



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 78-83

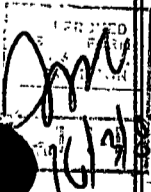
To adopt Amendment Number 13
to the Official Plan of the City
of Brampton Planning Area and
Amendment Number 13 A to the
Consolidated Official Plan of
the City of Brampton Planning
Area.

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Regional Municipality of Peel Act, and the Planning Act, hereby ENACTS as follows:

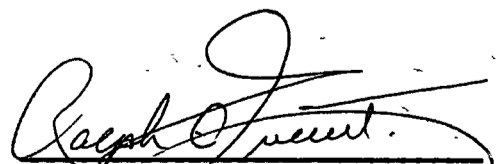
1. Amendment Number 13 to the Official Plan of the City of Brampton Planning Area and Amendment Number 13 A to the Consolidated Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 13 to the Official Plan of the City of Brampton Planning Area and Amendment Number 13 A 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 21st day of March 1983.




KENNETH G. WHILLANS - MAYOR


RALPH A. EVERETT - CLERK

28-83

ORIGINAL

21-0P-0031-013

AMENDMENT NUMBER 13
to the Official Plan of the
City of Brampton Planning Area
and
AMENDMENT NUMBER 13 A
to the Consolidated Official Plan
of the City of Brampton Planning Area

-1

Amendment No. 13A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment 13 to the Official Plan
for the City of Brampton Planning Area

I hereby approve, in accordance with Section 14(3) of
the Planning Act, the further and final portions of
Amendment 13 to the Official Plan for the City of
Brampton Planning Area and Amendment 13A to the
Consolidated Official Plan for the City of Brampton
Planning Area:

1. Section 3(1), in its entirety.
2. Section 3(2), page 1, the first paragraph,
the words "Amendment No. 76".

Date Jan. 30/84 *D. P. McHugh*

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing

Amendment No. 13A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment Nos. 13 to the Official Plan
for the City of Brampton Planning Area

This Amendment to the Consolidated Official Plan for the City of Brampton Planning Area and 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. 13A to the Consolidated Official Plan for the City of Brampton Planning Area and Amendment No. 13 to the Official Plan for the City of Brampton Planning Area, save and except the following, which will be deferred for further consideration pursuant to section 14(3) of the Planning Act:

1. Section 3(1), page 1, in its entirety.
2. Section 3(2), page 1, the first paragraph, the words "Amendment Number 76".

Date *June 9/83*

David McHugh

D. P. McHUGH
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs and Housing



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 78-83

To adopt Amendment Number 13 to the Official Plan of the City of Brampton Planning Area and Amendment Number 13 A 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, and the Planning Act, hereby ENACTS as follows:

1. Amendment Number 13 to the Official Plan of the City of Brampton Planning Area and Amendment Number 13 A to the Consolidated Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number 13 to the Official Plan of the City of Brampton Planning Area and Amendment Number 13 A 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 21st day of March 1983.

*Done
16/3/83*

Kenneth G. Whillans
KENNETH G. WHILLANS - MAYOR

Ralph A. Everett
RALPH A. EVERETT - CLERK

AMENDMENT NUMBER 13 TO THE OFFICIAL PLAN

AND

AMENDMENT NUMBER 13 A TO THE CONSOLIDATED OFFICIAL PLAN

1. Purpose:

The purpose of this amendment is to change the land use designation of lands shown outlined on the attached Schedule A.

2. Location:

The lands subject to this amendment are located on the northwest corner of Sandalwood Parkway and Braidwood Lake Road, being part of Lot 14, Concession 1, E.H.S., in the City of Brampton.

3. Amendment and Policies Relative Thereto:

(1) The Official Plan of the City of Brampton Area is hereby amended by deleting the first paragraph of subsection 7.2.7.3, and substituting therefor the following:

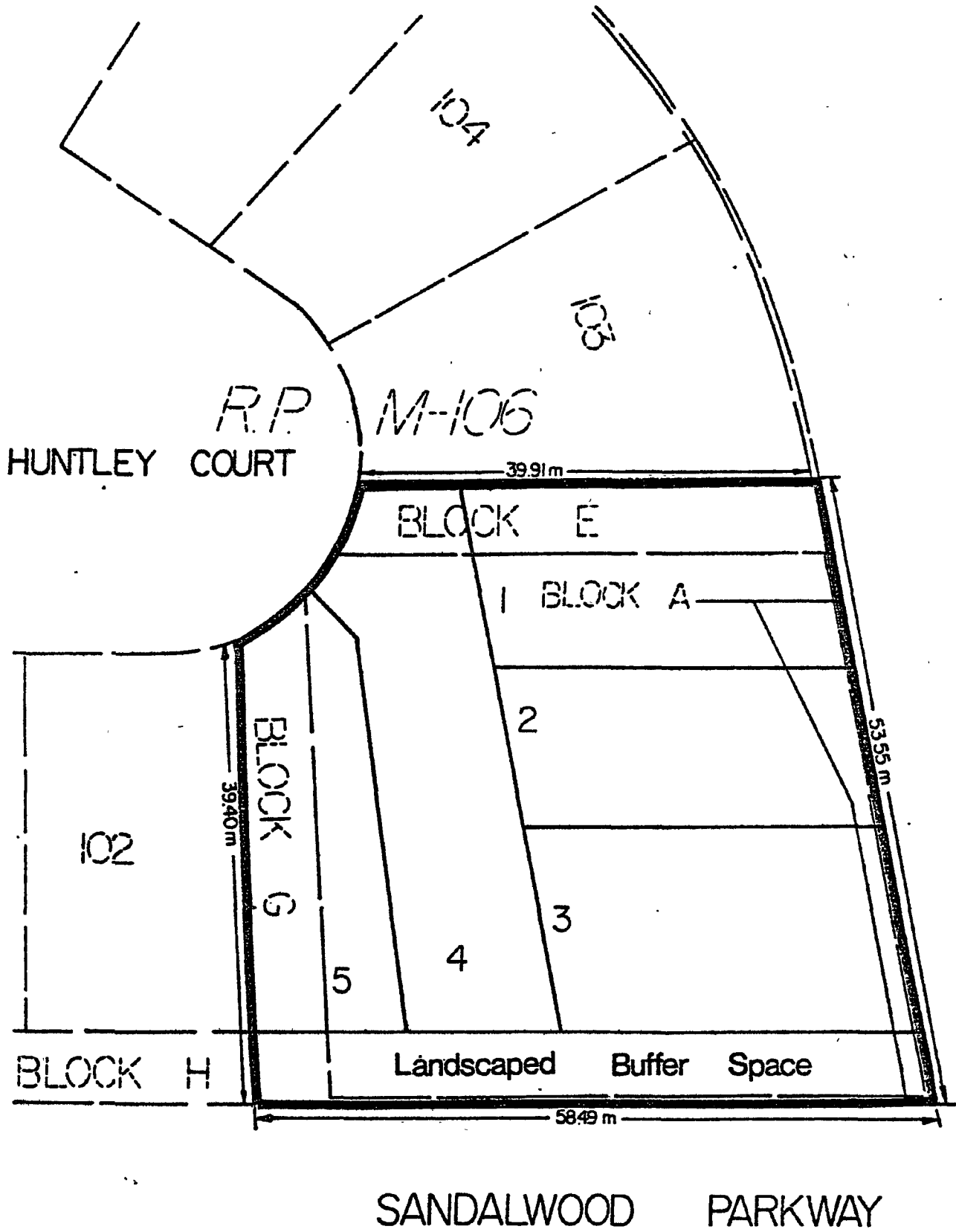
"Chapter C35 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 3, as amended by Amendment Number 76 to the Consolidated Official Plan and by Amendment Number 13 A to the Consolidated Official Plan, are combined, and shall constitute the Heart Lake West Secondary Plan."

(2) The Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West Secondary Plan (being Chapter C35 of Section C of Part C, and Plate Number 2, of the Consolidated Official Plan of the City of Brampton Planning Area, as they apply to Secondary Plan Area Number 3, as amended by Amendment Number 76) is hereby amended:

(A) by changing on Plate No. 2, the land use designation of the lands shown outlined on Schedule A, attached hereto, from COMMERCIAL to LOW DENSITY RESIDENTIAL.

DEFERRED
UNDER SECTION 14(3) OF
THE PLANNING ACT

DEFERRED
UNDER SECTION 14(3) OF
THE PLANNING ACT



— Limit of lands affected

O.P. AMENDMENT No. 13
 SCHEDULE A



1:480

CITY OF BRAMPTON
 Planning and Development

Date: 82 09 03

Drawn by: RB

File no. C1E149

Map no. 25-22D

BACKGROUND MATERIAL TO AMENDMENT NUMBER 13

Attached is a copy of a report of the Director, Planning and Development Services, dated 1982 04 14 and a copy of a report from the Director, Planning and Development Services dated 1982 05 07 forwarding notes of a public meeting held on 1982 05 05.

