

THE CORPORATION OF THE CITY OF BRAMPTON

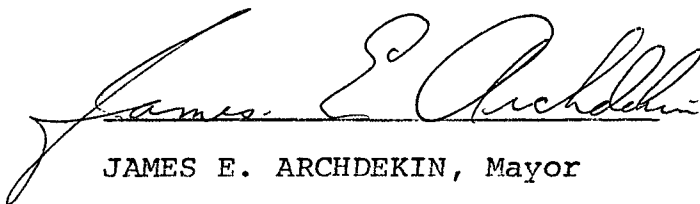
BY-LAW NUMBER 158-75

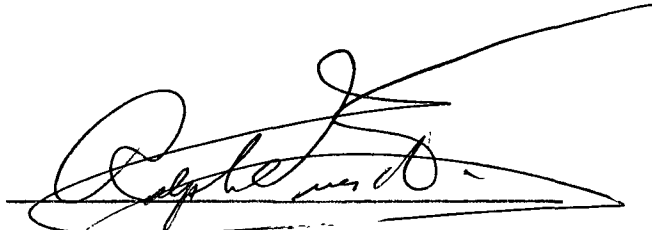
A By-law to amend the Official Plan of the former Town of Brampton Planning Area now part of the City of Brampton Planning Area.

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. 71 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 maps 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. 71 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.

ENACTED and PASSED this 25th day of August 1975.

  
JAMES E. ARCHDEKIN, Mayor

  
RALPH A. EVERETT, Deputy Clerk



Ontario

Ministry of  
Housing

Plans Administration Division

56 Wellesley St. West  
8th Floor  
Toronto, Ontario  
M7A 2L6

August 30, 1976.

Mr. K. Richardson  
Clerk  
City of Brampton  
24 Queen Street East  
Brampton, Ontario  
L6V 1A4

Dear Mr. Richardson:

Subject: Proposed Amendment No. 71 to the Official  
Plan for the former Town of Brampton Planning Area,  
now part of the City of Brampton Planning Area. Our  
File No: W-5181

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With reference to our letter dated June 30, 1976, we  
are now closing our file on the above noted amendment  
and are returning all documents covering same.

Yours truly,

Senior Planner  
Official Plans Branch

Encl.

RECEIVED	
DATE	Sept. 7/76
REG. NO.	80 32
FILE NO.	Amend # 71
CLERKS DEPT.	

July 28th, 1976

Ms. Marilyn Bergman  
Senior Planner  
Central Area Group  
Official Plans Branch  
Ministry of Housing  
56 Wellesley St. W.  
8th Floor  
Toronto, Ontario  
M7A 2L6

Dear Ms. Bergman:

Re: Official Plan Amendment

Attached for your information is certified copy of By-law 168-76 being a By-law to repeal Amendment Numbers 3 & 4 to the Official Plan of the former Township of Toronto Gore, Amendment Number 48 to the Official Plan of the former Township of Chinguacousy and Amendment Number 71 to the Official Plan of the former Town of Brampton.

Yours very truly,

R. D. Tufts  
Clerk's Assistant

RDT:le  
att

ORIGINAL

W5181-1

AMENDMENT NUMBER 71

TO THE

OFFICIAL PLAN

OF THE FORMER

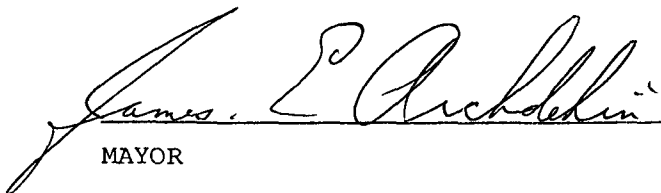
TOWN OF BRAMPTON

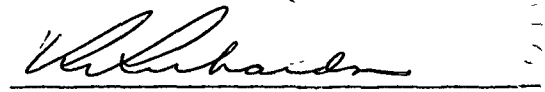
PLANNING AREA

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

AMENDMENT NO. 71

The attached map Schedule "A" and explanatory text, constituting Amendment No. 71 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. 158-75, in accordance with Section 54(4) of the Regional Municipality of Peel Act, 1973, and Section 13, 14 and 17 of The Planning Act, (R.S.O.) 1970, Chapter 349 as amended, on the 25th day of August, 1975.

  
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.            to the Official Plan of the former Town of Brampton Planning Area, now part of the City of Brampton Planning Area.

