



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

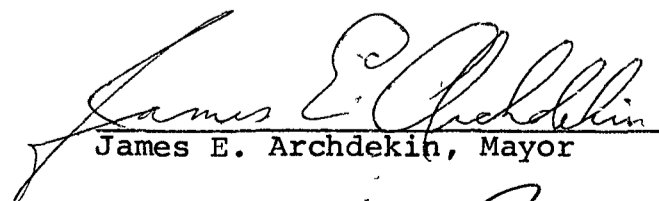
Number 42-76

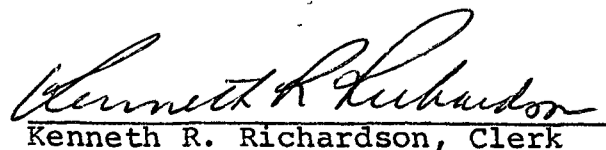
A By-law to amend the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.

The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O. 1970, Chapter 349, as amended) and the Regional Municipality of Peel Act, 1973, hereby ENACTS as follows:

1. Amendment No. 73 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area, consisting of the attached map and explanator text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the aforementioned Amendment No. 73 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.
3. This By-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 9th day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

DUPLICATE ORIGINALS

3

OPC-8-73

OFFICIAL PLAN
OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA
AMENDMENT NO. 73

MISC PLAN NO. 472

LOCATED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

JUNE 22, 1976 2:40 P.M.

Katherine Bayle
Deputy Land REGISTRAR OF DEEDS, COUNTY OF PEEL

JUDITH E. HENDY
City Solicitor
City of Brampton
24 Queen St. East
Brampton, Ontario
L6V 1A4

v

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Amendment No. 73
to the
Official Plan for the
former Town of Brampton Planning Area

This Amendment to the Official Plan of the former Town of Brampton Planning Area, which has been adopted by the Council of the City of Brampton, is hereby modified under the provisions of Section 17 of The Planning Act, as follows:

1. Development Principles, Section 2.4 (iii), page 5, is hereby modified by adding thereto the following:

"In addition, the noise control objectives of the Ministry of the Environment, applicable to both indoor and outdoor use areas, will be met in the design and construction of the development proposed by this Amendment."

As thus modified, this Amendment is hereby approved pursuant to Section 17 of The Planning Act as Amendment No. 73 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.

Date ... June 10/76.

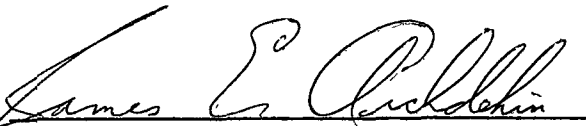


G. M. FARROW, Executive Director
Plans Administration Division
Ministry of Planning

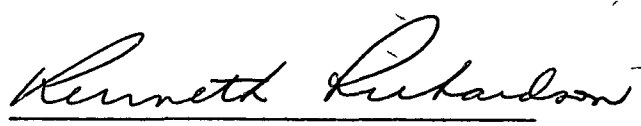
OFFICIAL PLAN
OF THE FORMER
TOWN OF BRAMPTON PLANNING AREA
NOW PART OF
THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NO. 73

The attached map Schedule 'A' and explanatory text, constituting Amendment No. 73 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area, was prepared and adopted by the Council of the City of Brampton, by By-law No. 42-76, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of The Planning Act, (R.S.O. 1970, Chapter 349 as amended) on the 9th day of February 1976.



Mayor



Clerk

~~This amendment to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area, which has been prepared and adopted by the Council of the City of Brampton is hereby approved in accordance with Section 17 of The Planning Act, as Amendment No. 73 to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.~~

Date _____



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

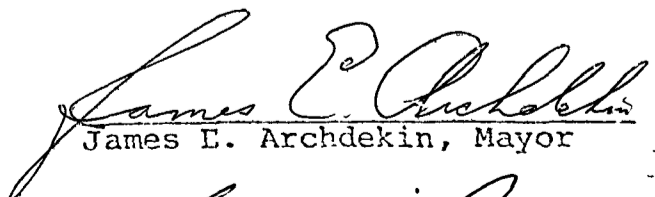
Number 42-76

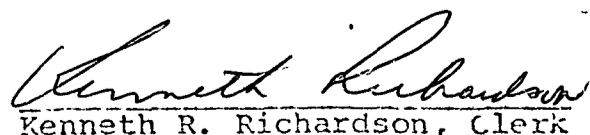
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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 9th day of February, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

area for Residential use. This exception to permit other uses of land does not include any Commercial or Industrial uses of land that may be interpreted as being compatible to dwellings or necessary to serve the dwellings unless defined within the scope of the residential development principles.

