



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 94-77

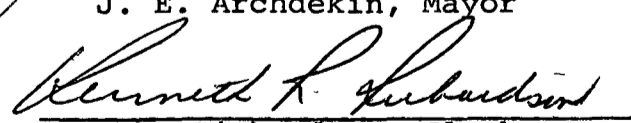
A By-law to amend the Official Plan of the City of Brampton Planning Area.

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

1. Amendment No. 12 to the Official Plan of the City of Brampton Planning Area, consisting of the attached map and explanatory 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. 12 to the Official Plan 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 May, 1977.


J. E. Archdekin, Mayor


K. R. Richardson, Clerk

OPC 0006-12

-4

AMENDMENT NUMBER 12 ✓
TO THE CONSOLIDATED OFFICIAL PLAN
OF THE CITY
OF BRAMPTON OFFICIAL PLAN

MISC. PLAN NO. 502

LOGGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1977 Dec 7 P.M.: 12:23

Michael Porter
REGISTRAR OF DEEDS, COUNTY OF PEEL

017 DEC 7 PM 12 23

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3.0	Amendment to Part C: Section D, Chapter D2, Section 3.5 <u>Staging-servicing</u>
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Amendment No. 12

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

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

- 1) Part A - Preamble, Section 4.0, "Purpose", page 2, is hereby modified by adding the following sentence to the end of the paragraph:

"Further it is intended that an adjusted road plan will be devised to take into account the enlarged area of the amendment, the additional stream valleys designated as open space by previous Minister's modifications to Amendment Number 5 of the former Township of Toronto Gore Planning Area and the number of bridges and the associated costs that would be attributable to the original official plan."

- 2) Part A - Preamble, Section 5.0, "Basis" on page 2, is hereby modified by deleting the word "Condominium" from the fifth line of the second paragraph and replacing it with the word "Condition".
- 3) Part B - The Amendment, Section 1.0 on page 4, is hereby modified by deleting the number "3500" from the second line of the second paragraph, and replacing it with the number "3200".
- 4) Part B - The Amendment, Section 3.0 on page 4, is hereby modified by adding the following as Section 3.1:

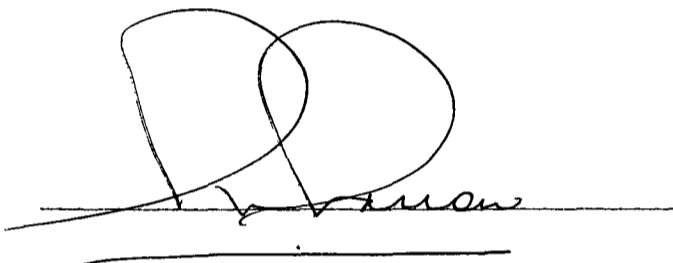
Part C: Section D, Chapter D2, Section 3.5 Staging - Servicing is amended by deleting the last paragraph and replacing it with the following:

"All future development within the area comprising about 3,200 acres designated for rural estate residential purposes shall be on the basis of municipal water services, except in

those areas which the Regional Municipality of Peel may consider acceptable for servicing by private wells. Development in the aforementioned area shall be subject to the appropriate impost charges per lot in order to offset the costs of providing the municipal water service to this area."

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act, as Amendment Number 12 to the Consolidated Official Plan for the City of Brampton Planning Area.

Date Nov. 21/77

A handwritten signature in black ink, appearing to read 'G. M. Farrow', is written over a horizontal line. Above the signature are two large, overlapping loops.

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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 94-77

A By-law to amend the Official Plan of the City of Brampton Planning Area.

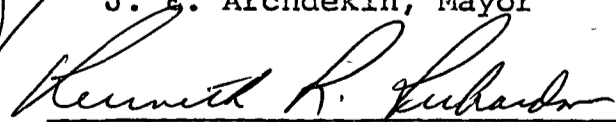
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3. This by-law shall not come into force or take effect until approved by the Minister of Housing.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council this 9th day of May, 1977.



J. E. Archdekin, Mayor



K. R. Richardson, Clerk

AMENDMENT NUMBER 12
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of the Amendment is Amendment Number 12 to the Consolidated Official Plan of the City of Brampton Planning Area, hereafter referred to as Amendment Number 12 .

2.0 Relative Parts

Part B only of the Amendment constitutes Amendment Number 12 .

