

THE CORPORATION OF THE CITY OF BRAMPTON

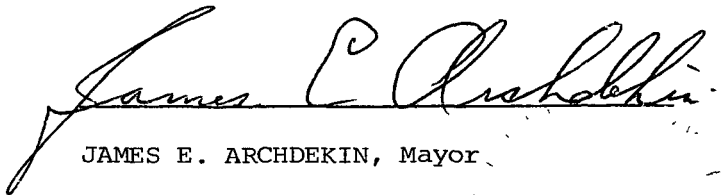
BY-LAW NUMBER 180-75


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. 72 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. 72 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 22nd day of September , 1975.


JAMES E. ARCHDEKIN, Mayor


KENNETH R. RICHARDSON, Clerk

DUPLICATE ORIGINAL

W. 5206-4

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

AMENDMENT NO. 72

MISC. PLAN NO. 454

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

MAR. 12 1976 10:02 A.M.

Deputy Land *Katherine Bangla*
REGISTRAR OF DEEDS, COUNTY OF PEEL

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

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

AMENDMENT NO. 72

The attached map Schedule "A" and explanatory text, constituting Amendment No. 72 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. 180-75, 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 22nd., day of September 1975.

James E. Archibald
Mayor

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

Date Mar 3/76

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

THE CORPORATION OF THE CITY OF BRAMPTON

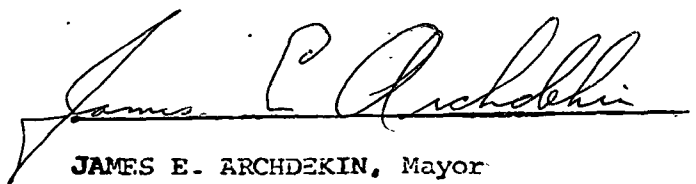
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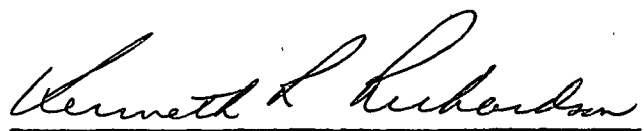
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READ a FIRST, SECOND and THIRD TIME and PASSED In Open Council
this 22nd day of September , 1975.


JAMES E. ARCHDEKIN, Mayor


KENNETH R. RICHARDSON, Clerk

AMENDMENT NUMBER
TO THE
OFFICIAL PLAN OF THE
FORMER TOWN OF BRAMPTON PLANNING AREA

PART A - PREAMBLE

1.0 Title

The title of this Amendment is Amendment Number 72 to the Official Plan of the former Town of Brampton Planning Area hereinafter referred to as Amendment Number

2.0 Relative Parts

Only that part of this text entitled "Part B - Amendment" shall constitute Amendment Number 72 to the Official Plan of the Official Plan of the former Town of Brampton Planning Area.

3.0 Purpose of the Amendment

The purpose of Amendment Number 72 is to add to the Official Plan a policy to conserve and rehabilitate the existing and future residential, non-residential and vacant property in order to encourage the development and maintenance of a safe orderly community environment.

4.0 Location

The policies of this Amendment shall apply to the entire area of the former Town of Brampton Planning Area.

5.0 Basis of the Amendment

Though the Town of Brampton has experienced considerable growth of population and a substantial increase in the number of buildings during the past two decades the quality of this development generally has been of an acceptable nature. The standard of building and property maintenance overall is satisfactory and no major concentrations of deteriorated buildings exist.

A survey conducted in 1969 indicated approximately 250 residential properties that were in need of some remedial action. A more recent review of the residential properties indicated approximately some 140 to 150 properties that were

in a deteriorated condition. Despite the decrease in the number of neglected residential properties many still persist and others have been allowed to deteriorate during the last few years. Of particular concern is the condition of properties which is the result of ineffective or non-existent house-keeping activities.

The conversion of older large residential buildings to accommodate a greater number of dwelling units or other non-residential uses prior to the enactment of effective zoning by-laws has resulted in a number of instances where portions of public highways have been pre-empted for motor vehicle parking and where former grassed front and exterior side yards have been converted to parking spaces without due regard for the amenity of adjacent residential properties.

The concern respecting the quality of the environment is not limited to residential properties. Industrial, commercial and institutional premises have been neglected for various reasons.

Notwithstanding the general protection provisions of existing zoning and building by-laws and that the majority of occupants and owners of property are interested in the appearance of their community and are willing to assume the role of responsible citizens Council is of the opinion that additional protection and encouragement is necessary to sustain the physical environment and that all types of properties including vacant land should be subject to minimum performance standards.