Section 2.0 - Development Principles

- 2.1 Development will proceed only when Council is satisfied that all necessary services and utilities (water, sanitary sewer, storm sewer, street lighting, traffic control, roads, sidewalks and electric energy facilities) are adequate and that the appropriate steps have been taken to provide the necessary facilities when deemed necessary.
- 2.2 Within the area which is the subject of this Amendment only the following residential uses shall be permitted: row house dwelling unit and accessory uses.
- 2.3 Council shall determine the maximum number of dwelling units that may be permitted and in no event more than 15 units per net residential acre shall be permitted. Net residential acre refers to the site area for residential building and is not to include any land area required for road, school, park or other purpose.
- 2.4 The residential development shall be in accordance with the following principles:
 - (i) The development of the block of land shall not pre-empt the capacity of existing and future facilities, i.e. - road, sanitary and storm sewer, water supply, park and recreation and schools thereby inhibiting the development

or re-development of nearby lands.

(11) Driveway access shall recognize the proximity of the at-grade level crossing and possible visibility obstructions due to the curvature of English Street, and therefore, shall be subject to acceptable traffic engineering standards.

(iii) Location and siting of buildings shall be such as to minimize the loss of amenity that may be suffered by rail movement on the Canadian Pacific Railway and by motor vehicle noise from Vodden Street which are adjacent to the subject development. Therefore, where deemed necessary by Municipal Council, fencing, berming, screening, and landscaped open space will be required to ensure the safety, privacy and amenity of the occupants of the proposed development.

(iv) Usable private open space and recreation area shall be provided for the residential development in such quantity that is acceptable to Municipal Council.

(v) The design of the development must be of a high quality. The following criteria will be used to evaluate the development:

(a) The provision of parking to satisfy the expected requirements of the occupants, visitors and guests;

(b) the provision of recreation and similar facilities.

2.5 Council will ensure that adequate setbacks will be established and maintained to provide for the general amenity of existing

MODIFICATION

NO

**UNDER SECTION 14(1) OF
THE PLANNING ACT**

and future residents of the area.

Section 3.0 - Implementation

- 3.1 Amendment No. 73 will be implemented by an appropriate amendment to the Zoning By-law in such a form which will impose the appropriate zoning classification and regulations in conformity with the development principles.
- 3.2 Municipal Council will enter into an agreement incorporating various aspects of site and building design not implemented by the zoning by-law including financial and such other matters as deemed necessary by Municipal Council.

Section 4.0 - Interpretation

- 4.1 The boundaries between classes of land use designated on Schedule 'A' are general only and are not intended to define the exact limits of each such class. It is intended therefore, that minor adjustments may be made to these boundaries for the purposes of any By-law to implement Schedule 'A' without the necessity of making formal amendment to the Official Plan. Other than such minor changes, it is intended that no area or district shall be created that do not conform with Schedule 'A'. All numerical figures on Schedule 'A' should not be interpreted as absolute and rigid. Minor variations from them will be tolerated providing the intent and spirit of the Official Plan is maintained.
- 4.2 The provisions of the Official Plan as amended from time to time with respect to interpretation shall apply to this Amendment.

Part C - Appendix

1.0 Attached are reports of the Planning Director dated January 17, 1975 and September 12, 1975 and a copy of a summary of a Planning Committee Public Meeting held on October 8, 1975, subsequent to the publishment of notices in the local newspapers and mailing of notices to assessed property owners within 400 feet of the proposed townhouse development. Also attached is a copy of the notice placed in the newspaper and mailed to assessed property owners.

To: J. Galway,
Senior Administrative Officer.

From: Planning Director

Re: Draft Plan of Proposed Subdivision
Part Lot 7, 8 and 9 and Part of
Moore Street, Plan BR-25
Cordova Investments Limited
Our File No. ClW7.4

1.0 Background: The above noted draft plan was considered and recommended for draft approval by the General Committee and the Planning Board of the former Town of Brampton late in 1973. Due to the lateness of the year, the former Council did not consider the recommendations of the Planning Board.

