OF PEEL


-3

Amendment No. 93
to the
Official Plan for the
City of Brampton Planning Area

This Amendment No. 93 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 approved in accordance with section 17 of the Planning Act as Amendment No. 93 to the Official Plan for the City of Brampton Planning Area.

Date

March 22 1982



P. G. RIMMINGTON
Acting Executive Director
Plans Administration Division
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 41-82

To adopt Amendment Number 93 to the Consolidated Official Plan of the City of Brampton Planning Area.

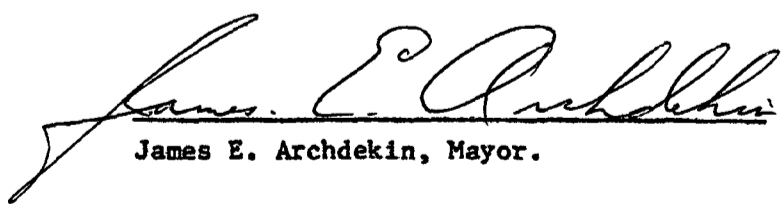
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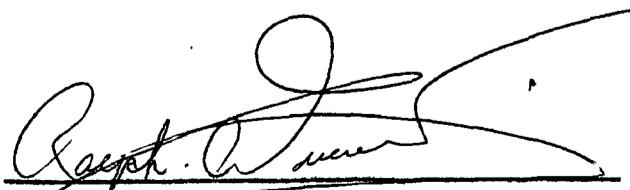
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READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 22nd day of February, 1982.

Om
1982


James E. Archdekin, Mayor.


Ralph A. Everett, Clerk.

1. Purpose:

The purposes of this amendment are to change the land use designation of lands shown on the attached Schedule A and to outline the appropriate development principles for the development of the subject lands.

2. Location:

The lands subject to this amendment are located on the east side of Mississauga Road, being part of Lot 14, Concession 4, W.H.S. (geographic Township of Chinguacousy, County of Peel) in the City of Brampton.

3. Amendment and Policies Relative Thereto:

The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing, on Plate No. 1 the chapter reference of the lands subject to this amendment, as shown on Schedule A, from CHAPTER C1 to CHAPTER C63;
- (2) by changing, on Plate No. 2, the land use designation of the lands subject to this amendment, as shown on Schedule A, from AGRICULTURE to PRIVATE RECREATION;
- (3) by adding, to the legend on Plate No. 2, the land use category PRIVATE RECREATION;
- (4) by adding thereto, as Plate No. 63, Schedule A to this amendment, and
- (5) by adding the following text to the Consolidated Official Plan as Chapter C63.

"CHAPTER C63

1.0 Purpose:

The purpose of this chapter, together with Plate No. 63, is to change the land use designation of lands shown on the attached Schedule A from AGRICULTURE to PRIVATE RECREATION.

2.0 Location:

The subject lands are located in part of Lot 14, Concession 4, W.H.S., in the City of Brampton as outlined on Plate No. 63.

3.0 Development Principles:

- 3.1 The lands shown outlined on Plate No. 63 shall be used only for the purposes of agriculture and private recreation.

3.2 A private recreation area shall include recreation facilities and accessory uses which are available to private club members and their guests.

3.3 The private recreation area shall be developed in accordance with the following principles:

3.3.1 Structures shall be low density, low intensity in nature and shall be situated with regard to the rural character and natural landscape features.

3.3.2 The location of recreational activities shall have regard for any adjacent agricultural operations and separation distances from such activities will be in accordance with the Agricultural Code of Practice.

3.3.3 The approval of the municipality, the Credit Valley Conservation Authority and the Ministry of Natural Resources will be required to straighten, change, direct or interfere in any way with the existing channel of a river, creek, stream or water course. Further, prior to the issuance of building permits, detailed site, grading and drainage plans shall be submitted for the approval of the Conservation Authority and the municipality.

3.3.4 Provision shall be made for adequate landscaping, fencing and buffering to minimize the influence of development upon adjacent residential uses and to enhance the appearance of the subject lands.

Activities and facilities that are likely to generate noise shall be located away from residences. The illumination of parking and recreation facilities shall be directed away from adjacent residences to minimize visual intrusion and glare upon residences.

3.3.5 Adequate off-street parking facilities shall be provided in accordance with acceptable standards to satisfy the requirements of members and their guests. The design of the parking facilities shall have regard to the convenience of the users.

3.3.6 Appropriate setback distances shall be imposed to permit the widening of Mississauga Road as may be required by the road authority having jurisdiction.