Part A - Preamble is included only to provide background for Part B and should not be construed as a statement of policy. Part B, the operative portion of this Amendment is organized in seven sections, as follows:

Section 1.0 Amendment to Part C: Section D, Chapter D2, Section 2.0
Purpose

Section 2.0 Amendment to Part C: Section D, Chapter D2, Section 3.0
Policy, Subsection 3l. Population

Section 3.0 Amendment to Part C: Section D, Chapter D2, Section 3.5
Staging-Servicing

Section 4.0 Land Use

Section 5.0 Amendment to Plate Numbers 1 and 2

Section 6.0 Implementation

Section 7.0 Interpretation

3.0 Location

The Amendment is concerned with lands situated in part of Lots 11, 12, 13, 14 16, and 17, Concession 8 in the former Township of Toronto Gore, now in the City of Brampton, Regional Municipality of Peel.

4.0 Purpose

The purpose of the Amendment is to enlarge the present boundaries of the area previously designated for Rural Estate Development by Amendment No. 5 of the Official Plan of the former Township of Toronto Gore Planning Area. A secondary purpose is to change a number of the policies contained in the said Amendment No. 5 to better reflect the current pattern of development associated with the area designated for rural estate development.

MODIFICATION
NO/.....
UNDER SECTION 14(1) OF
THE PLANNING ACT

5.0 Basis

Several draft plans of subdivision have been formally submitted to the Ministry of Housing and the Regional Municipality of Peel which as a result of the land ownership pattern, include lands not within areas designated for rural estate development. Similarly, several applications to amend the restricted area by-law to rezone to lands from Agricultural (A), as stipulated by By-law Number 825, as amended of the former Township of Toronto Gore, to Estate Residential (ER) to permit residential development of the subject land have been submitted in conjunction with the aforementioned draft plans of subdivision.

Currently, there are four submissions which are affected by the location of the existing limits of the designated rural estate residential area. One of the plans consisting of part of Lots 13 and 14, Concession 8, N.D. was draft approved with conditions by the Regional Municipality of Peel on October 1, 1976. In particular, Condominium Number 15 for Regional Plan Number 21T-76017 states the following:

"That the owner agree to reserve development of Blocks X, Y and Z as outlined in green until such time as an Amendment to the Official Plan designating the lands "Estate Residential" is approved."

MODIFICATION
NO 2
UNDER SECTION 14(1) OF
THE PLANNING ACT

A second plan, being the Minister's Number 21T-75264 and located in the west half of Lot 16, Concession 8, N.D., was recommended for draft approval by the City of Brampton Council on March 22, 1976. Finally, plans of subdivision numbers 21T-76059, and 21T-77002, which together constitute most of Lots 11 and 12, Concession 8, N.D., have recently been submitted to the Regional Municipality of Peel. However, the western portions of the 2 subdivisions, and in particular, most of the plan 21T-77002, is not included within the Amendment Number 5 area.

On 1976, the extension of municipal water services to the Amendment Number 5 area was approved by the Regional Municipality of Peel Council. However, on implementing the decision by Council, a financial commitment will be required from owners representing approximately 380 lots so that the initial phase of the project might be realized. Therefore, it will be necessary to delete from the Official Plan the policy which stipulates "that no more than 200 lots for single family residential use will be created by approval of subdivision plans in any one year".

Another policy in Section 3.1 Population of the text states that the total population of the designated Rural Estate Residential Area is not expected to exceed 2,000 persons, and further, that it is anticipated that development will occur at an average density of approximately one person per gross residential density. To date, the average density of the combined plans of subdivision for the area which have either been approved or are being considered, is in excess of that specified by Official Plan Amendment Number 5. As the rural estate residential area is to be enlarged, and the municipal water services are to be extended to this area, it will be necessary to amend the policies with regard to population and density to more appropriately reflect the changing character of the area.

PART B - THE AMENDMENT

The whole of the part of this document entitled Part B - The Amendment which consists of the following text and the attached map Schedule 'A' LAND USE constitutes Amendment Number to the Consolidated Official Plan of the City of Brampton Planning Area.

The Consolidated Official Plan is hereby amended as follows:

MODIFICATION
NO 3
UNDER SECTION 14(1) OF
THE PLANNING ACT

1.0 Part C: Section D, Chapter D2, Section 2.0 Purpose is amended by deleting the first paragraph of the said Section 2.0 and replacing with the following:

The purpose of this Chapter is to establish a general concept and basic planning policies for approximately ~~3500~~ acres of land within the area of the former Township of Toronto Gore. The lands are defined on Plate 1a of this Chapter and the land use to be applied to those lands are those shown on the said Plate 1 and 2.