In the consideration of the draft plan of proposed subdivision of Donpark and Lionstar Investments Limited lying to the west of the Canadian Pacific Railway (T-18295), it was required that an extension of English Street be made across the tracks to link with the northerly end of Pleasantview Avenue to provide a second or alternate connection to the Glendale area.

2.0 Location and Area: The draft plan is located off the northerly end of Pleasantview Avenue and abuts a draft plan of Donpark and Lionstar Investments Limited. The total area to be subdivided is approximately 9.57 acres.

3.0 Proposal: The plan as recommended for draft approval proposed the creation of 18 semi-detached dwelling lots, Block C (2 acres) to be developed as a small townhouse project, Block A as parkland and Block B to be reserved for future development with adjoining lands.

4.0 Official Plan and Zoning: The lands have been designated as low density residential by Amendment Number 64 to the Official Plan of the former Town of Brampton and are zoned as Residential Development (RD). An Official Plan Amendment will be required prior to the rezoning of the townhouse block (Block C).

5.0 Analysis: The site is presently occupied by the remains of former greenhouse operation including a residence which are to be removed prior to construction.

Mains Creek runs along the easterly border of the property and some impounding of water has occurred in the past. However with the completion of the Mains Creek diversion channel serious drainage problems should be alleviated.

The Canadian Pacific Railway right-of-way abuts the easterly limits of the proposed subdivision and the residential lots have a minimum depth of 150 feet to provide a separation between the residences and the noise pollution of rail operation.

The Planning Board of the former Town had recommended that the streets on the plan be named Carroll Crescent and Frances Court.

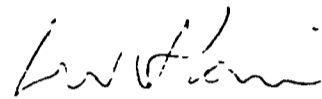
The quantity of parkland dedication was determined on the basis of 2.5 acres per 1,000 persons (about 0.65 acres) to provide for a small play area.

6.0 Approval Conditions: The conditions of draft approval that would apply to the revised plan as reviewed by the former municipality are:

1. Land for the extension of Vodden Street be conveyed to the City.
2. Block A be conveyed to the City as park land.
3. One foot reserves be conveyed to the City along Vodden Street and across the street end of all streets excepting English Street.
4. Streets be named to the satisfaction of the City, (Carroll Crescent and Frances Court).
5. Easements be granted to the appropriate authority for drainage, servicing and utility purposes.
6. The applicant agrees to file an application to amend the official plan and restricted area by-law to permit the development of Block C for medium density residential development.
7. The applicant agrees to support an amendment to the restricted area by-law restricting the use of the lands to single family and semi-detached dwellings, (except for Block C).