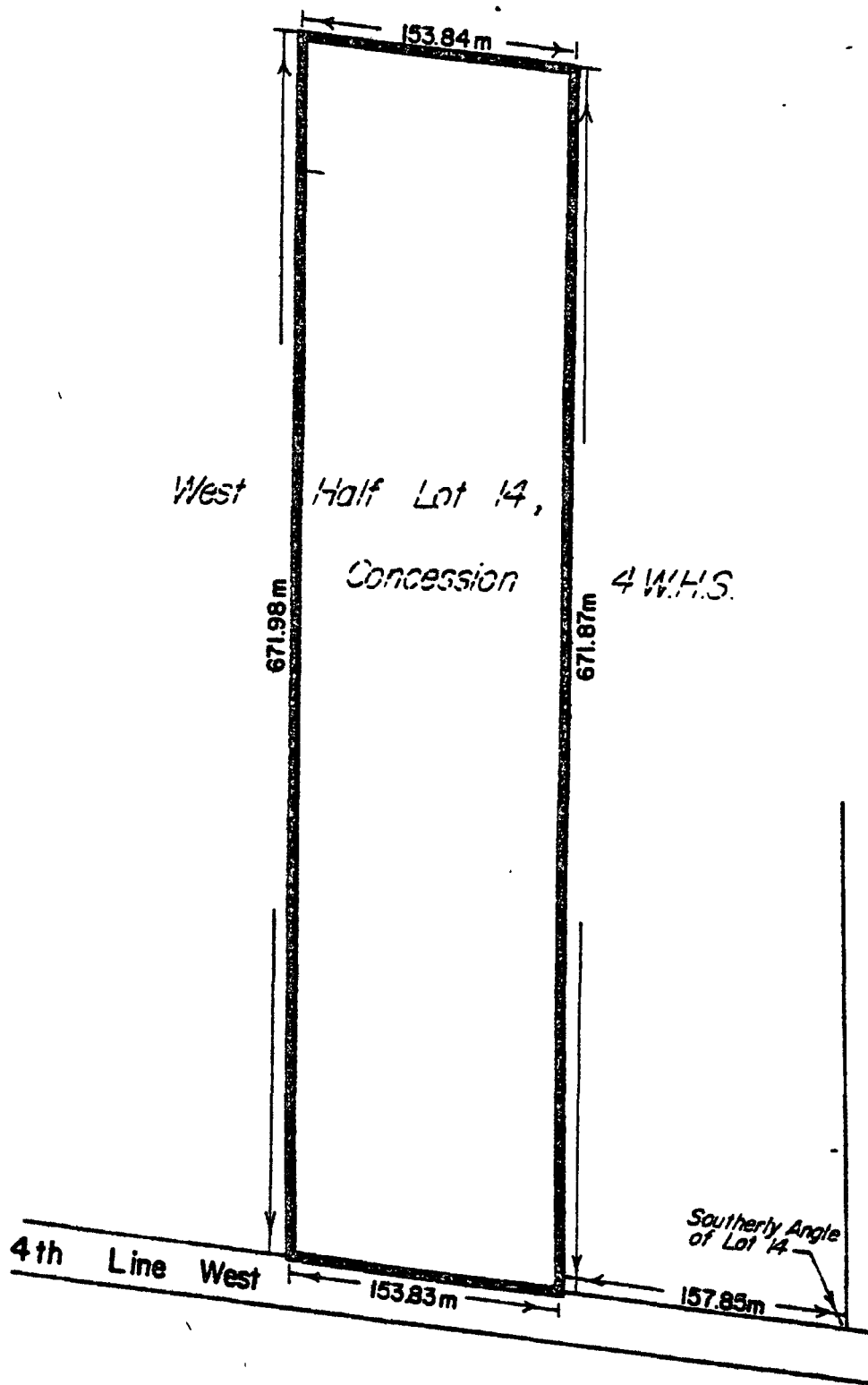
3.3.7 The location and design of access ramps shall be to the satisfaction of the road authority having jurisdiction.

3.3.8 Notwithstanding the private recreation designation, an existing saw mill operation will be permitted to remain, provided that the size or capacity of the mill is not increased. The saw mill may be relocated to another site on the subject property without further amendment of this chapter but subject, at all times, to the development principles outlined in Section 3.0.

4.0 Implementation:

4.1 This chapter will be implemented by an appropriate amendment to the Restricted Area By-law to impose the appropriate zone classifications and regulations in conformity with the development principles outlined in Section 3.0

4.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to Section 35a of The Planning Act."