INTER-OFFICE MEMORANDUM

D 3

Office of the Commissioner of Planning and Development

1982 05 07

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application to Amend
the Restricted Area (Zoning) By-law and Official Plan
Lot 14, Concession 1, E.H.S.
Part of Registered Plan M-106
FIRST CITY DEVELOPMENTS LIMITED,
HEART LAKE DEVELOPMENT CORPORATION, and
THE CITY OF BRAMPTON
Region of Peel File: 21T-82004B
Our File: C1E14.9

The notes of the Public Meeting held on Wednesday, May 5, 1982 with respect to the above noted application are attached for the information of Planning Committee.

No concerns were raised at the meeting that would affect the re-zoning and redesignation of the subject lands.

It is recommended that Planning Committee recommend to City Council that:

1. The notes of the Public Meeting be received;
2. The conditions of draft approval be forwarded to the Regional Municipality of Peel, and
3. Upon receipt of draft approval by the Region, staff be directed to prepare amendments to the Restricted Area Zoning By-law and Official Plan for the consideration of City Council.

AGREED:



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



F.R. Dalzell
Commissioner of Planning
and Development

LWHL/JMR/gb
Encl.

03-2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, May 5, 1982, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 9:07 p.m., with respect to an application by FIRST CITY DEVELOPMENTS and HEART LAKE DEVELOPMENT CORPORATION (File: C1E14.9) to obtain approval of the Draft Plan of Subdivision and to amend both the Official Plan and the Restricted Area (Zoning) By-law to permit the subdivision of the lands into five single family residential lots.

Members Present: Councillor D. Sutter
Mayor J. Archdekin
Councillor N. Porteous
Alderman E. Carter
Alderman C. Gibson
Alderman H. Chadwick
Alderman F. Russell
Alderman F. Kee
Councillor K. Whillans
Alderman R. Crowley
Alderman R. Callahan
Alderman T. Piane

Staff Present: F. R. Dalzell, Commissioner of Planning
and development
L.W.H. Laine, Director, Planning and
Development Services
J. Robinson, Development Planner
D. Ross, Development Planner
J. Singh, Development Planner
E. Coulson, Secretary

Approximately 50 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.

- cont'd. -

Mr. Dalzell replied in the affirmative.

Ms. Robinson 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.

Mary Brunet, 32 Tanager Square, enquired as to the depth of the lots.

Ms. Robinson responded that the lot depths are approximately 100 feet and 140 feet.

Mr. Steven Cowell, 10 Mount Forest Drive, enquired as to the density of housing in the area, and the frontage of two specific houses.

Ms. Robinson advised that there were 10 to 12 units per acre with variations, and that the questioned frontage was 35 feet for both houses.

There were no further questions or comments and the meeting adjourned at 9:15 p.m..

D3-4

May 11, 1982

3880
C1E14 9

City Clerk,
The Corporation of the City of Brampton
150 Central Park Drive
Brampton, Ontario L6T 2T9

Dear Mayor and Members of Council:

Re: First City Developments and Heart Lake Corporation
File No. C1E14.9 Ward 2
Public Meeting May 5, 1982

Further to the public meeting held last Wednesday, and having had an opportunity to study the proposal in further detail, I would like to respond with the following comments.

As a local resident and member of the Ward 2 CAC I would like to state my support for the concept of the rezoning of this parcel from commercial to single family residential lots.

However, I have grave reservations at the proposed lotting arrangements of the proposed five lots for these reasons:

1. All of the adjacent homes (particularly, Lots 105, 104, 103, 102) have frontages onto Huntley Court and rear yards onto Braidwood Lake Road and Sandalwood Parkway. By orienting 3 the 5 lots onto Braidwood Lake Road breaks the planning continuity of the locality and the visual continuity of view and vista as one approaches and enters the neighbourhood.
2. The 5 lots proposed fall into the category of "reduced lot singles" which is not complementary to the adjacent lots on Huntley Court. (Lots 105, 104, 103 being 40 to 50 foot lots). Also, through time and practice it has been shown that it is extremely difficult to design and build a good, well designed, habitable home, respecting privacy of self and neighbours on lots which are narrower than 30 feet (9.1m), which this 5 lot proposal shows.
3. Braidwood Lake Road is the main collector for this neighbourhood and is the only access for hundreds of homes onto Sandalwood Parkway. Therefore, the importance and future use of the T-intersection of Braidwood and Sandalwood should not be overlooked, as it is presently heavily used particularly at the traditional morning and evening rush hour times. Orientaing 3 of the 5 driveways onto Braidwood Lake Road within 180' (55m) of the intersection is a grave error in the traffic planning, and would only create hazards at this intersection.