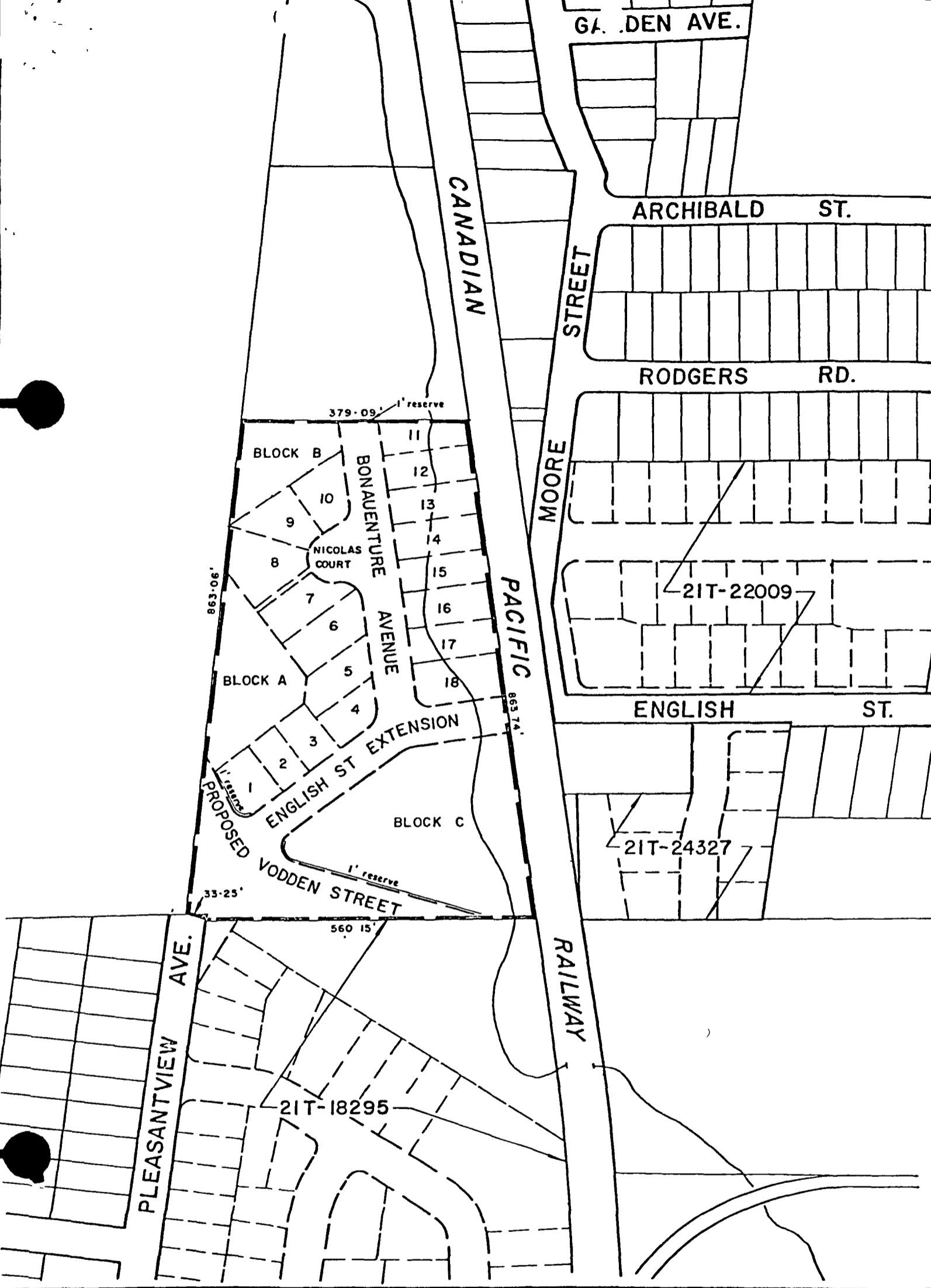
8. The applicant agrees to enter into agreements to satisfy the engineering, financial and other requirements of the City and the Region of Peel.

7.0 Recommendation: It is recommended that Planning Committee endorse the recommendation for draft approval of the Planning Board of the former Town of Brampton and that the Committee recommend that City Council instruct staff to seek the Minister's draft approval.



L.W.H. Laine,
Planning Director.

LWHL/sk



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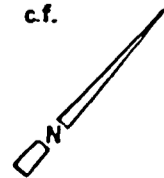
BOUNDARY OF DRAFT PLAN 21T-24210