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DATE

THE CORPORATION OF THE CITY OF BRAMPTON

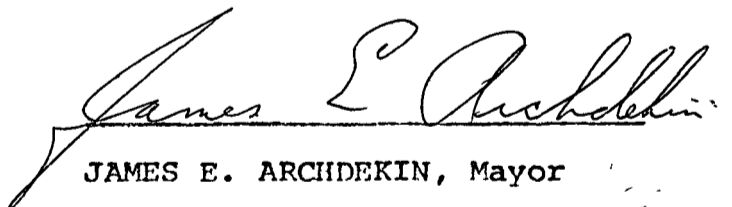
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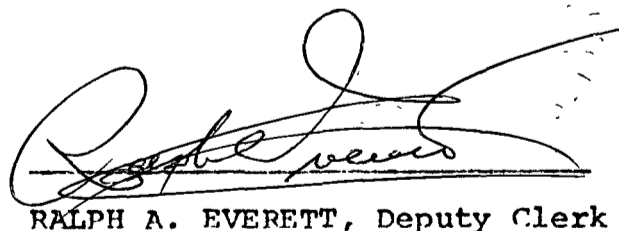
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The Council of the Corporation of the City of Brampton, in accordance with the provisions of The Planning Act, (R.S.O 1970, Chapter 349 as amended) and the Regional Municipality of Peel Act, 1973 hereby enacts as follows:

1. Amendment No. 71 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 maps 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. 71 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.

ENACTED and PASSED this 25th day of August 1975.

  
JAMES E. ARCHDEKIN, Mayor

  
RALPH A. EVERETT, Deputy Clerk

Part A - Preamble

1.0 Title

The title of this Amendment is Amendment Number 71 to the Official Plan of the former Town of Brampton Planning Area now in the City of Brampton hereafter referred to as Amendment Number .

2.0 Relative Parts

Part B of this Amendment constitutes Amendment Number 71  
Part A - Preamble and Part C Appendicies are included only to provide background for Part B and should not themselves be construed as a statement of policy.

Part B, the operative portion of this Amendment is organized in four sections:

Section 1.0 Definitions

Section 2.0 Land Use

Section 3.0 Development Principles

Section 4.0 Implementation

Section 5.0 Interpretation

3.0 Location

This Amendment concerns land located in part of Lots 3 and 4, Concession 1, East of Hurontario Street, and more particularly, comprising Lots 14 to 31 both inclusive, Block "A", Eldomar Avenue and Meadowland Gate South East in Registered Plan Number 581, in part or all thereof.

4.0 Purpose

The purpose of Amendment Number 71 is to permit the establishment of residential uses on Lots 14 to 31 by changing the land use designation from Commercial to Residential and to establish open space uses on part of Block A and parts of Lot 14 and 15 by changing the land use designation from Commercial to Open Space and to prescribe appropriate development policies applicable to the subject lands which will ensure the acceptable use and development of a residential use area.

5.0 Background and Basis of the Amendment

Amendment Number 48 to the Official Plan of the former Town of Brampton approved by the Minister on October 26th, 1970, (a) changed the designation of lands comprising Lots 1 to 31, Blocks A and N and the abutting opened and developed public highways of Eldomar Avenue and Meadowland Gate South East from Residential and Open Space to Commercial and (b) permitted the encroachment of a commercial building to a maximum distance of ten (10) feet onto Block N which encroachment was prohibited by Amendment Number 21 approved by the Minister on October 12, 1960.

Notwithstanding that Restricted Area By-law Number 2566, giving effect to the land use considerations, was approved by the Ontario Municipal Board on August 17th, 1971, no commercial expansion has occurred north of Eldomar Avenue or east of Meadowland Gate South East.

The City of Brampton considered an application by Grand Forum Estates Limited to amend the Official Plan in order to designate Lots 14 to 31 for single family residential uses. The Planning Committee at its meeting of November 18th, 1974, adopted a motion recommending a change in the land use designation and the preparation of an amendment to the Official Plan. These recommendations of the Planning Committee were approved by City Council on November 25, 1974.



Part B - The Amendment

The whole of the part of this document entitle Part B - The Amendment which consists of the following text and the attached map constitutes Amendment Number 71 to the Official Plan of the Town of Brampton Planning Area.

The Official Plan is hereby amended as follows:

1.0 Definitions

For purposes of this Amendment the following definitions shall apply:

- 1.1 Residential Use Area shall mean that the predominant use of the land is to be residential. This classification need not prevent some land being used for other purposes, provided that these uses are compatible to residential dwellings and their location in a residential use area are necessary to satisfy the needs of the residential area, and provided further that these uses will in no way contribute to the depreciation and deterioration of the value and amenity of the residential use area.
- 1.2 Open Space Use Area shall mean that the predominant use of land is designated for conservation or recreation purposes and shall be protected from development and the effects of development.