In order to have the views and opinions of residents and other interested parties with respect to the maintenance program, a public meeting was held at Brampton in December 1973 as well as in February 1975. The meetings were advertised twice in two local newspapers.

Several policy statements on the condition of housing and non-residential properties within the City were prepared by the Planning Director. A selection of these statements appear as Part C.

PART B - THE AMENDMENT

The Official Plan of the former Town of Brampton Planning Area be and is hereby amended by adding the following Part B and attached map designated as Schedule "A".

1.0 Policies

All existing and future residential and non-residential properties in the former Town of Brampton Planning Area shall conform to the property maintenance and occupancy standards prescribed by a by-law or by-laws enacted under Section 36 of The Planning Act, (R.S.O. 1970) as amended.

This by-law or by-laws regarding standards for maintenance and occupancy shall contain requirements so that the

- 1.1 existing housing stock be maintained and conserved,
- 1.2 living and working conditions in the community are safe
- 1.3 environmental blight be reduced or prevented,
- 1.4 City be able to deal with certain problem area by providing the City with qualifications for various government programs,
- 1.5 problems may be dealt with by an appropriate administration.

2.0 Implementation

The policies of property maintenance outlined in Part B shall be implemented accordingly:

- 2.1 A Maintenance and Occupancy Standards By-law will be adopted pursuant to Section 36 of The Planning Act setting forth appropriate standards for all properties within the former Town of Brampton Planning Area.
- 2.2 The standards prescribed in the By-law will be reviewed periodically by the Property Standards Committee and amended to reflect current problems and local experience and to add in the maintenance of and improvement of property.
- 2.3 The enforcement of the minimum standards will not only apply to private properties. The City will maintain all municipally owned properties and structures according to the applicable standards, Municipal services such as roads, sidewalks, water and sewage facilities will be maintained in good repair.

3.0 Administration

A Property Standards Officer shall be appointed and a Property Standards Committee established as provided for in Section 36 of The Ontario Planning Act.

PART C - APPENDIX

1.0 The attached Policy Statements on Property Maintenance and Occupancy Standards constitute the appendix.

November 14th, 1974

To: Chairman and Members of
the Planning Committee

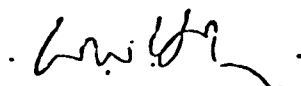
From: Planning Director

Re: Property Maintenance and
Occupancy Standards
Our File No. P10

Planning Committee requested that staff prepare a tentative policy statement and provide details with respect to matters of minimum maintenance and occupancy.

Attached for the consideration of Planning Committee is a tentative policy statement report. The Ministry of Housing would prefer that the basis of the policy statement be supported by survey, inventory and standards data of not only private property but also municipal land and municipal services of all types: roads, sidewalks, parks, boulevard treatment, etc., to assist in the identification of (specific) proposals for improvement of public facilities. To compile material of this type would involve other departments than the Planning Department and thus the "basis" or "background" section of the statement is of a general nature.

The best way to provide details, within the area of a property maintenance and occupancy standards by-law is to examine several by-laws of municipalities that have an effective program. As an example we have included the residential and non-residential minimum standards by-laws of the City of Ottawa. Since the legislation at one time did not permit property maintenance standards to apply to non-residential properties, the majority of municipalities that did have residential property maintenance standards by-laws adopted separate by-laws for non-residential properties at a later date. However, such is not the case for Brampton and one comprehensive by-law could serve the purpose.



L.W.H. Laine,
Planning Director.

LWHL/sk

attachment

PROPERTY MAINTENANCE AND OCCUPANCY
STANDARDS: TENTATIVE POLICY STATEMENT

Basis: The recent reorganization of area municipalities to form the new City of Brampton in the Region of Peel has brought together communities comprising of different ages as to their buildings and public services. The former municipalities that now comprise the City had experienced considerable growth of population and a substantial increase in the number of buildings of all types during the past 10 to 20 years. The quality of this physical development has been generally of an acceptable nature and the standard of building and property maintenance overall is satisfactory and no major concentration of deteriorated buildings exist. However, deteriorated properties do exist in recognizable quantities and others are being added to the inventory. Of particular concern is the condition of properties which have been allowed to deteriorate because of ineffective or nonexistent preventative maintenance or simple "housekeeping" activities. The number of abandoned or derelict automobiles appears to increase each year.

The conversion of older large residential buildings to accommodate a greater number of dwelling units or their conversion to non-residential uses, has resulted in many instances where portions of the public highway, including previously grassed boulevards have been pre-empted for motor vehicle parking purposes. The former landscaped yards have been converted to off-street parking facilities without due regard to the amenity of adjacent properties or to the safety and convenience of pedestrians.