Application

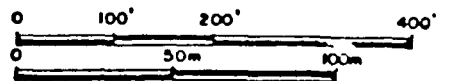
CORDOVA INVESTMENTS LTD.
CIW7-4

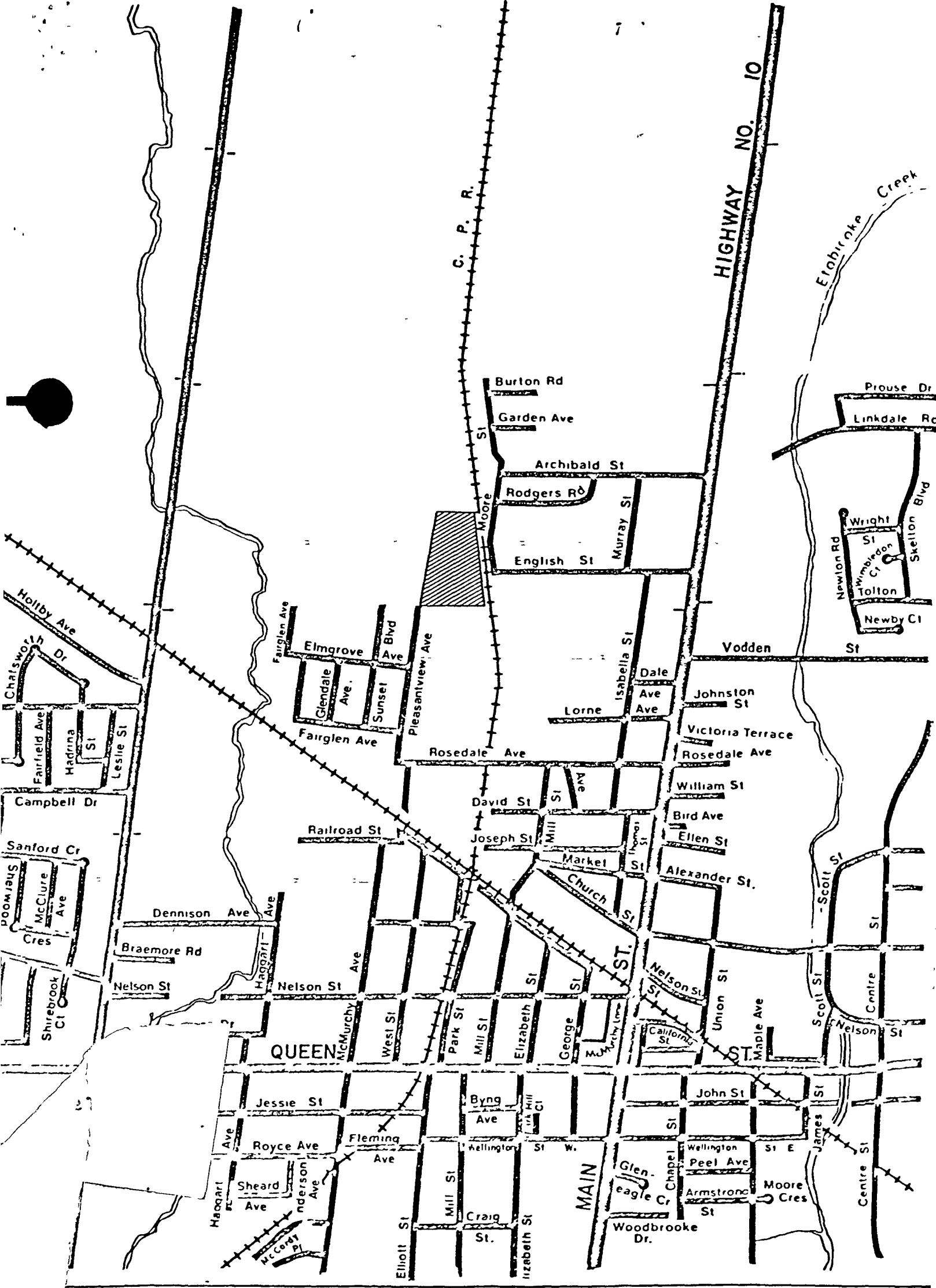
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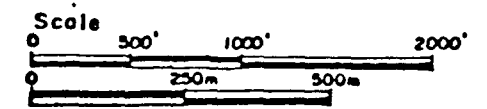
 AREA OF APPLICATION

Date JAN. 8, 1975

Dwn. by c.f.

Application

CORDOVA INVESTMENTS LTD.
CIW7-4



September 12th, 1975

To: J. Galway
Senior Administrative Officer

From: Planning Director

Re: Application to Amend the Official Plan
and Restricted Area By-law
Block C Draft Plan 21T-24210 Revised
Cordova Investments Limited
Our File C1W7.4

1.0 Introduction: When the above noted draft plan of proposed subdivision was recommended for draft approval it was noted that Block 'C' which was intended to be developed for Townhouse purposes would require an amendment to the Official Plan (see attached plan).

The draft plan has been approved conditionally by the Ministry with one of the conditions requiring the enactment of the restricted area by-law and further the approval of an Official Plan amendment if Block C were to be developed for Townhouse purposes. The owner has filed a request to amend the Official Plan.

2.0 Analysis: The subject lands has an area of about 1.984 acres and is bounded on the north and west by a proposed extension of English Street, and the south by a proposed extension of Vodden Street and on the east by the Canadian Pacific Railway right-of-way.

No detailed site plan proposal has been submitted by the applicant as it would be premature to do so until the Official Plan amendment was approved. The applicant has requested a medium density residential designation which in terms of proposed Amendment Number 56 of the former Town of Brampton would be a maximum of 15 dwelling units per acre.

The subject lands are generally flat occupied in part by the bed of Mains Creek which has been diverted further north. Environmentally the site is subject to potential adverse influence of rail movement on the Canadian Pacific Railway and by motor vehicle noise from Vodden Street. The adverse influences can be reduced somewhat by employing a combination

of noise barriers such as berms and fences, "sound proofing" of the building and controlling the height of the residential buildings.