2.0 Land Use Plan

- 2.1 The land use classification for those lands outlined in red on Schedule "A" attached hereto is amended by deleting the Commercial Use designation and substituting (a) Residential Use designation for lands located on the north side of Eldomar Avenue and on the east side of Meadowland Gate between Nanwood Drive and Eldomar Avenue comprising Lots 14 to 31 both inclusive, Registered Plan Number 581 and (b) Open Space Use designation for part of Block A and part of Lots 14 and 15, Registered Plan Number 581.

3.0 Development Principles

- 3.1 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.

3.2 Within the area which is subject of this Amendment only the following residential use shall be permitted: single family dwellings and accessory uses.

3.3 The residential development shall be in accordance with the following principles:

(i) The development shall not pre-empt the capacity of existing and future facilities, i.e., sanitary and storm sewer, water supply.

(ii) Public open space shall be provided in such quantity that is acceptable to Municipal Council. In particular parts of Lots 14 and 15 shall be designated as public open space.

3.4 Development will be subject to standards to reduce the adverse influence of noise, exhaust emissions, and the glare of lights from both vehicular traffic and commercial uses adjacent to the subject residential use areas. Suitable screening, in the form of landscaping and fencing will be provided as required by Municipal Council.

#### 4.0 Implementation

4.1 Amendment Number 71 shall be implemented by an appropriate amendment to the Zoning By-law which will impose the appropriate zone classifications and regulation in conformity with the development principles.

#### 5.0 Interpretation

5.1 The boundaries between land uses designated on Schedule "A" are approximate except where they coincide with roads or clearly defined physical features. Where the general intent of the Amendment is maintained minor adjustments to boundaries will not require an amendment to the Official Plan.

5.2 The Residential Use Area applicable to this amendment shall apply to those lands outlined in red on Schedule "A" attached herewith.

Part C - Appendix

1.0 Attached is a copy of a report of the Planning Director to Planning Committee dated November 14th, 1974, and a copy of the minutes of a Planning Committee meeting held on November 18th, 1974.

November 14th, 1974

To: Chairman and Members of  
the Planning Committee

From: Planning Director

Re: Application to Amend the Official Plan  
and Zoning By-law  
Lots 14-31, Registered Plan No. 581  
Eldomar Avenue and Meadowland Gate  
Grand Forum Estates Limited  
Our File No. C1E3.2

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Background: In 1957, the above noted 18 lots were registered by Registered Plan Number 581 for residential use. Later, much of the property was redesignated for commercial use by Official Plan Amendment Number 48 of the former Town of Brampton. The Ontario Municipal Board approved Restricted Area By-law 2566 after a public hearing which gave effect to the Amendment. In order to allow residential use on the presently vacant property, an amendment to both the Official Plan and the Restricted Area By-law will be required.

Property Description: The vacant property is located east of Main Street South generally between Eldomar Avenue and Nanwood Drive. Four lots front onto Eldomar Avenue, three on the north side and one on the south side, 14 lots front onto Meadowland Gate with 13 on the east side and one on the west side (see attached location plan).

Staff Comments: The following recommendations and comments have been received:

1. Engineering Department

- (a) an agreement between the developer and both the City and the Region regarding connections to sanitary sewers and watermains is required, and
- (b) after installation of all underground services, it is required that road work be entirely reinstated, including curbs and sidewalks, and also that the pavement be completely resurfaced.

2. Parks and Recreation Department

- (a) Dedication by the developer of Lots 14, 15 and 16 to form a tableland portion of Meadowland Park is recommended.

3. Zoning and Building Department

- (a) As the proposal appears to be reasonable and in keeping with the existing residential use in the area, no adverse effect are expected with the rezoning of the above-noted lands.

4. Fire Department

- (a) There are no objections or comments as to access and location subject to the approval by the Fire Department of water supplies and hydrant locations.

The Planning Department notes the following matters:

- (a) The lots in question were created by a plan registered in 1957 and the park land dedication as such were conveyed at that time.
- (b) The exposed and visually unattractive rear of the Brampton Mall shopping plaza should be screened as much as possible by trees and/or shrubs and by the screening of service areas (garbage receptacles).
- (c) A dike constructed some years ago by the Metropolitan Toronto and Region Conservation Authority appears to occupy part of Lots 14 and 15 and the land so encroached upon should not be zoned or used for a use that would hinder the maintenance of the dike.