2.0 Part C: Section D, Chapter D2, Section 3.0 Policy, Subsection 3.1 Population is amended by deleting the first paragraph of the said Subsection and replacing with the following:

A total generated population of not more than 4300 persons is intended for the lands designated for use as Rural Estate Residential within this Chapter.

3.0 Part C: Section D, Chapter D2, Section 3.5 Staging-Servicing is amended by the deletion from the said Subsection, of the following:

IT IS A POLICY OF THIS CHAPTER THAT NO MORE THAN 200 LOTS FOR SINGLE FAMILY RESIDENTIAL USE WILL BE CREATED BY APPROVAL OF SUBDIVISION PLANS IN ANY ONE YEAR.

MODIFICATION
NO 4
UNDER SECTION 14(1) OF
THE PLANNING ACT

4.0 Land Use

The land use designation of the lands as defined by a heavy line on Schedule 'A' hereto attached shall be changed from Agricultural to Rural Estate Residential and Public Open Space as shown on Schedule 'A' hereto attached.

5.0 Amendment to Plates 1 and 2

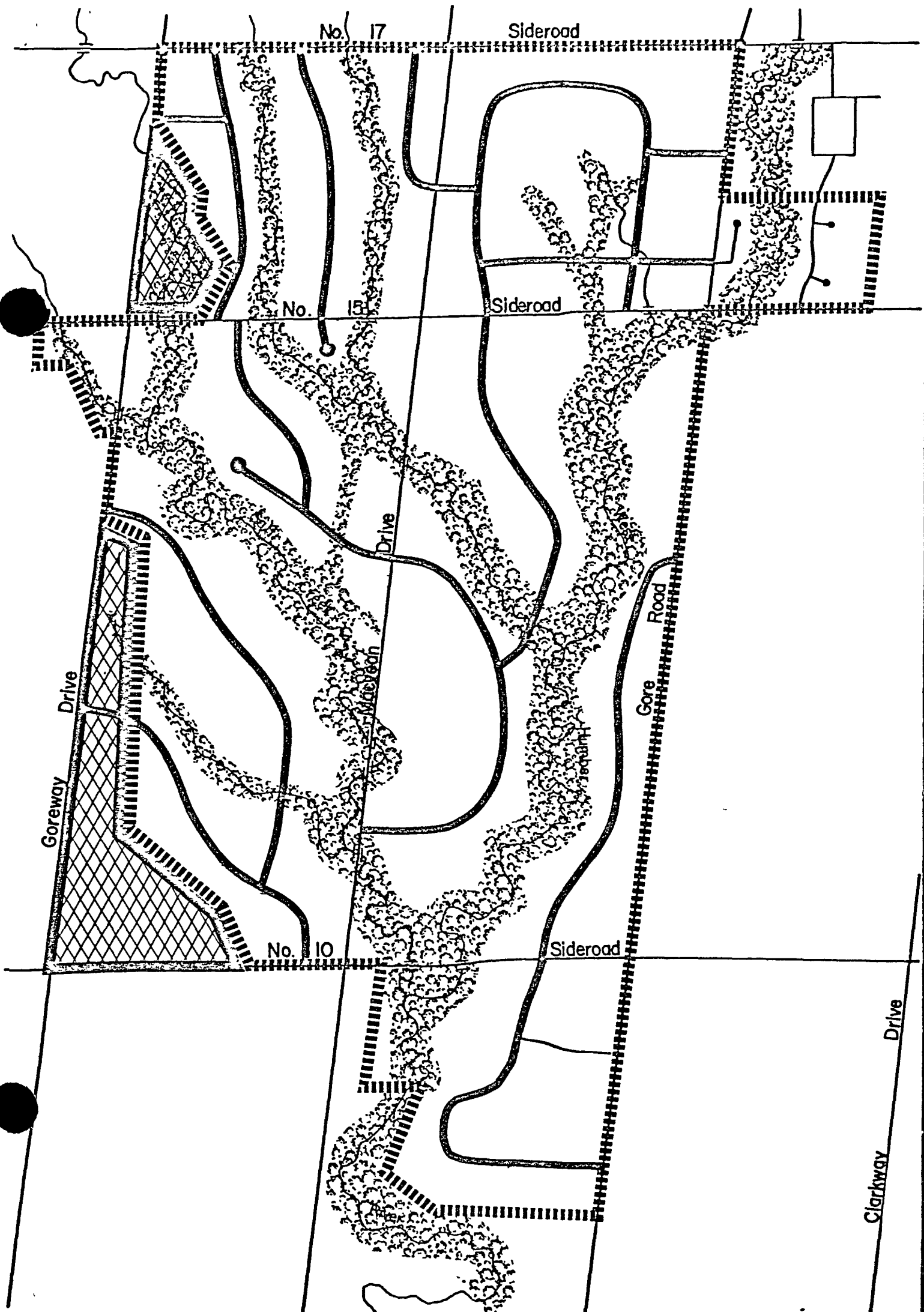
Plate Numbers 1 and 2, both Revised to June 1976 of the Consolidated Official Plan of the City of Brampton Planning Area shall be amended to the extent and in accordance with Schedule 'A' hereto attached.