— Amendment Boundary

PLATE No. 63
OFFICIAL PLAN AMENDMENT No. 93
Schedule A



1:1120

CITY OF BRAMPTON
Planning and Development

Date: 1982 02 17 Drawn by: J.H.L.
File no. C4W14.2A Map no. 21-5C

BACKGROUND MATERIAL TO AMENDMENT NUMBER 93

Attached is a copy of a report from the Director, of Planning and Development, dated 1982 01 15 and a copy of a report dated 1982 02 04 forwarding notes of a Public Meeting held on 1982 02 03 subsequent to the publication of notices in the local newspapers and mailing of notices to assessed owners of property located along both sides of Mississauga Road between Highway No. 7 and No. 15 Side Road.

INTER-OFFICE MEMORANDUM

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Office of the Commissioner of Planning and Development

1982 01 15

TO: Chairman and Members of Planning Committee
FROM: Planning and Development Department
RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 14, Concession 4, W.H.S.
(Chinguacousy Township)
Ward 6
PEEL REGIONAL POLICE ASSOCIATION
Our File: C4W14.2A

1.0 BACKGROUND:

City Council at its meeting held on Monday, January, 1982 passed the following resolution:

"THAT the submission of J. Rogers respecting the rezoning application of the Peel Regional Police Association - W1/2 Lot 14, Concession 4, W.H.S. be received and'

FURTHER that the application of the Peel Regional Police Association be on the Planning agenda January 18th, 1982 and furthermore;

THAT the public meeting be held prior to February 8th, 1982 to enable Council to approve the application in principle subject to public comment and staff report at that time."

The principal purpose of this report is to provide information to permit Planning Committee to better understand the issues that may arise.

2.0 LOCATION AND PHYSICAL CHARACTERISTICS:

The subject property is located on the east side of Mississauga Road (4th Line Road West) approximately 2 kilometres (1.24 miles) north of Highway Number 7.

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The parcel of land has a frontage of 153.83 metres (504.70 feet), an average depth of about 671.93 metres (2204.48 feet) and comprises an area of 10.265 hectares (25.367 acres).

The subject land rises and falls some 3 metres (10 feet) in an easterly direction (from Mississauga Road) and in turn slopes gently upward near the rear third of the property. The back portion of the parcel comprising about 3.1 hectares (7.9 acres) consists of rough land which apparently has never been cultivated.

The property drains to the south by surface run-off which is partially directed by several small swales.

On the property, near Mississauga Road, is a wood structure housing a saw mill that has operated intermittently for many years. Located further back from Mississauga Road, about 198 metres (650 feet) are the farmstead buildings which at the present time include a 2 storey brick dwelling, steel and concrete barn, wood drive shed, a stone shed and a wood shed.

In the vicinity of the farmstead are deciduous trees.

With the exception of the rough land at the rear and in vicinity of the buildings the land has been actively cultivated.

Abutting the site to the north is a vacant 10.1 hectare (25 acre) parcel that is being farmed, to the east is farmland, and to the south is a recreational vehicle storage enterprise. On the west side of Mississauga Road is further active farmland.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The property is designated Agriculture by the Consolidated Official Plan and Rural by the new Official Plan.

The site is zoned Agricultural Class 1 (A1) by By-law Number 861, as amended, of the former Township of Chinguacousy.

4.0 PROPOSAL:

The applicant proposes to develop the premises over a period of years for private recreational uses. The existing residence would be used for administrative office purposes and to accommodate board meetings of the Police Association. The barn will be converted to contain principally a meeting area which could be used for occasional social meetings. The existing saw mill is planned to be retained in an operating condition with the intention of conserving the mill as a historic building. A drive shed, will be retained for the present time as sheltered parking for several cars. The stone shed, which it is understood was used as a farm slaughter house, will be retained. Other wood frame outbuildings being in a poor condition of repair will be demolished. Parking facilities will comprise gravelled surfaced areas, initially to accommodate 15 cars to be expanded to handle 40 to 50 cars, with future expansion possible as further facilities generate a greater demand.

The existing cultivated area at the rear (east) of the farmstead will be seeded as the site of the future play fields. Other future facilities might include tennis courts and a swimming pool.

To provide some measure of buffering a berm would be constructed adjacent to Mississauga Road and perhaps along the south boundary.

Eventually, a 'landscape plan' would be prepared to depict a development concept.