...../2

Further to this discussion and as an alternative scheme, I have taken the liberty to devise a layout comprised of 3 lots on this corner all having frontages and driveway accesses onto Huntley Court, as illustrated on the attached sketch. (Frontage widths are taken at a 7.6m (25') setback from the street line.

Thankyou for the opportunity to state my views and I hope that my comments are taken into consideration. I, therefore, request that this rezoning be given further planning consideration as to the configuration of the lotting.

Yours truly,



Mary H. Brunet

32 Tanager Square

Attach.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1982 04 14

TO: Chairman of the Development Team

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application
to Amend the Restricted Area (Zoning)
By-law and Official Plan
Lot 14, Concession 1, E.H.S.
Part of Registered Plan M-106
FIRST CITY DEVELOPMENTS LIMITED,
HEART LAKE DEVELOPMENT CORPORATION, and
THE CITY OF BRAMPTON
Region of Peel File: 21T-82004B
Our File: C1E14.9

1.0 INTRODUCTION

A draft plan of subdivision application for the above noted lands has been submitted along with an application to amend the zoning by-law and official plan to implement the plan of subdivision.

The subdivision application has been formally circulated by the Region of Peel in accordance with normal procedures for processing plans of subdivision.

2.0 PROPERTY DESCRIPTION

The subject property is located on Lot 14, Concession 1, East of Hurontario Street and comprises Block's A, E and G of Registered Plan M-106. The property has an area of 0.277 hectares and frontages on both Sandalwood Parkway and Braidwood Lake Road of 58.49 metres and 53.55 metres respectively. The land is relatively flat and slopes in a southwesterly direction.

At the present time, Red Cliff Home's Construction office is located on the property. The construction office consists of four temporary buildings which resemble mobile homes. In addition, mail delivery boxes are located along the road allowance of Sandalwood Parkway. Single family homes exist on the lots adjacent to the proposed development.

3.0 OFFICIAL PLAN AND ZONING STATUS

The Consolidated Official Plan designates the subject property Commercial. The new Official Plan also designates the property Commercial.

By-law 861, as amended, zones the property Commercial (C2A) Zone which permits an automobile service station.

4.0 PROPOSAL

The applicant is proposing to subdivide the lands into five single family residential lots. A buffer strip 0.035 hectares (0.086 acres) in area and 5.98 metres (19.69 feet) in width abuts Sandalwood Parkway.

Lots 1, 2 and 3 on the proposed draft plan of subdivision will have access onto Braidwood Lake Road and Lots 4 and 5 will have access onto Huntley Court. This lot arrangement results in a "double reverse frontage" between Lot 1 in the proposed plan and Lot 103 in M-106. The rear yard of Lot 1 will abut the dwelling unit on Lot 103 in M-106. In addition, the dwelling unit on Lot 4 will be immediately adjacent to the rear yard of Lot 1.

The applicant has submitted an application to amend the Restricted Area (Zoning) By-law and Official Plan to implement the proposed draft plan of subdivision.

5.0

COMMENTS FROM EXTERNAL AGENCIES AND DEPARTMENTS

The City of Brampton Public Works Department has commented as follows:

1. All drainage facilities and grading plans shall be designed to the latest City Standards and subject to the approval of the Engineering Department.
2. The proposed topography of the buffer strip should be detailed especially if lots 4 and 5 are to drain over it.
3. A detail of the driveway locations for lots 4 and 5 should be provided at the curb line. The location of the existing adjacent driveways should also be shown and referenced to. The driveway location for lot 3 shall be restricted to the north half of the lot.
4. If and when this plan is approved, this Department will be pleased to discuss details of Engineering requirements relating to roads, sidewalks, drainage, street lighting, etc.

The City Buildings and By-law Enforcements Department, Law Department, and Fire Chief have no comments or objections with respect to the subject applications.

Ministry of Natural Resources

No objections.

Region of Peel Public Works Department

Sanitary sewers and water are available on Huntley Court and Braidwood Lake Road. Regional roads are not directly affected.

Separate School Board

Any separate school pupils generated as a result of the proposed

C5-4

plan will be accommodated at Sacred Heart School located on Kerwood Place in Brampton.

Metropolitan Toronto and Region Conservation Authority

The Conservation Authority has no objections to the proposed plan and would appreciate receiving a copy of the registered plan when available.