6.0 Implementation




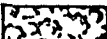
The provisions of the consolidated Official Plan, as amended from time to time, with respect to implementation shall apply to this Amendment.

7.0 Interpretation

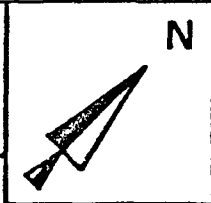
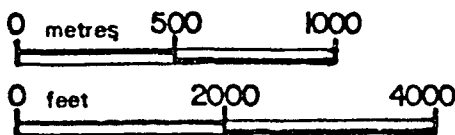
The provisions of the Consolidated Official Plan, as amended from time to time, with respect to interpretation shall apply to this Amendment.



O.P. AMENDMENT No. 12
SCHEDULE 'A'

-  LIMIT OF RURAL ESTATE RESIDENTIAL
-  PROPOSED EXTENTION TO RURAL ESTATE RESIDENTIAL
-  PROPOSED ROADS
-  PUBLIC OPEN SPACE

Scale



Drawn	ps
Date	February 1977
File No.	
Dwg. No.	A

CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

A P P E N D I X

Attached is a staff report to Planning Committee defining the present situation with regard to the Rural Estate Residential area of the former Township of Toronto Gore advising of the need for an amendment to the Official Plan as it pertains to this area. On February 28, 1977, Council directed staff to arrange for a public meeting and to draft an amendment to the Consolidated Official Plan. A public meeting was held on March 9, 1977 at Castlemore Public School in the former Township of Toronto Gore to inform the neighbouring landowners of the intent to extend the limit of the estate residential area and to receive their comments and opinions with respect to this matter. The minutes of the public meeting are included as part of the appendix to the Official Plan Amendment. Subsequent to the public meeting, the Council passed a resolution on March 28, 1977 instructing staff to prepare the appropriate amendment for presentation to the Administration and Finance Committee.

1-1

February 17, 1977

TO: J. Galway
Senior Administrative Officer

FROM: L.W.H. Laine
Planning Director

RE: Amendment to the Consolidated Official Plan
of the City of Brampton
Rural Estate Residential Area
Our File: TORONTO GORE, Amendment Number 5

1.0 INTRODUCTION

The purpose of this report is to introduce the need for amendments to the policies contained within the Consolidated Official Plan of the City of Brampton with regard to the rural estate development within the area of the former Township of Toronto Gore.

2.0 BACKGROUND

On October 31, 1973, the Minister of Treasury, Economics and Governmental Affairs approved Amendment Number 5 to the Official Plan of the former Township of Toronto Gore. This amendment provided for the development of approximately 3000 acres of land with the exception of the floodplain areas in the former Township for rural estate residential purposes. It was intended that each lot range from 2 to 7 acres in size and, that the average gross residential density be 1 person per acre. In order to enable the Municipality to rationally absorb this type of development, it was a policy of the amendment to permit the creation of no more than 200 single-family residential lots by plan of subdivision approval in any given year. Other policies such as those concerning landscaping, open space, subdivision design, were included in the amendment in order to ensure orderly, pleasing, and economical development of the area.

3.0 PROPERTY DESCRIPTION

The lands included within the rural estate area are, with few exceptions, roughly contained between 7th and 9th Lines East, known as Goreway Drive and The Gore Road respectively, and between Numbers 10 and 17 Sideroads. The boundaries are extended beyond these roads to include 3 additional areas, being south of Wildfield in part of Lot 16, Concession 10, N.D., south of Castlemore in part of Lots 9 and 10, Concession 9, N.D. and also, part of Lot 15, Concession 7, N.D.. Due to the intent of the amendment to permit development adjacent to the valleylands, two strips of land, in Lots 11, 12, 13 and 14, and in Lot 16, of Concession 8, N.D., were excluded from the original amendment area.