5.0 COMMENTS:

The application proposal as a private recreational use has been circulated to the Regional Municipality of Peel

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- 4 -

Planning Department and the Credit Valley Conservation Authority and the Fire Department for comment.

The Fire Department has advised that it has no objection or comments.

Whilst the Regional Municipality of Peel has not commented at this time, it is believed that a widening of Mississauga Road - Region Road Number 1 - of approximately 2.76 metres (9.05 feet) will be a requirement to provide a right-of-way width of 36 metres (118.1 feet).

The Development Team has not had an opportunity to comment and it is presumed that comments from the Team will be available for consideration at a later date.

6.0 DISCUSSION:

The subject property, according to the Soils Capability for Agricultural Production Map produced by The Canada Land Inventory, has been classified as Class 1. Soils in this class are considered capable of sustained use for cultivated field crops. The classification is based upon intensity rather than limitations for agricultural and assumes amongst other things that the soils will be well managed and cropped under a largely mechanized system. The classification system does not consider a number of matters such as distance to market, kind of roads, location, size of farms, type of ownership, cultural patterns, skill or resources of operators and crop damage hazard by storms.

With respect to size of farms and type of ownership consideration might be given to the fact that the subject lands comprise one parcel out of four parcels that were severed from a 40.47 hectare (100 acre) farm operation notwithstanding that 3 of the 10.1 hectare (25 acre) parcels are still being farmed.

A portion of the subject property comprising about 1.392

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hectares (3.44 acres) abutting Mississauga Road was the subject of a commercial proposal by Wynwell Investments Limited (our File C4W14.2) in 1977. This application was not approved by City Council.

City Council did endorse a proposal by Robert Ireland (our File C4W14.1) to establish a recreational vehicle storage area and apiary on the abutting parcel to the south. By-law Number 275-77 amending By-law Number 861, was approved by the Ontario Municipal Board, after a Hearing, on October 5, 1978.

More recently a drive-in theatre proposal for the abutting parcel to the north by G. Guiry (our File C4W14.3) was refused by City Council.

The new Official Plan has recognized existing recreation facilities in the rural area by designating these uses as Private Commercial Recreation use areas. The Official Plan contains the following references:

Definition:

- (1) include recreation facilities which are available to private club members or the general public on a pay-as-you-play basis;
- (2) permitted uses and structures may include golf courses, driving ranges, fish and game farms or clubs, tent or trailer camping facilities, swimming pools, skating rinks, curling rinks, racquet and handball courts, lawn bowling greens, bowling alleys, and other properly designed and screened uses and structures similar to the foregoing uses;

Policies:

- (1) structures permitted shall be low density, low intensity in nature and shall adequately protect the rural character and natural landscape features;

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- 6 -

- (2) lot coverage by parking facilities and structures shall not exceed five percent (5%);
- (3) development applications shall be subject to site plan approval according to the provisions of Section 35a of The Planning Act;
- (4) the design and administration of recreation facilities shall be such that adjacent residential areas are reasonably well buffered from high noise levels or glare associated with recreation facilities and activities.

Also, the new Official Plan in outlining the policies respecting the Rural designated lands notes the following relevant matters:

2.8.1 Definition

The Rural designation includes all agricultural activities and other low density, low intensity uses associated with conservation management, outdoor sports, natural resource education and non-commercial recreation. Farm residences, limited non-farm related residences, Transfer Stations associated with waste management operations, and mineral extraction operations will also be permitted. Sanitary Landfill Sites will be permitted in the Rural designation only by specific amendment to the Plan.

2.8.2 Objective

The availability of some land for agriculture and related uses.

2.8.3 Objective

Limited non-farm related uses in areas having long-term land resource capabilities for agriculture.

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2.8.3.3 Specific Objectives

- (1) preservation of good agricultural land, particularly agricultural lands identified by the Canada Land Inventory as having a Class 1 to Class 4 soil capability for agricultural pursuits;
- (2) prevention of conflicts between agricultural activities and non-agricultural activities;
- (3) preservation of the rural landscape;
- (4) prevention of the pollution of ground and surface water.

The basic planning issue to be resolved is the appropriateness of amending the Official Plan to change the land use designation of lands recently used for agricultural purposes to permit the establishment of non-agricultural uses. Towards this end consideration might be given to the following questions:

- (1) Is the locality a viable farming area that warrants some protection from the introduction of non-farm uses?
- (2) Would the withdrawal of the subject lands from agricultural use be detrimental to the continued agricultural use of the former farm and generally to agriculture in the locality?
- (3) Will the introduction of the specific non-farm use of a private recreation use be incompatible with agriculture and with the adjacent non-farm uses?
- (4) Can the proposed use be located elsewhere?