Consumer's Gas

No comments.

6.0

DISCUSSION

The subject lands were originally intended to be developed as an automobile service station with Blocks E and G of Registered Plan M-106 serving as buffers separating the service station from the abutting residential lots. The applicant is now proposing to develop the site as residential lots, a use which is compatible with existing and proposed development in the surrounding area.

It is anticipated that the lot arrangement in the proposed draft plan of subdivision will result in a conflict affecting the use of outdoor amenity space. A "double reverse frontage" situation exists in the proposed plan where the dwelling units on Lot 4 in the proposed plan and on Lot 103 of M-106 are immediately adjacent to the rear yard of Lot 1. This lot arrangement is expected to have a deleterious effect on the quality of the outdoor amenity space on proposed Lot 1 because of the shadows which will be cast by the dwelling units. A "closed-in" effect will result due to the close proximity of the walls adjacent dwelling units. The rear yard to the existing dwelling on Lot 103 (in M-106) will be affected in a similar manner, as the dwelling unit on proposed Lot 1 will be immediately adjacent to the rear yard of Lot 103.

It is acknowledged that this type of situation occurs on corner lots in grid street patterns. However, it appears that the

arrangement of lots in the proposed draft plan of subdivision will significantly reduce the quality of the outdoor amenity space. It is therefore recommended that the lots be landscaped and buildings sited as required to mitigate the above-mentioned conflict. Landscape and site plan control could be implemented to ensure that appropriate buffers are provided and that the over-shadowing effect is minimized.

7.0

CONCLUSION

It is recommended that Planning Committee:

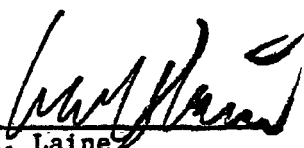
- A. Hold a Public Meeting regarding the amendments to the Official Plan and Restricted Area (Zoning) By-law in accordance with City Council's procedures, and
- B. Subject to the results of the Public Meeting, and subject to agency comments regarding the proposed draft plan which are still outstanding, that Planning Committee recommend to City Council that the proposed draft plan of subdivision application be recommended for draft approval subject to the following conditions:
 - 1. Draft approval conditions apply to the plan prepared by John G. Williams Associates Limited dated January 28, 1982.
 - 2. Block X, which serves as a buffer strip, be conveyed to the City and landscaped according to City standards.
 - 3. A one foot (0.3 metre) reserve across the south one-half of the frontage of Lot 3 be conveyed to the City.
 - 4. The applicant shall agree by agreement to locate the driveway access to Lot 3 on the north half of the lot.

C5-6

5. The applicant shall agree by agreement to grant all necessary easements for drainage, utility and service purposes as may be required to the appropriate agency or public authority.
6. The applicant agree by agreement to remove all buildings on the property as may be required by the City.
7. The applicant shall agree by agreement to pay cash-in-lieu for the Public Open Space requirement in accordance with the Planning Act and City policy.
8. The applicant agree by agreement to support the Restricted Area (Zoning) By-law and Official Plan Amendment to permit the proposed development.
9. The applicant agree by agreement to the establishment of an Architectural Control Committee to deal with the external appearance of dwellings and energy conservation principles.
10. The applicant shall agree by agreement to submit for the approval of the City:
 - (i) a siting plan for the dwellings to be located on Lots 1 and 4, and
 - (ii) a landscaping/fencing plan for Lots 1 and 4.
11. The City agree by agreement to convey Blocks E and G to the developer, necessary to permit the registration of the plan conditional upon the developer agreeing by agreement to complete the registration of the draft plan within 18 months, unless an extension is agreed to by the City Council or withdraw the application and reconvey all lands to the City.


12. The developer agree to enter into an agreement supplemental to existing agreements, to satisfy all engineering, landscaping, legal, financial and other matters of the City of Brampton and Region of Peel.