The subject lands are basically flat with the exception of the vicinity where the Humber River and its tributaries, including Lindsay and Salt Creeks, traverse the area flowing in a southerly direction.

The predominant soil type found within the Amendment Number 5 area can be identified as Peel Clay, characteristic of the Grey-Brown Podzolic Soil Group. Typical of this soil group is its imperfect internal drainage and smooth, moderately sloping topography. This soil is particularly suitable for cereal, grains, hay and pasture purposes and is also adaptable for dairy farming and the production of cash crops. The second soil category, found within the floodplain, is the alluvial deposit consisting of variable soil types.

At this point in time, there are no municipal water or sanitary services in the area. The former Township, and particularly the Amendment Number 5 area, is very poor with respect to ground water. The existing wells are very low in both quantity and quality, the yield being generally less than 2 gallons per minute and often high in mineral content.

Characteristic of the property sizes are either large farming units averaging 100 acres, the 10 and 25 acre strips used primarily for a single family residents, and residential lots of up to 2 acres. The mid-size lots were the result of a policy of the former township in the early 1960's to permit the creation of 10 acre lots, subsequently changed to 25 acre lots, without the consent of the Committee of Adjustment. Apart from the occasional hobby farm, most of the 10 and 25 acre lots remain idle, some even without residences.

4.0 ANALYSIS

Concurrent with the development of the Amendment Number 5 area, several draft plans of subdivision have been formally submitted to the Ministry of Housing and more recently to the Regional Municipality of Peel which, include lands not within the area designated for rural estate development. Similarly, applications to amend By-law Number 825 as amended of the former Township of Toronto Gore in order to rezone the lands from the present Agricultural (A) to Estate Residential (ER) have been submitted to the City of Brampton in conjunction with the aforementioned plans of subdivision.

At this point in time, four submissions for estate residential development are affected, in varying degrees by the existing limits of the area designated for development. In particular, the first plan, consisting of part of Lots 13, and 14, Concession 8, N.D., was draft approved by the Regional Municipality of Peel with the following condition:

"That the owner agree to reserve development of Blocks X, Y and Z as outlined in green until such time as an Amendment to the Official Plan designating the lands "Estate Residential" is approved."

The second plan, being the Minister's number 21T-75264 and located in the west half of Lot 16, Concession 8, N.D. was recommended for draft approval by the City of Brampton on March 22, 1976. Finally, two plans of subdivision, which together constitute most of Lots 11 and 12, Concession 8, N.D., have recently been submitted to the Regional Municipality of Peel. However, the westerly portion of plan number 21T-76059 and most of plan number 21T-77002, are not included within the Amendment Number 5 limits.

There remains one area between the amendment limit and Goreway Drive, which is part of a larger property contained within the limits, for which no draft plan of subdivision has been submitted to date. This being the situation, should each of the existing and future plans be approved in their entirety, the approval would be contingent upon individual amendments to the Official Plan.

In May 1976, the following resolution was approved by the Region of Peel Council:

"That approval, in principle, be given to the extension of the South Peel Water System to service Amendment Number 5 to the Official Plan to the Township of Toronto Gore, now in the City of Brampton and that, upon completion of financial guarantees for the total net cost of the work proposed for Phase 1, estimated at \$659,000, a further report setting out details of the construction be submitted.

And further, that the Ministry of the Environment be requested to approve the extension to the South Peel Water System to serve the lands approved for development by Amendment Number 5 to the Official Plan of the Township of Toronto Gore, now in the City of Brampton.

With the extension of the watermain to the Amendment Number 5 area, the availability of good quality water will no longer be a constraint on development. As mentioned above, it is the policy of Official Plan Amendment Number 5 to permit not more than 200 lots to be created in any given year. However, in order to render the extension of the water system a feasible project, financial commitment must not be hindered by a restriction on the number of lots to be created.

Should the draft plans of subdivision mentioned in the above paragraphs be approved with the exception of the lands not included within the amendment, the strip along Goreway Drive will become separated to become a parcel of land which would be both uneconomical as a farm unit and too large for a single-family residential use. As the development occurs, complete with municipal water services, adjacent to the rear yards of those lots facing Goreway Drive, it is reasonable to assume that in the years to come, strip development may result in an unorderly fashion along the existing road allowance. Furthermore, it may be assumed that an increased number of applications for severances will be submitted for those lands along the water line, and in particular, along the north side of Number 10 Sideroad adjacent to Amendment Number 5. As such, a strip development situation may be created which could make access to the internal lands difficult should development occur in the future.