While it is not anticipated that development of the block of land even at 15 dwelling units per acre would generate a large volume of traffic, driveway access would have to recognize the proximity of the at-grade level crossing and possible visibility obstructions due to the curvature of English Street, and therefore should be subject to acceptable traffic engineering standards.

Additional park land or cash in lieu equivalent would be required employing the rate of 5 acres per 1,000 persons.

Notwithstanding the relative small size of the potential medium density residential project, a site plan approval process should be followed to ensure a satisfactory layout.

3.0 Conclusion: From a planning viewpoint there is no objection to a change in the land use designation from low density residential to medium density residential for the limited area of land involved.

Since a subdivision agreement and restricted area by-law have yet to be prepared for the subdivision plan as a whole it would be advantageous if the Official Plan amendment could proceed forthwith.

It is recommended that Planning Committee hold a public meeting prior to the preparation of an Official Plan amendment.

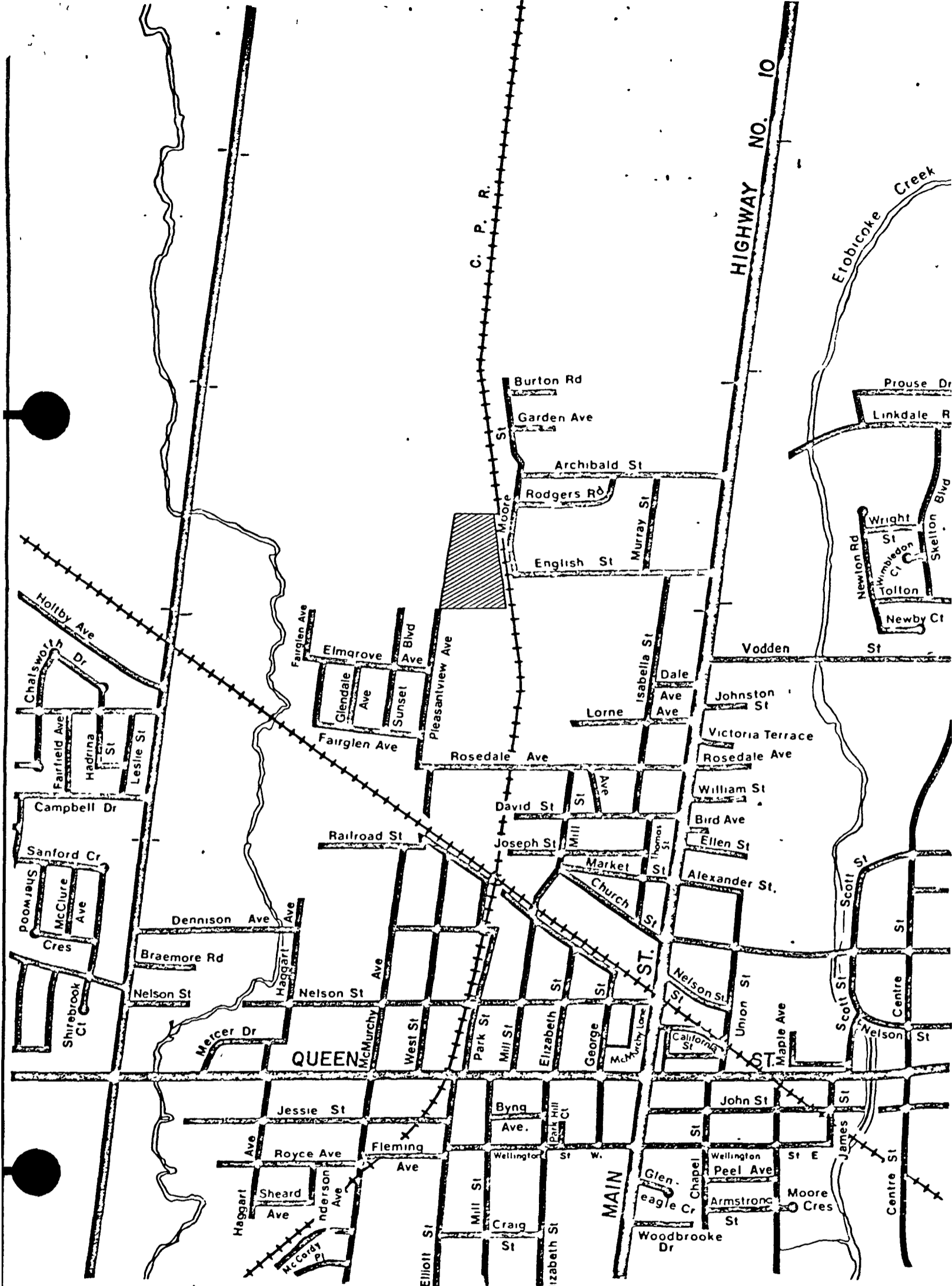


L.W.H. Laine

Planning Director

LWHL/pd

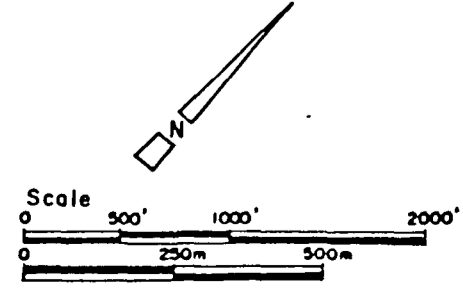
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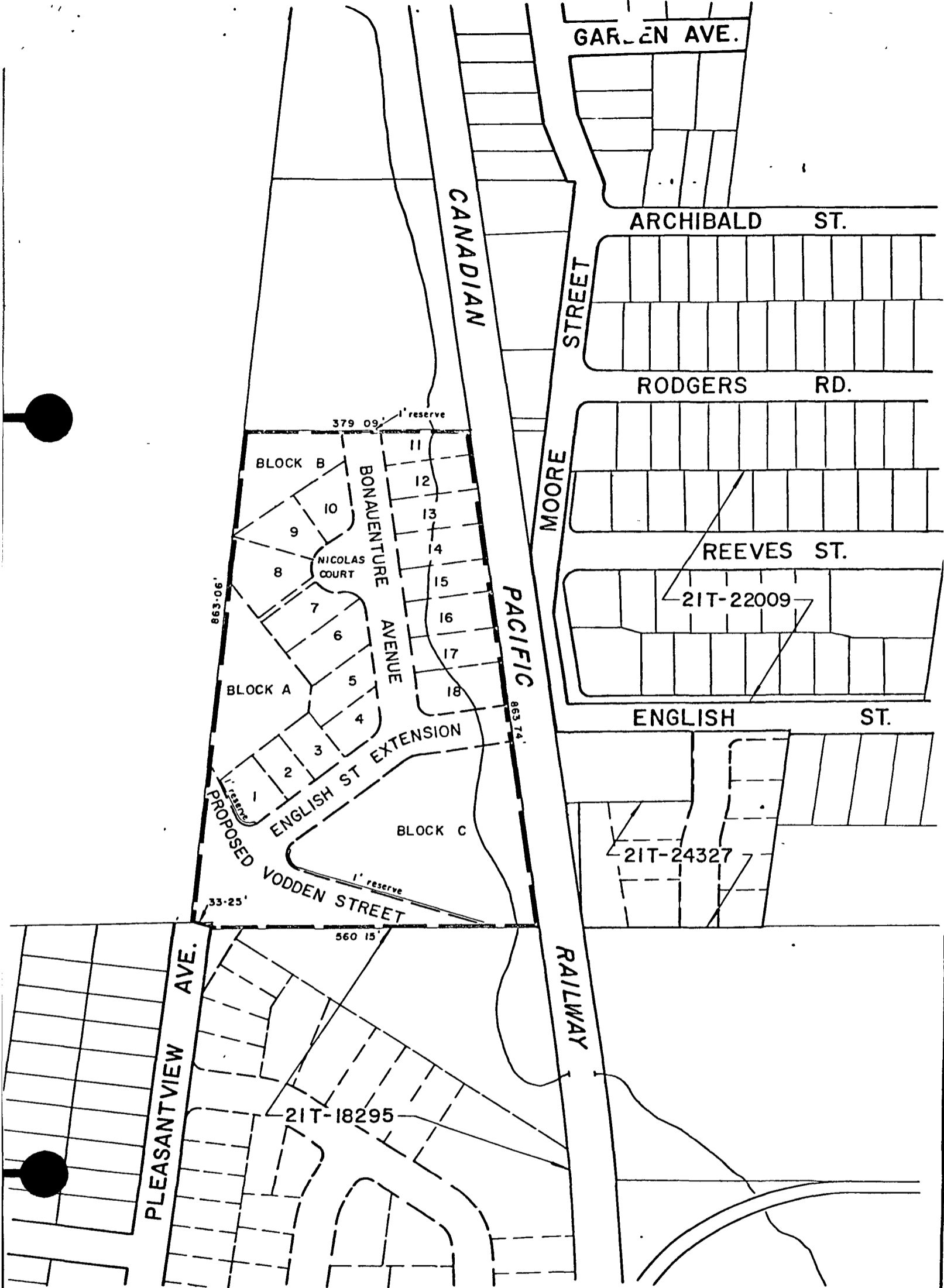