AGREED:



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

LWHL/JMR/kab



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

5-8

PLAN M-106
BLOCK A
BLOCK E
BLOCK G

HIGHWAY No.10

NO. 15 SLIP ROAD

Sandalwood Parkway

KENNEDY ROAD

Elphinstone Creek

SUBJECT PROPERTY 

LOCATION MAP

BLOCKS A,E,G M-106

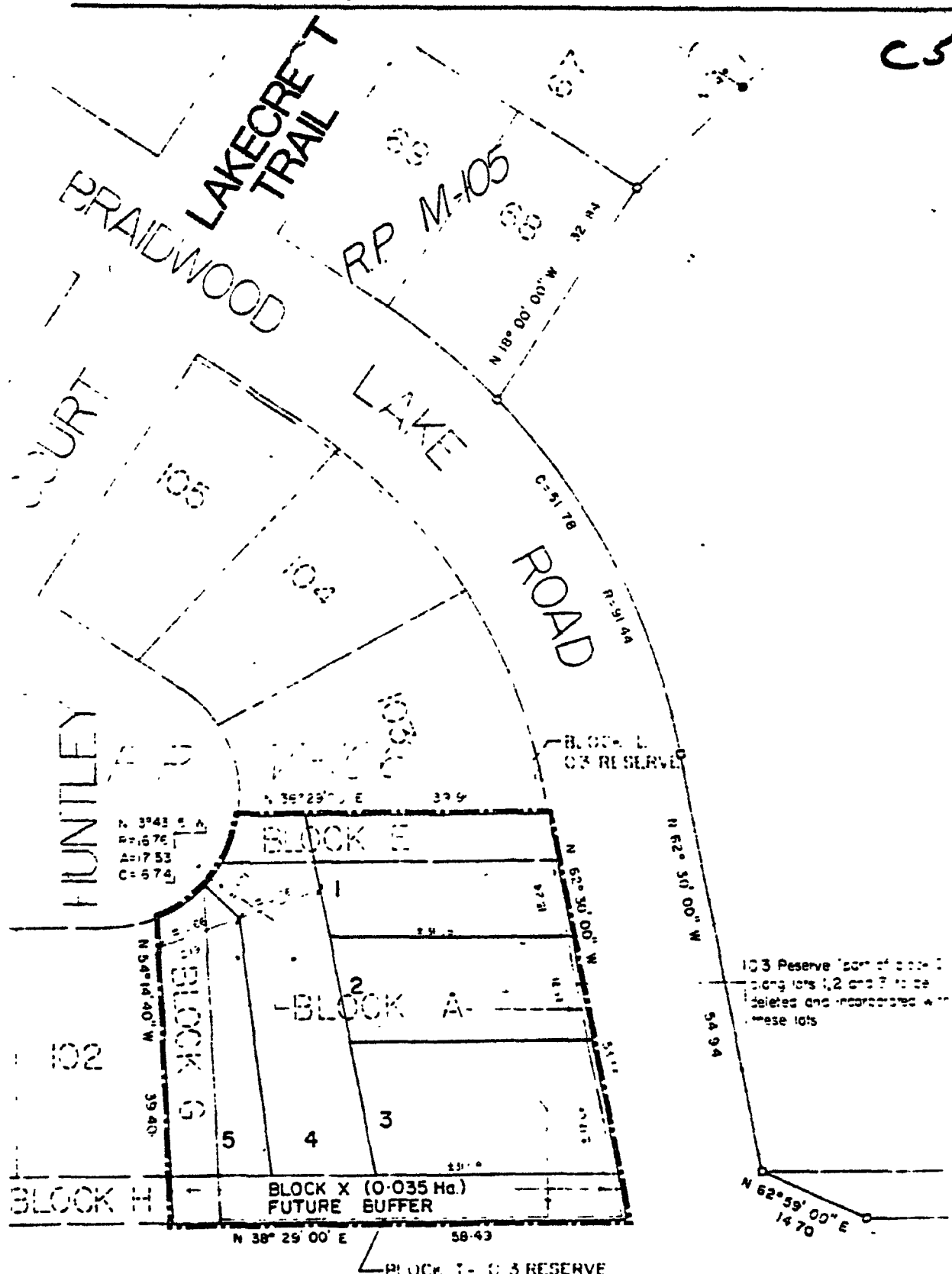


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CITY OF BRAMPTON
Planning and Development

Date: 82.03 26 Drawn by: J. K.
File no. CIE14.9 Map no. 25-22A

C5-9



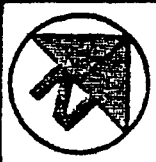
N 37°43' 5" E
 P=16.76
 A=17.53
 C=5.74

103 Reserve (part of block J) along lots 1, 2 and 3 to be deleted and incorporated with these lots

SANDALWOOD PKWY.

DRAFT PLAN

CITY OF BRAMPTON
 FIRST CITY DEVELOPMENT CORP. LTD.
 HEARTLAKE DEVELOPMENTS, CO. LTD.



1: 230

CITY OF BRAMPTON
 Planning and Development

Date: 82. 03 29 Drawn by: J.K.
 File no. CIE14.9 Map no. 25-22B