If the change of land use is acceptable, the development guidelines respecting private commercial recreation uses contained within the new Official Plan supplemented by requirements to resolve public concerns ought to suffice. This will include site plan approval procedures that will

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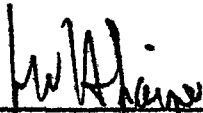
- 8 -

address matters of storm water management, fencing, landscaping, grading, lighting and facility locations.

7.0 CONCLUSION:

The principal issue of change of land use and its impact should be addressed by Planning Committee. Further, Planning Committee as in the case of recent development proposals may wish to indicate whether mail notices of a Public Meeting are to be sent to assessed owners beyond the normal distance of 400 feet.

AGREED:



L.W.H. Laine,
Director, Planning and
Development Services.

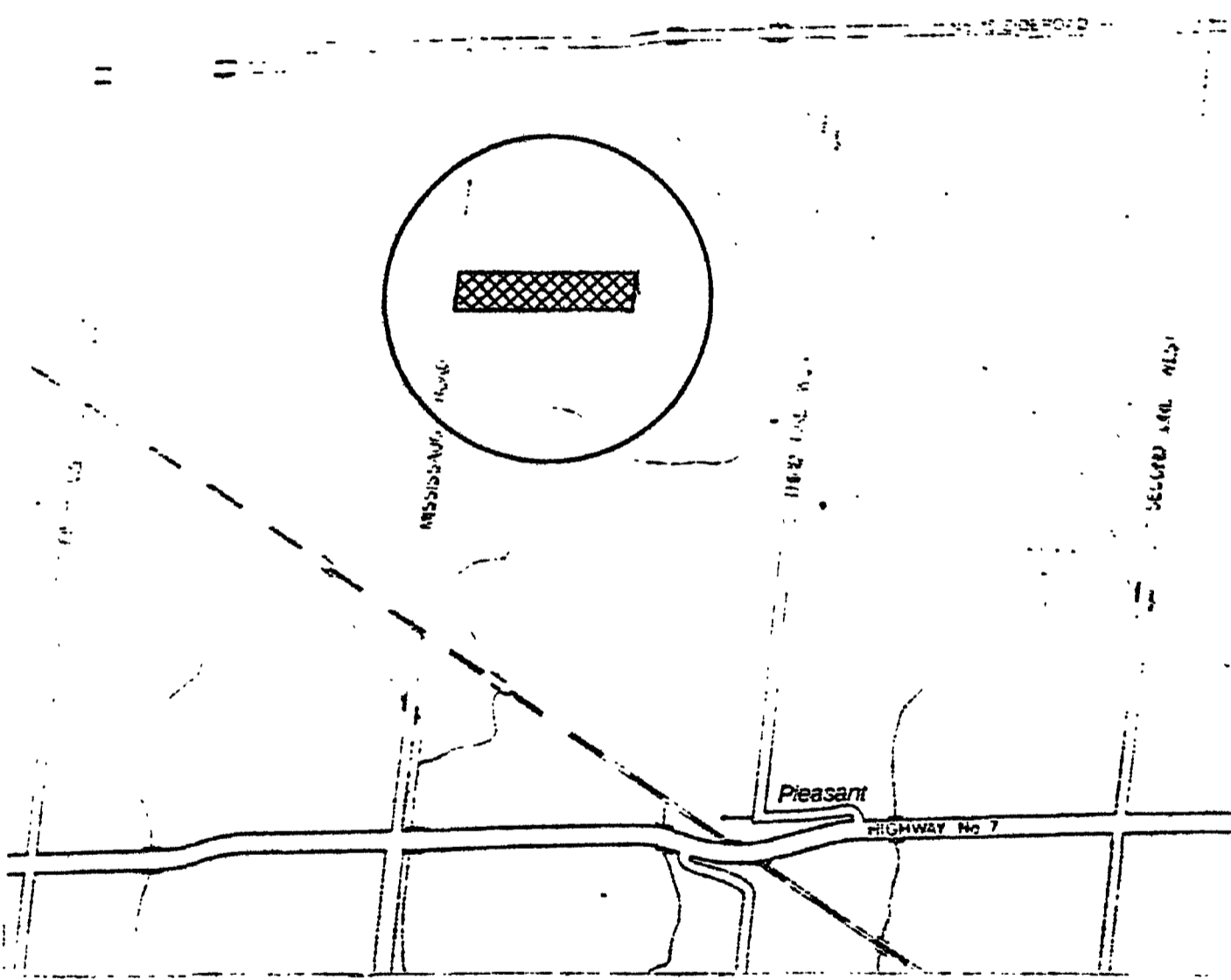
LWHL/kab

cc: Development Team



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

E1-9



PEEL REGIONAL POLICE ASSOCIATION

Location Map



1:25000

CITY OF BRAMPTON Planning and Development

Date: 82 01 13 Drawn by: RB
File no. C4W14.2A Map no. 21-5A

ET 10

Concession 4 W.H.S.