It would be preferable from a planning aspect therefore, to develop those lands in an orderly manner in conjunction with an entire plan of subdivision and with complete reverse frontage along Goreway Drive. In becoming part of the estate residential development, the excluded lands would benefit from the advantages enjoyed by the adjacent lands to the west, such as water service, open space, and walkways, etc..

It is proposed therefore that with an amendment of the Official Plan, two additional areas being 210 acres and 65 acres in size, be included in the rural estate residential area (see attached Report Map 1). The 65 acre parcel in the west is presently contained within a draft plan of subdivision (21T-75264) which has been recommended for draft approval by the City and will require an amendment to the Official Plan as a condition of draft approval. As approximately 60 acres of the total 274 acres constitutes floodplain, it is estimated that the additional acreage would generate a total of approximately 300 more persons. It would be preferable from a planning aspect, if these lands could be developed in conjunction with the lands to the east of the arbitrary limits, rather than to encourage the possibility of haphazard development along Goreway Drive and Number 10 Sideroad in the future.

The total acreage of the Amendment Number 5 area, as approved, is 3,200 acres of which approximately 600 acres are floodplain. To date, 1,450 acres are the subject of plans of subdivisions in various states of processing and approval. Encompassed by those 15 plans of subdivision are 446 estate residential lots, 96 of which have been registered, which would generate approximately 1,784 persons (see attached "Statistical Summary"). To date the average density of the combined plans of subdivision for the area which have either been approved or are being considered is approximately 1.2 persons per acre, slightly in excess of that specified by Official Plan Amendment Number 5. The development of the remaining 1,800 acres could presumably produce 550 more lots, and thus, an additional population of approximately 2,200 persons.

It was originally intended that the total population of the rural estate not exceed 2,000 and further, that development would occur at an average density of one person per gross acre. In light of the above statistics, it will be necessary to amend the Official Plan in order to adjust the population and density projections to figures which would be more representative of the current development.

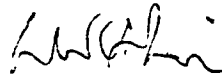
5.0 CONCLUSION

In conclusion, it is proposed that the Consolidated Official Plan of the City of Brampton be amended in order to update the intent of the original Official Plan Amendment Number 5 of the former Township of Toronto Gore. The rural estate area has been developing in a much different manner than was anticipated in both the rate and density of development. As such, an amendment will be required to adjust the figures associated with population and density and also, to remove the policy with regard to the restriction of the number of lots created in any given year. In conjunction with this amendment it is suggested the limits be extended to incorporate the 2 isolated parcels immediately to the west of the limits and east of Goreway Drive.

6.0 RECOMMENDATION

It is recommended that Planning Committee recommend that Council instruct staff to prepare an amendment to the Consolidated Official Plan with regard to the area designated for rural estate residential development by Official Plan Amendment Number 5 of the former Township of Toronto Gore prior to a public meeting.