Legend
 AREA OF APPLICATION

Date JAN 8, 1975
 Dwn by c.f

Application
CORDOVA INVESTMENTS LTD.
CIW7-4





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BOUNDARY OF DRAFT PLAN 21T-24210

Application

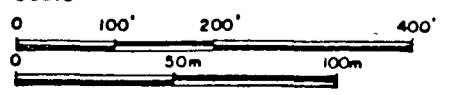
CORDOVA INVESTMENTS LTD.
CIW7-4

Date SEP 2 , 1975

Dwn. by c.f.



Scale



October 10th., 1975

To: Chairman and Members of the
Planning Committee


From: Planning Director

Re: Application to Amend the Official Plan
of the former Town of Brampton.
Part of Lot 7 Concession 1, W.H.S.
(former Township of Chinguacousy)
Cordova Investments Limited
Our File C117.4.

Attached is a brief report on the public meeting held in
the City of Brampton Council Chambers on October 8th.,
1975. There were no objections to the proposal.

It is recommended that Planning Committee recommend to
Council that staff be authorized to prepare the Official
Plan Amendment, and development agreement.

LWHL/sn
Att.

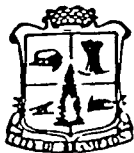

L.W.H. Laine
Planning Director

PUBLIC MEETING
CORDOVA INVESTMENTS LIMITED

A Special Planning Committee meeting of the City of Brampton was held on October 8th., 1975 in the Council Chambers, 24 Queen Street, East, Brampton Ontario, commencing at 7:30 p.m. to hear representation on a proposal to amend the Official Plan.

Members present:	J.J. Yarrow	Chairman
	J. E. Archdekin	Mayor
	K. G. Whillans	Councillor
	W. J. Baillie	Alderman
	C/ F. Kline	Alderman
Staff present:	Mr. L.W.H. Laine	Director of Planning

Since there were no members of the public in attendance the meeting adjourned at 7:45 p.m.



The Corporation Of The
City Of Brampton

OFFICE OF THE PLANNING DIRECTOR

NOTICE OF PUBLIC MEETING

The Planning Committee of the City of Brampton will hold a public meeting with respect to two applications to amend the Official Plan and/or Restricted Area By-laws applied for by the following:

1. Cordova Investments Limited
2. Rowntree Farms Limited

The meeting will be held in the Municipal Council Chambers, 2nd Floor, 24 Queen Street East, Brampton, Ontario on Wednesday, October 8th, 1975. The applications will be considered in the order shown above and will run consecutively. The hearing of the first application will commence at 7:30 p.m.

This notice has been sent to you as an assessed owner of property in the vicinity of the lands affected by the application of Cordova Investments Limited.

A brief explanation of the application is:

The parcel of land is located in Lot 8, Concession 1, W.H.S. and is more specifically identified as Part of Lot 8, Plan BR-25.

The subject property has an area of about 1.984 acres and is bounded on the east by the Canadian Pacific Railway right-of-way, on the south by a proposed extension of Vodden Street, and on the north and west by a proposed extension of English Street.

The proposal is to amend the Official Plan to allow the development of the property for Townhouse dwellings at a maximum density of 15 dwelling units per acre.

The Planning Committee is holding this public meeting for the information of the public and to obtain the views and opinions of residents in the vicinity and of other interested parties. Any person, interested owner, resident or their solicitor wishing to make a submission to the Planning

Committee with respect to the above is invited to do so at the aforesaid meeting.

If you are aware of any persons who may be interested in the proposal, you are invited on behalf of the Council to extend an invitation to them to attend the hearing if they so wish.

Yours very truly



L.W.H. Laine
Planning Director
City of Brampton

LWHL/jn