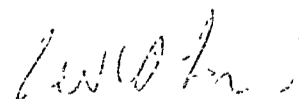
Discussion: The only matter at this time that appears to require careful review by Planning Committee deals with the matter of public open space or park land dedication. If only 15 lots are developed producing a population of about 60 persons, park land dedication equal to about 0.30 acres would be required on the basis of 5 acres per 1,000 persons as suggested by Amendment No. 26 to the Official Plan of the former Town of Brampton. The area of lots 14, 15 and 16 is about 0.66 acres. With development of the

full 18 lots the park land would increase by 0.06 acres to 0.36 acres. It is understood that the owner will agree to convey the lands that are encroached upon by the dike to either the City or the Authority.

It is recognized that the Director of Parks and Recreation may not have been aware that some park land in the valley of the Etobicoke Creek not exceeding 5 per cent of the gross area in accordance with the Planning Act was conveyed over 17 years ago. While planning staff cannot concur with the recommendation of the Parks and Recreation Director that land at twice the standard be conveyed, there is agreement, in recognition of changing and higher park land standards, that the City should strive to realize a reasonable park land standard. In this particular case it is felt that the objective can be met by requiring a cash payment in lieu of park land dedication.

Recommendation: It is recommended that:

1. The Official Plan and Restricted Area By-law be amended to permit the erection of a single family detached dwelling unit on each lot, and that the Planning Committee set the location, date and time for a public meeting respecting the Official Plan Amendment, and
2. staff continue discussions with the applicant and appropriate agencies towards resolution of the property matters respecting the dike encroachment, screening of the commercial area and the amount of the cash payment in lieu of park land dedication.



L.W.H. Laine,  
Planning Director.

CLARENCE ST.

ETOBICOKE DR.

CREEK

ETOBICOKE

MEADOWLAND DR.

LYNDFIELD CR.

14 15 16

17

ELDOMAR AVE.

WPA ST.

BRAMPTON MALL

MEADOWLAND GT.

20 21

22

23

24

25

26

27

28

29

30

31

CORNWALL RD.

LEINSTER RD.

CORNWALL HTS.