The change in the quality of the environment is not restricted to residential properties. Industrial, commercial and institutional properties have been exposed to indifference and apathy whereby drainage channels have been allowed to become receptacles for debris and rubbish.

Vacant premises and undevelopment or vacant lands frequently are eyesores because of the indifference of absentee owners who have acquired the property for short term investment purposes or for speculative reasons.

Notwithstanding the general protection provisions of existing regulations and their enforcement and the fact that the majority of occupants and owners of property are interested in the appearance of their community and anxious to provide safe, sound and economic building accommodation, Council is of the opinion that additional protection, encouragement and assistance is necessary to sustain the physical environment and that all types of properties including vacant land should be subject to minimum performance standard.

The major area of attention that Council intends to stress is the urban area comprising principally the former Town of Brampton, Bramalea community and the "hamlets" located in the rural area of the City. However, it is recognized by Council that the rural area is an integral part of the City and is not entirely free of problems. Scattered non-farm development with an urban orientation has introduced problems into the former stable agricultural economy which are similiar to those found in the urban area of the City. While the standard of property maintenance and occupancy is expected to differ somewhat between the urban and rural area in recognition of lower population density, lower lot coverage and the economics of the agricultural industry, those considerations concerning safety and welfare and amenity of the rural landscape have equal application throughout the City.

Purpose: It is the intent of the City of Brampton to prevent physical, social and economic deterioration and to encourage the development and maintenance of an efficient and pleasant environment for living, working, shopping and recreation.

Thus, the City will provide and maintain adequate municipal services that are its responsibility and will co-operate with

other government bodies and agencies to ensure the provision of other necessary services. Further the City will prohibit the introduction of and seek the elimination of noncompatible uses, will enforce maintenance and occupancy standards by-laws, establish an educational program to inform property owners and occupants of the benefits of property improvement and where possible render financial assistance to property owners to improve their properties.

Program: To ensure the conservation and rehabilitation of existing and future properties the City will commence and administer a comprehensive program regarding standards for maintenance and occupancy throughout the City. This program will contain requirements with respect to maintenance of yards and accessory buildings, adequacy of sewage and drainage, maintenance of walks and fences, storage and disposal of garbage and refuse and general cleanliness; and with regard to physical conditions of buildings with respect to structural soundness, protection against rodents, insects, moisture, maintenance of walls, floor, stairs, doors and windows, chimneys, and with regard to the suitability of occupancy of buildings with respect to sanitation, heating, electrical and ventilation facilities, means of access, area and height of habitable or work areas.

The program will contain provision for education, information and assistance purposes to promote the participation by property owners and groups in the conservation and rehabilitation program.

Further, the program will contain provision as financial resources permit, improvement to municipal services and facilities on a progressive basis.

Administration: A maintenance and occupancy by-law will be enacted and the by-law will be applied and enforced as necessary throughout the City as resources permit. The administration and enforcement will be placed in the hands of a Property Standards Officer(s) appointed by by-law.

A Property Standards Committee will be established by by-law as a review and appeal body and to be responsible for dealing with cases of undue hardship.

LWHL/sk

July 16th., 1973

To: His Worship the Mayor and Members of
General Committee

From: Planning Director

Re: Property Maintenance Standards
.Our File P6.0.

Introduction: Municipal Council directed staff to prepare a statement of policy respecting property maintenance standards for review and adoption as a possible amendment to the Official Plan. A simplified policy statement has been prepared based upon those matters identified at an earlier meeting of the General Committee. Further, the statement has been expanded to include matters not specifically noted by Council as being of high priority, which nevertheless are necessary considerations in the development of a comprehensive programme of property maintenance.

The format of the statement has been structured more or less along the lines of an official plan amendment consisting of a "background" or "basis" section and the policy statement itself. The policy statement is somewhat repetitive of Section 36 of The Planning Act but in this manner the available information can be presented to the public at a public meeting prior to the adoption of an Official Plan amendment by Council. Upon adoption of the amendment it can be submitted for the approval of the Minister. When the amendment has been approved by the Minister, Council can enact the appropriate by-law.

Background: Though the Town of Brampton has experienced considerable growth of population and a substantial increase in the number of buildings during the past two decades the quality of this development generally has been of an acceptable nature. The standard of building and property maintenance overall is satisfactory and no major concentrations of deteriorated buildings exist.

A survey conducted in 1969 indicated approximately 250 residential properties that were in need of some remedial action. A more recent review of the residential properties indicated approximately some 140 to 150 properties that were in a deteriorated condition. Despite the decrease in the number of neglected residential properties many still persist and others have been allowed to deteriorate during the last few years. Of particular concern is the condition of properties which is the result of ineffective or non-existent housekeeping activities. During a recent period municipal staff has been able to negotiate the removal and disposal of 52 abandoned or derelict automobiles.