JC/LWHL/jb


L.W.H. Laine,
Planning Director

Attachment

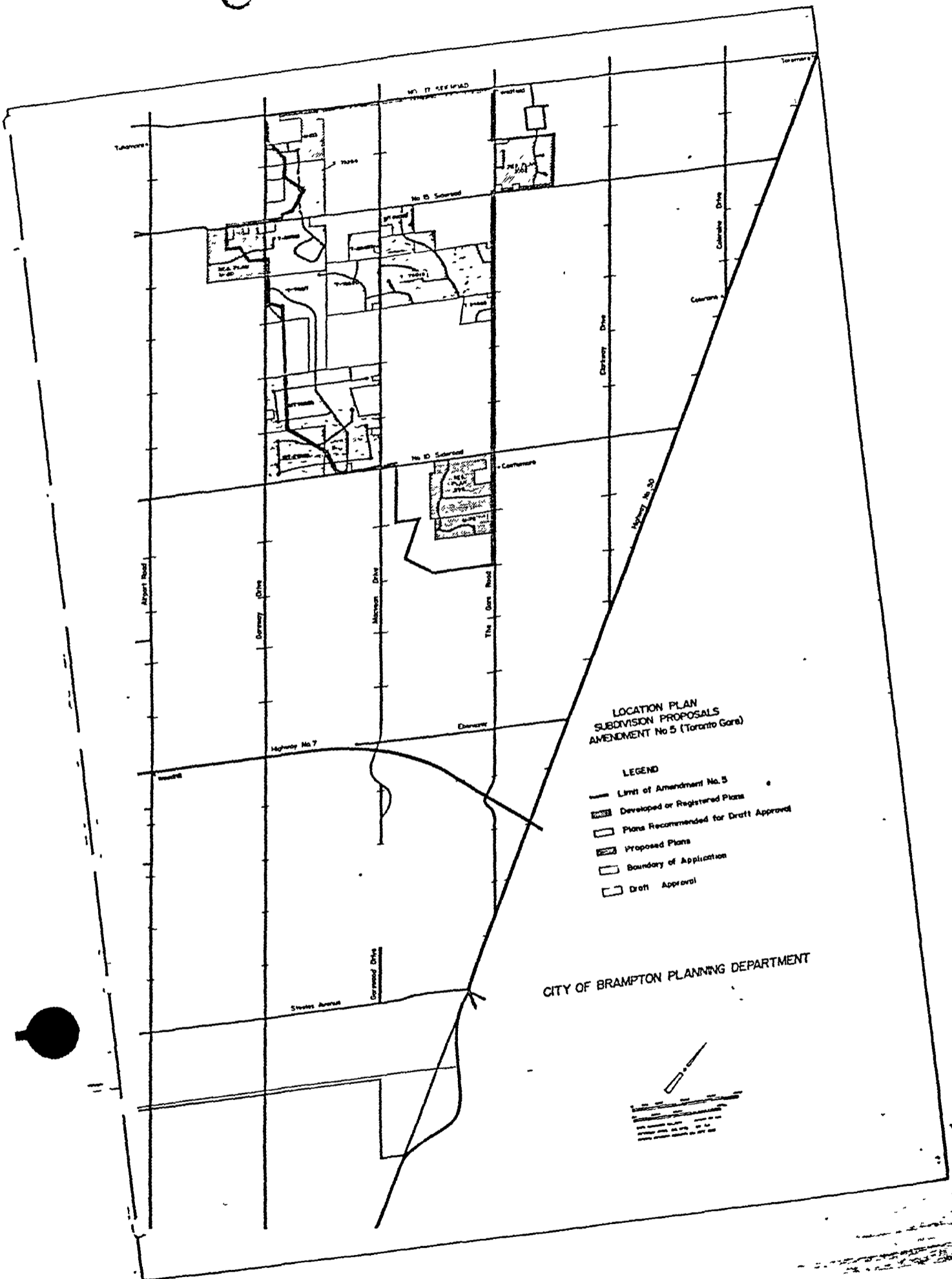
STATISTICAL SUMMARY OF SUBDIVISION PLANS

OFFICIAL PLAN AMENDMENT NUMBER 5

(FORMER TOWNSHIP OF TORONTO GORE)

APPLICANT	MINISTRY OR REGION FILE NO.	PLANNING FILE NO.	LOCATION	ACRES	NO. OF LOTS	STATUS
Mudry, Winton & Rapson	21T-24282	C9E10.1	Pt. E $\frac{1}{2}$ Lot 10 Con. 9, N.D.	91.057	28	Registered Plan #999
R. Lackey	21T-24572	C10E16.1	Pt. W $\frac{1}{2}$ Lot 16 Con. 10, N.D.	96.952	28	Registered Plan #1002
Turtle Creek Golf Course	21T-24573	C7E15.1	Pt. W $\frac{1}{2}$ & E $\frac{1}{2}$ Lot 15 Con 7, N.D.	46.0	16	Registered Plan M-90
Husakiwsky	21T-24682	C9E9.1	Pt. E $\frac{1}{2}$ Lot 9	43.345	12	Registered Plan M-79
Patricia Kerr	21T-21499	C8E17.1	Pt. W $\frac{1}{2}$ Lot 17 Con. 8, N.D.	68.8	12	Registered Plan M153
Total				<u>346.054</u>	<u>96</u>	
Rushville Construction	21T-24855	C9E12.1	Pt. E $\frac{1}{2}$ Lot 13 Con. 9, N.D.	26.41	6	Draft Approved
Textile Laminations Ltd.	21T-25301	C8E15.1	Pt. W $\frac{1}{2}$ Lot 15 Con. 8, N.D.	95.57	21	Draft Approved
Mario, Primo & Silverio Bertossio	21T-25437	C3E15.2	Pt E $\frac{1}{2}$ Lot 15 Con. 8, N.D.	25.0	3	Draft Approved
Steve Martynuik	21T-75520	C8E14.1	Pt. E $\frac{1}{2}$ Lot 14 Con. 8, N.D.	94.25	26	Draft Approved
G. Shaw	21T-76017	C8E14.2	Pt. E $\frac{1}{2}$ Lot 13 & 14 Con. 8, N.D.	134.94	40	Draft Approved
Total				<u>376.17</u>	<u>96</u>	