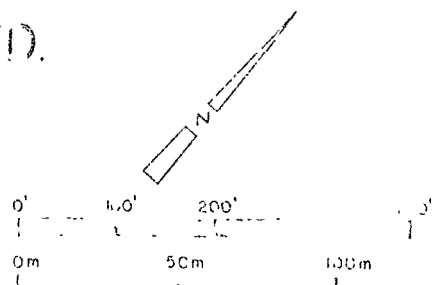
LAWRENCE

PLANNED

SUBJECT LANDS

DATE NOV 14th, 1974  
DRAWN BY mo

GRAND FORUM ESTATES LTD.  
LOCATION PLAN  
FILE NO. GFS.2

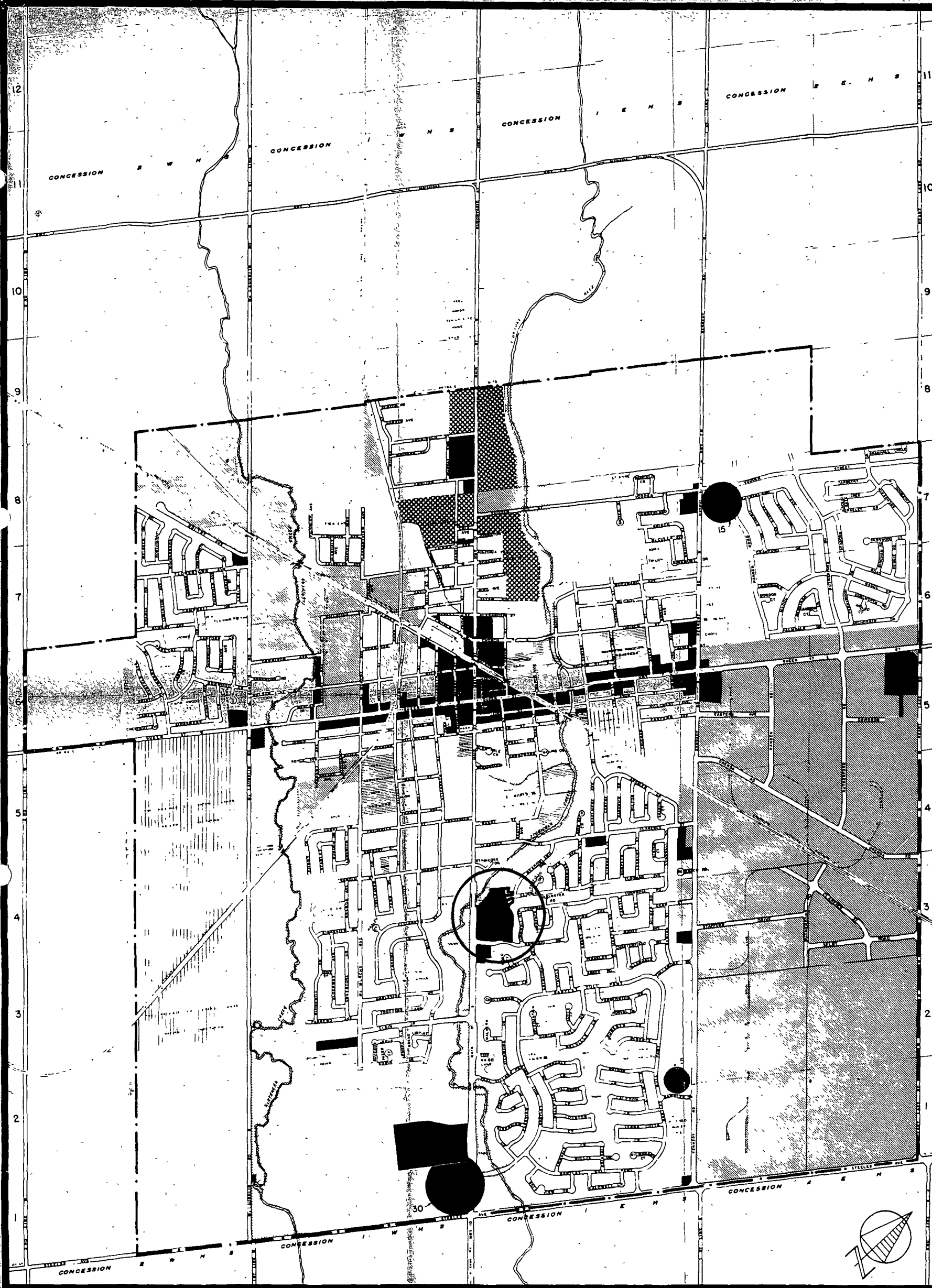


7. Application to amend the Official Plan and Restricted Area By-law, Lots 14 to 31, Registered Plan Number 582, Grand Forum Estates Limited.

Mr. Lipton, representing the applicant, outlined his client's proposal to the Committee.

Recommendation: It was recommended that as part of the subdivision agreement Grand Forum Estates be required to dedicate Lots 14, 15, and 16 as public open space or in lieu a cash equivalent. Further, that concurrently with the preparation of the Official Plan Amendment and Zoning, a full service (water and sewer) report be received from Public Works - Region of Peel regarding the capacity and capability of the services in this area and staff continue discussions with the applicant and appropriate agencies towards resolution of the property matters respecting the dike encroachment, screening of the commercial area.





**OFFICIAL PLAN OF THE BRAMPTON PLANNING AREA**

**INTERPRETATION OF THE PLAN**

THE BOUNDARIES BETWEEN CLASSES OF LAND USE SHOWN IN THIS PLAN 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 PURPOSE OF ANY BY-LAW TO IMPLEMENT THIS PLAN WITHOUT THE NECESSITY OF MAKING FORMAL AMENDMENTS TO THE OFFICIAL PLAN. OTHER THAN SUCH MINOR CHANGES IT IS INTENDED THAT NO AREAS OR DISTRICTS SHALL BE CREATED THAT DO NOT CONFORM WITH THIS PLAN IN RESPECT OF LAND USE.

**LEGEND**

- |                 |  |               |  |
|-----------------|--|---------------|--|
| RESIDENTIAL (R) |  | OPEN SPACE    |  |
| COMMERCIAL (C)  |  | INSTITUTIONAL |  |
| INDUSTRIAL (I)  |  | AGRICULTURAL  |  |
| GREENHOUSE      |  |               |  |

THIS MAP DESIGNATED SCHEDULE A TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT NO

**CITY OF BRAMPTON PLANNING DEPARTMENT**

SCALE - DATE - 14/11/74  
 PLAN NR - FILE NR  
 DRAWN BY - JMK REVISED BY - cf