MISSISSAUGA ROAD

672 m

153.8 m

Wooden Shed

Steel and Concrete Barn

Lot 14

Wooden Saw Mill

2 Storey Brick Dwelling

Stone shed

153.8 m

671.9 m

PEEL REGIONAL POLICE ASSOCIATION

Site Plan



1:3670

CITY OF BRAMPTON
Planning and Development

Date: 82 01 13 Drawn by: RB
File no. C4W14.2A Map no. 21-5A

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1982 02 04

To: J. Galway, Chief Administrative Officer

From: Planning and Development Department

Re: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 14, Concession 4, W.H.S.
(Chinguacousy Township) Ward 6
PEEL REGIONAL POLICE ASSOCIATION
Our File: C4W14.2A

City Council at its meeting held on January, 11, 1982, requested that a Public Meeting be held prior to February 8th, 1982, to enable Council to approve the application in principle subject to public comment and staff report at that time.

A Public Meeting was held by Planning Committee on Wednesday, February 3, 1982, and attached for the information of City Council are notes of the Public Meeting.

Several questions were raised by members of the public in attendance, clarifying the intended uses, the role of the new Official Plan and the impact of the proposed facility.

There did not appear to be opposition to the proposal of the Peel Regional Police Association.

It is recommended that City Council:

- 1) Receive the notes of the Public Meeting;
- 2) Consider the appropriateness of the change of land use from Agriculture to Private Recreation, and
- 3) If Council considers a change is acceptable, direct staff to prepare the Official Plan Amendment and Restricted Area By-law Amendment.

W. J. Galway
FRD/LWHL/ec
enclosure
c.c. R. Everett

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

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, February 3, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 7:56 p.m., with respect to an application by the Peel Regional Police Association (File: C4W14.2a), to amend both the Official Plan and Restricted Area (Zoning) By-law to permit the site to be developed (over a period of years) for private recreational uses. The existing residence that is on the site would be used for administrative office purposes.

Members Present: Councillor D. Sutter - Chairman
Alderman H. Chadwick
Alderman F. Russell
Councillor K. Whillans
Alderman C. Gibson
Alderman R. Miller
Alderman F. Kee
Councillor P. Robertson
Alderman T. Piane

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
L.W.H. Laine, Director, Planning and
Development Services
E. Coulson, Secretary

Approximately 8 members of the public were in attendance.

The Chairman enquired if notices to the property owners within 400 feet 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.

Mr. Laine outlined the proposal and explained the intent of the application. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

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Mr. Ken Lowcock, R.R. #2, Brampton, asked if the subject property was zoned Agricultural and complained that the proposal looked like an attempt at piecemeal development of land held by speculators and developers. He wanted to know how strict the Official Plan designations were going to be.

Mr. Dalzell responded that the property was designated and zoned Agricultural, and read an excerpt illustrating that the Official Plan takes into account recreational purposes.

Mr. Lowcock asked if the proposal was for commercial or recreational purposes, since there was mention made of an office on the site.

Mr. Rogers, representative for the Peel Regional Police Association, responded that there would be an administrative office only, consisting of three full time staff members.

Mr. Dalzell commented that the proposal was for recreational purposes by a non-profit organization.

Mr. Makela, R.R. #2, Brampton, asked:

- 1) If the proposal conforms to the Official Plan which is presently before the Ontario Municipal Board for approval.

Mr. Dalzell replied that the new Official Plan forwarded to the Minister would permit the proposed use.

- 2) If other persons could apply for a rezoning for a similar purpose.

He was told that they could.

- 3) If Alderman Kee's constituents knew about the subject proposal.

Alderman Kee responded that they were all advised of the proposal, via notices by mail, newspapers and door to door visits.

Mr. Rogers noted that the purchase had been approved by one constituent, Mr. Eccles.

- 4) If other sites had been investigated.

Mr. Rogers said that they had.

There were no further questions or comments and the meeting adjourned at 8:20 p.m.