APPLICANT	MINISTRY OR REGION FILE NO.	PLANNING FILE NO.	LOCATION	ACRES	NO. OF LOTS	STATUS
Delzor Invest- ments Ltd.	21T-75264	C8E16.1	Pt. W $\frac{1}{2}$ Lot 16 Con. 8, N.D.	91.73	20	Recommended for Draft Approval
J. Ezard/ J. Budge	21T-76059	C8E12	Pt. Lots 11 & 12 Con. 8, N.D.	271.78	106	Being Processed
Listwood Investments Ltd.	21T-77002	C8E11.1	Pt. W $\frac{1}{2}$ Lot 11 Conc. 8, N. D .	96.92	41	Being Processed
Delta Equities	21T-76016	C9E14.1	Pt. Lots 14 & 15 Con. 9, N.D.	242.73	76	Being Processed
Lavona Homes	21T-76058	C9E15	Pt. Lot 15 Con. 9, N.D.	25.0	11	Being Processed
Total				<u>728.16</u>	<u>254</u>	
Final Total				1,450.87	446	



LOCATION PLAN
SUBDIVISION PROPOSALS
AMENDMENT No 5 (Toronto Gore)

LEGEND

- Limit of Amendment No. 5
- ▨ Developed or Registered Plans
- - - - - Plans Recommended for Draft Approval
- ▭ Proposed Plans
- ▭ Boundary of Application
- ▭ Draft Approval

CITY OF BRAMPTON PLANNING DEPARTMENT



Office of Planning Director

March 14, 1977

TO: Chairman and Members of Planning Committee
FROM: Planning Director


RE: Amendment to the Consolidated Official
Plan of the City of Brampton
Rural Estate Residential Area
Our File: Toronto Gore, Amendment Number 5

A public meeting was held on March 9, 1977 at Castlemore Public School on The Gore Road to receive comments on a proposal to extend the existing limits of the rural estate residential area in the former Township of Toronto Gore westerly to Goreway Drive. A copy of the notes recorded at that meeting is attached.

No objections were raised at the meeting with regard to the proposed amendment to the Official Plan and it would appear that the alteration in the boundary and the intended land use of the subject land would be acceptable to the surrounding property owners.

It is recommended that Planning Committee recommend to City Council that staff be instructed to prepare the appropriate Amendment to the Official Plan for presentation to the Administration and Finance Committee.

JC/rla


L.W.H. Laine
Planning Director

attachment

PUBLIC MEETING

A Special Meeting of Planning Committee was held on WEDNESDAY, March 9, 1977 in the Castlemore Public School, the Gore Road, Toronto Gore, Ontario, commencing at 7:30 p.m. to consider the need for an amendment to the policies contained within the Consolidated Official Plan of the City of Brampton with regard to the rural estate development within the area of Amendment Number 5 of the former Township of Toronto Gore Planning Area and to include additional lands abutting the westerly limits of former Amendment Number 5.

Members present were:	F.R. Dalzell	Chairman
	Mrs. E. Mitchell	Vice-Chairman
	J.E. Archdekin	Mayor
	P. Robertson	Councillor
	W.J. Baillie	Alderman

Staff present were:	L.W.H. Laine	Planning Director
	J. Coleman	Planner

Approximately 75 members of the public were in attendance. The Chairman asked the Planning Director if notices were sent to the public and advertisements were placed in local newspapers. The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to advise the public of the proposed amendment to the Official Plan Amendment Number 5 of the former Township of Toronto Gore Planning Area.

The Chairman then asked the Planning Director to outline and explain the proposal to the public. After the close of the Planning Director's presentation, the Chairman invited questions and comments from the members of the public in attendance.

Fifty copies of the Planning Director's report were handed out at the meeting to the members of the public and further copies were mailed out to those members of the public who requested a copy of the report.

Mr. Anthony Casola of 42 Brixham Terrace, Downsview, Ontario enquired as to why Wildfield Village was not included in the proposal and was informed that Wildfield was already developed.

There were no further comments or questions and the meeting adjourned at 7:55.p.m.

PASSED May 9th 1977



BY-LAW

No. 94-77

A By-law to amend the Official
Plan of the City of Brampton
Planning Area.