The conversion of older large residential buildings to accommodate a greater number of dwelling units or to other non-residential uses prior to the enactment of effective zoning by-laws has resulted in a number of instances where portions of public highways have been pre-empted for motor vehicle parking and where former grassed front and exterior side yards have been converted to parking spaces without due regard for the amenity of adjacent residential properties.

The concern respecting the quality of the environment is not limited to residential properties. Industrial, commercial and institutional premises have been neglected for various reasons.

Notwithstanding the general protection provisions of existing zoning and building by-laws and that the majority of occupants and owners of property are interested in the appearance of their community and are willing to assume the role of responsible citizens, Council is of the opinion that additional protection and encouragement is necessary to sustain the physical environment and that all types of properties including vacant land should be subject to minimum performance standards.

It is felt that the unsatisfactory condition of accessory buildings and appurtenant land of the principal buildings should receive priority treatment to prevent the spread of a deteriorated environment. An expanded property maintenance programme to include structural condition of buildings and an evaluation of their fitness for occupancy will be undertaken upon completion of an inventory of the neglected properties.

STATEMENT

Section 1.0 Purpose

1.1 To encourage the development and maintenance of an efficient and pleasant environment for living, working, shopping and recreation Council will initiate a programme of property maintenance that will emphasize as a first priority the necessity to maintain yards and accessory buildings of all properties in a satisfactory condition.

Council will extend the program to encompass the structural condition and occupancy of all types of buildings when appropriate.

1.2 Accordingly, standards will be determined to evaluate the adequacy of the physical condition of yards and accessory buildings and to direct that the accumulation of debris, rubbish, derelict motor vehicles are removed and that unsightly storage areas are suitably screened.

Standards for the maintenance of and occupancy of residential and non-residential buildings will be devised respecting the adequacy of sanitation and health provisions, minimum area and dimensions of rooms, physical condition of buildings with regard to structural standards adequacy of access electrical services, heating ventilation, etc.

Section 2.0 Administration

2.1 Pursuant to Section 36 of The Planning Act (R.S.O. 1970, Chapter 349 as amended) Council upon enactment of a property maintenance by-law shall appoint such officers and inspectors as are necessary to administer the programme and by-law.

2.2 To ensure that the rights and responsibilities of an affected party are protected Council shall appoint a Property Standards Committee to hear appeals from an order issued by an officer or inspector. The decision of the Committee may be appealed to a judge of a county or district court.

2.3 The Property Standards Committee shall comprise not less than three ratepayers and the committee shall make provision for a secretary who will be responsible for maintaining minutes, records and files of official business conducted by the Committee.

Section 3.0 Implementation

3.1 The programme of property maintenance will be implemented by the strict enforcement of existing by-laws or their amendment if necessary to ensure adequate land use control and minimum building standards.

3.2 Council will enact an appropriate by-law pursuant to Section 36 of The Planning Act incorporating such standards as are necessary for the realization of the policy.

3.3 Council will consider the enactment of a by-law under Section 37 of The Planning Act to financially assist those owners that have been served a notice under Section 36 of the Act.

L.W.H. Laine
L.W.H. Laine
Planning Director

THE CORPORATION OF THE CITY OF BRAMPTON

INTER OFFICE MEMORANDUM

To K. R. Richardson

Date 12 March 1976

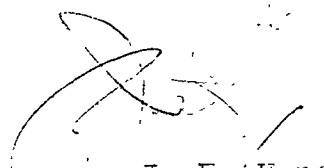
From J. E. Hendy

Subject Documents
Our files: 8 and 72

The following documents are forwarded for your safe-keeping:

<u>Document</u>	<u>Date of registration</u>	<u>Instrument Number</u>
<i>D. Tufts</i> Official Plan Amendment #72 (re memo from Mr. Tufts 11 March 1976) <i>minimum maintenance</i>	12 March 1976	Misc. Plan No. 454
Residential ll agreement	-do-	70554
Deed from Harold C. Peddle for road widening (re Mr. Everett's memo of 5 March 1976)	10 March 1976	384963 VS
Deed from Harold Anderson (163 Vodden Street) for road widening	-do-	384957 VS
Deed from Harold W. Anderson and Rosemary Anderson (165 Vodden Street) for road widening	-do-	384958 VS
Deed from Jose S. Cabral and Conceicao Cabral (155 Vodden Street) for road widening	-do-	385028 VS

*Mar 12/76
3091*



J. E. Hendy
City Solicitor

JEH:nw

Attachments: