



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 187-76

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 as amended) and the Regional Municipality of
Peel Act, 1973, hereby ENACTS as follows:

1. Official Plan Amendment Number 5 to the Official Plan of the City of Brampton Planning Area consisting of the attached map (Schedule "A") and explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment Number 5 to the Official Plan of the City of Brampton Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a first, SECOND and THIRD TIME and PASSED in Open
Council this 23rd day of August, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

DUPLICATE ORIGINAL

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OPC-0006-5

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THE
OFFICIAL PLAN
of the
CITY OF BRAMPTON PLANNING AREA
AMENDMENT NO. 5

MISC. PLAN NO. 497

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1977 Sept 9 10 23 A.M.

Deputy Land REGISTRAR OF DEEDS, COUNTY OF PEEL

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This amendment to the Consolidated 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. 5 to the Consolidated Official Plan for the City of Brampton Planning Area.

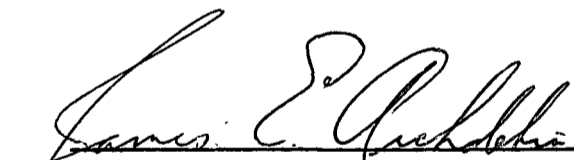
Date Aug 8/77

John R. Phelan

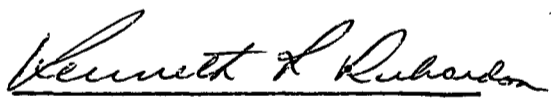
Minister of Housing

1
THE
OFFICIAL PLAN
of the
CITY OF BRAMPTON PLANNING AREA
AMENDMENT NO. 5

The attached map Schedule 'A' and explanatory text, constituting AMENDMENT NO. 5 to the OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA, was prepared and adopted by the Council of the City of Brampton, by By-law No. 187-76, in accordance with Section 54 (4) of the Regional Municipality of Peel Act, 1973, and Sections 13, 14 and 17 of the Planning Act (R.S.O.) 1970 Chapter 349 as amended on the 23rd day of August , 1976.



Mayor



Clerk

~~This amendment to the OFFICIAL PLAN 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. 5 to the OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA.~~

~~Date _____
_____ Minister of Housing~~



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

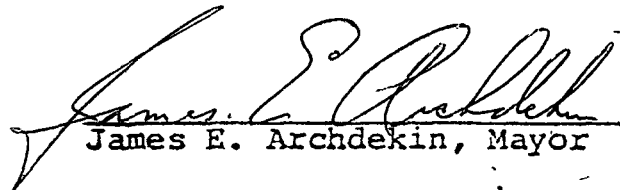
Number 187-76

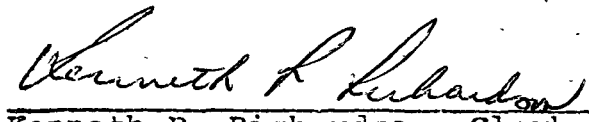
A By-law to amend the Official Plan
of the City of Brampton Planning Area.

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in accordance with the provisions of the Planning Act
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READ a first, SECOND and THIRD TIME and PASSED in Open Council this 23rd day of August, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

THE OFFICIAL PALN

of

THE CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER 5

Part A - Preamble

1.0 Title

The title of this Amendment is AMENDMENT NUMBER 5 to the OFFICIAL PLAN of the CITY OF BRAMPTON AREA, hereinafter referred to as AMENDMENT NUMBER 5.

2.0 Relative Parts

Only that part of the text entitled PART B - AMENDMENT shall constitute AMENDMENT NUMBER 5 to the OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA.

3.0 Purpose of the Amendment

The purpose of AMENDMENT NUMBER 5 is to Amend the Official Plan to permit the development rural estate residential uses on a parcel of land approximately 46 acres in area, presently designated in the Official Plan as an agricultural use area.

4.0 Location

The policies of this Amendment contained in Part B - The Amendment, shall apply to lands located in part of Lot 6, Concession 5, West of Hurontario Street, and more particularly described, on the attached Schedule 'A'.

5.0 Background

On the basis of a report prepared by planning staff (dated March 12, 1976) the Council of the City of Brampton, on March 22nd, 1976, recommended that the Jeroy development application be considered as infilling, and further, directed that staff take the necessary steps to amend the Official Plan. The above referenced planning staff report was referred to the Official Plan Task Force with a request that the Official Plan Task Force prepare a comprehensive rural and use study.

It is further noted that proposed Amendment Number 48 to the Official Plan of the former Township of Chinguacousy Planning Area, which applied to the land subject to this current proposed Official Plan Amendment, was previously submitted by the Municipal Council of the former municipality of the Township of Chinguacousy for ministerial approval in December, 1972.

6.0 Effect

Upon approval by the Minister of Housing, this Amendment will have the effect of superceding a portion of the original Official Plan of the former Township of Chinguacousy Planning Area (Chapter C1, Consolidated Official Plan of the City of Brampton) now part of the City of Brampton Planning Area, as they all pertain to lands described in Part 'A' (section 4.0 - Location) of this Amendment, and more particularly described on Schedule 'A' attached.

PART B - THE AMENDMENT

The OFFICIAL PLAN of the CITY OF BRAMPTON PLANNING AREA is hereby amended by adding to the existing Official Plan policies applicable to lands within the City of Brampton, the following policies contained in Part B - THE AMENDMENT and on the attached map designated as Schedule 'A' to the Official Plan of the City of Brampton Planning Area, Amendment Number 5.

1.0 Definition

- 1.1 Rural Estate Residential Use Area shall mean lands which are predominantly used for rural estate residential uses. Rural estate development is a low density residential settlement form characterized by large individual residential lots or "Estates". This development form is characterized by a minimal level of disturbance to the natural environmental setting, and a minimal level of disturbance to the rural, agricultural complex, which shall include social and economic as well as land use considerations. This development form is also characterized by a minimum level of service, relative to the urban component of the municipality.

2.0 Land Use

The land use classification of lands as described on Schedule 'A' attached hereto, shall be designated as a Rural Estate Residential Use Area.

3.0 Generalized Development Principles

It shall be the policy of the municipality to ensure that:

- (a) the development of rural estate residential uses creates a minimal amount of conflict with existing uses adjacent to or in close proximity to the rural estate residential use area;
- (b) the development of rural estate residential uses respect and protect the existing socio-economic relationships characterized by the rural area;
- (c) the development of rural estate residential use areas do not place a constraint on the conservation of the rural landscape, and
- (d) the development of rural estate residential uses do not introduce the action of polluting ground or surface water sources, and all other components of the natural environment.

4.0 Detailed Development Principles

The Rural Estate Residential Use Area will be subject to:

- (a) appropriate development standards including the need for fencing and preservation of existing drainage facilities to ensure that adjoining uses including agricultural uses, in close proximity to the rural estate residential use area will not suffer unduly;
- (b) application of the Minimum Distance Separation formulae of the Agricultural Code of Practice prepared by the Ministries of Agriculture and Food, of the Environment and of Housing to determine the minimum separation distance between residences and livestock operation.

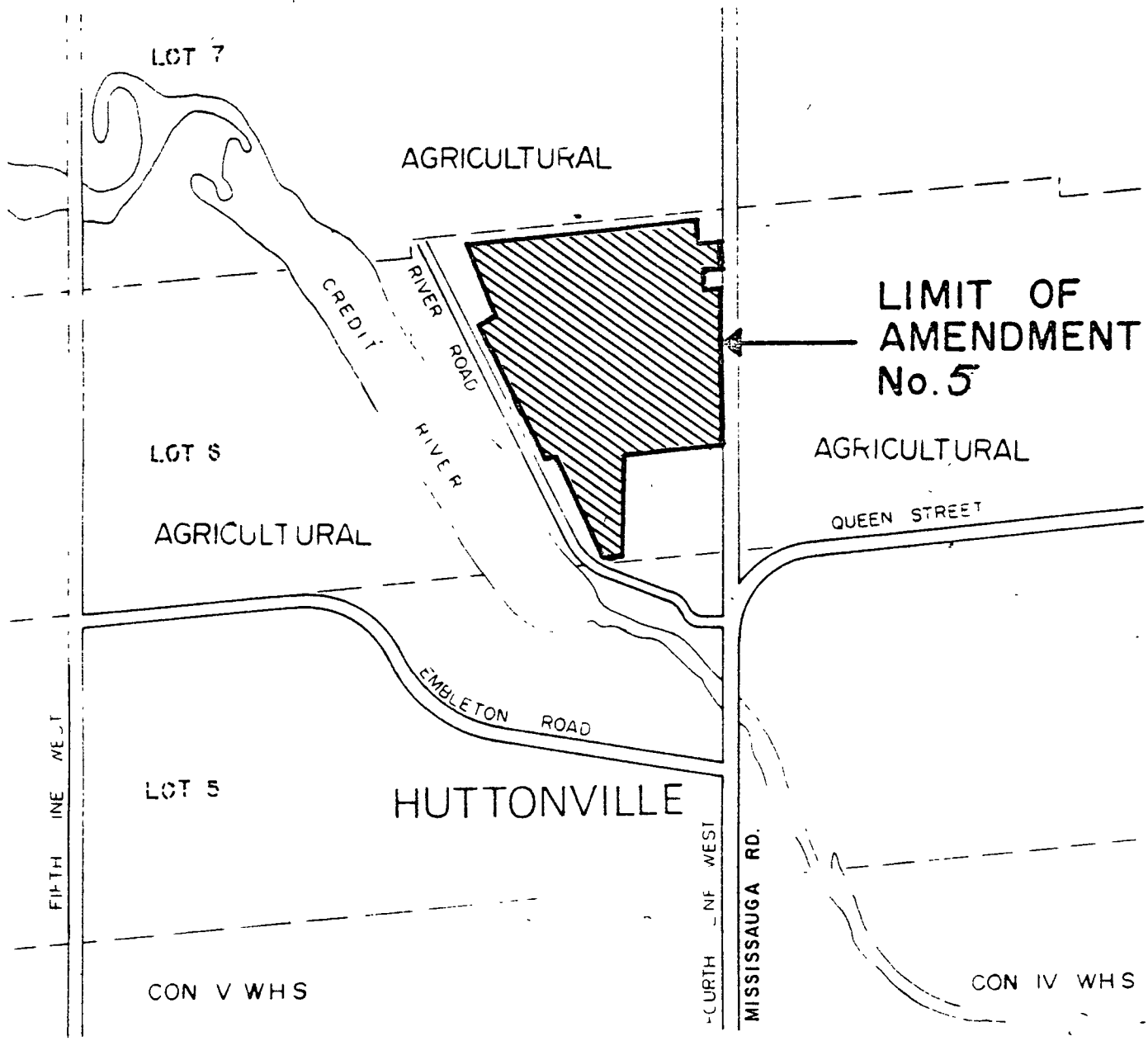
- (c) provision that the occupants of the Rural Estate Residential Use Area will be advised that farming operations may cause temporary inconveniences of noise, odour, and dust.
- (d) development will proceed only when City Council is satisfied that such development will not preclude the economic and satisfactory development of other lands located within the City of Brampton Planning Area;
- (e) residential use shall be restricted to single family detached dwellings;
- (f) access to Mississauga Road (Fourth Line West) a Regional Municipality of Peel facility will be restricted to one road at a location acceptable to the regional municipality;
- (g) dedication of an one (1) foot reserve on the west side of Mississauga Road (road allowance between Concessions 4 and 5 W.H.S.)
- (h) a second access will be required likely to River Road at a location acceptable to City Council and will be constructed at the developer's expense in accordance with acceptable engineering standards;
- (i) dedication of an one (1) foot reserve on the north and east side of River Road if a through lot subdivision is employed.
- (j) lands which are environmentally sensitive due to topography, vegetation, soil, or ground water condition are to be protected from the adverse influences of development.
- (k) evaluation at the subdivision design and approval stage to ensure the conservation of existing significant natural drainage courses;
- (l) development will be permitted only if an adequate supply of water is available for residential purposes including the support of cultivate vegetation;
- (m) City Council will require either the dedication of parkland or payment of cash-in-lieu or a combination of either alternative, and the location of the land that maybe dedicated shall be acceptable to City Council;
- (n) for purposes of clause (m) above, the quantity of land to be dedicated shall be computed on the basis of gross area of the lands to be developed;
- (o) evaluation at the subdivision design and draft approval stage to ensure, where possible, the preservation of existing trees;
- (p) development shall proceed only on the basis of a plan of subdivision and the density of development shall not exceed one dwelling unit per net acre of site area, and
- (q) land shall be dedicated to widen Mississauga Road to not less than 75 feet from the centre line of the original road allowance, and River Road to a width acceptable to City Council, but not exceeding 43 feet from the original centre line.

5.0 Implementation


- 5.1 Amendment Number _____ will be implemented by an appropriate amendment to the Restricted Area By-law in such a form which will impose the appropriate zone classification and regulations in the conformity with the development principles outlined in Sections 3.0 and 4.0
- 5.2 Upon approval by the Minister of Housing of Amendment Number _____ to the Official Plan of the City of Brampton Planning Area, it is incorporated into the Consolidated Official Plan in the appropriate manner, without the necessity of further amendment.
- 5.3 Council will enter into such agreements incorporating various aspects of subdivision and lot development, architectural design and building siting not implemented by the zoning by-law, including financial and other matters, as deemed necessary by Council to provide for the proper and orderly development of the lands subject to this Amendment.

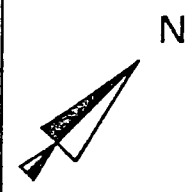
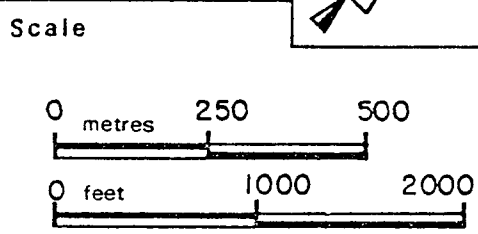
6.0 Interpretation

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



**CITY OF BRAMPTON PLANNING DEPARTMENT
OFFICIAL PLAN AMENDMENT NO. 5
SCHEDULE 'A'**

Legend
 Area Covered By Amendment



Drawn	b.k.
Date	June 10, 1976
File No.	C5W6.1
Dwg. No.	A

CITY OF
BRAMPTON
 PLANNING
 DEPARTMENT

To: L.W.H. Laine
Planning Director

Date: January 15, 1976

From: P. Hungerford
Planner

Re: Proposed Amendment No. 48 to the Official Plan
of the former Township of Chinguacousy Planning Area
now part of the City of Brampton Planning Area
(Jeroy Limited)
Our File OPA 48C

1.0 Introduction

We are in receipt of correspondence received from the Ministry of Housing (dated January 27, 1975 and December 29, 1975) pertaining to the above noted proposed Official Plan Amendment. The Ministry of Housing has requested that the City of Brampton give consideration to the repeal by by-law of Amendment No. 48.

2.0 Background

Proposed Amendment No. 48 was adopted by by-law number 242-72 by the Council of the former Township of Chinguacousy on November 6, 1972. The purpose of Amendment was, in summary, to set out planning principles to provide for the development of single family detached residential dwellings by registered plan of subdivision in part of the east half of Lot 6, Concession 5, W.H.S. The proposed amendment was the subject of lengthy discussions between the former Township and residents of the area.

In a letter dated July 17, 1973, the former Township of Chinguacousy was advised that the Ministry of Treasury, Economics, and Intergovernmental Affairs was not prepared to recommend the Amendment for approval on the basis that

it was premature (see attached letter). Of particular concern to the Ministry was the absence of a comprehensive land use plan for the whole Huttonville area, and the isolated nature of the subject lands relative to the remainder of the Huttonville community.

3.0 As it would appear that the concerns previously expressed by the Ministry have not altered significantly, In our opinion there is no valid basis upon which to continue the processing of proposed Amendment No. 48.

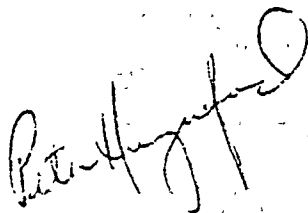
However, proposed Amendment No. 69 to the Official Plan of the former Township of Chinguacousy Planning Area (severance policies), has identified Huttonville as a hamlet area in which development by the process of infilling should be encouraged. It is noted, however, that Amendment No. 69 has not defined the limits of recognized hamlet areas. It is reasonable to suggest that a limited amount of estate residential development could be tolerated in close proximity to recognized hamlet areas, in conjunction with development on an infilling basis.

In consideration of the impending Official Plan, it is suggested that these concerns be the subject of further study as part of a comprehensive rural land use study, one aim being to define the limits of settlement areas.

4.0 Recommendation

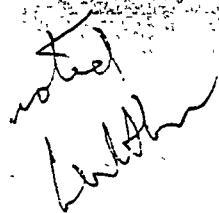
It is therefore recommended that Planning Committee:

1. Recommend to City Council that proposed Amendment No. 48 to the Official Plan of the former Township of Chinguacousy Planning Area be repealed by by-law.
2. That this matter be referred to the Official Plan Task Force for inclusion in a comprehensive rural land use study.



Peter Hungerford
Planner

PH/jn



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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

Being a by-law to repeal
By-law 242-72

WHEREAS Amendment Number 48 to the Official Plan of the former Township of Chinguacousy was adopted by By-law 242-72 on the 6th of November 1972;

AND WHEREAS said Amendment Number 48 has not been approved;

AND WHEREAS said Amendment Number 48 is no longer necessary for the application of planning policies within the former Township of Chinguacousy;

NOW THEREFORE the Council of the Corporation of the City of Brampton ENACTS as follows:

1. THAT By-law Number 242-72 is hereby repealed, and
2. THE Minister of Housing be advised that by-law 242-72 is repealed and Council hereby withdraws the previous request for approval of Amendment Number 48 to the Official Plan of the former Township of Chinguacousy Planning Area.

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

JAMES E. ARCHDEKIN MAYOR

KENNETH R. RICHARDSON CLERK



Ontario

B7-5

Ministry of
Housing

Plans Administration Division
56 Wellesley Street West
7th Floor
Tel. 965-1232

Queen's Park
Toronto, Ontario
M7A 2L6

December 29, 1975

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

<p>Dec 31/75</p> <p>4994</p> <p>Amend #48</p> <p>CLERKS DEPT</p>
--

Dear Mr. Richardson:

Subject: Proposed Amendment No. 48 to the
Official Plan of the former Township
of Chinguacousy Planning Area.
Our File: W. 4188.

A recent review of our files has shown that the proposed Amendment No. 48 has not been withdrawn formally. We note that on January 22, 1975 we requested that the Amendment's adopting by-law, number 242-72, be repealed. To date, we have not received a response; we would appreciate receiving an indication of Council's position on this matter so that we may finalize our records.

Yours truly,

m.bergman

Ms. Marilyn Bergman
Senior Planner
Official Plans Branch

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965-3352

M7A 1Y7

January 22, 1975

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

Dear Mr. Richardson:

Re: Proposed Amendment No. 48 to the
Official Plan for the Chinguacousy
Planning Area. Our File: W. 4188.

In a recent review of our files, it was noted that proposed Amendment No. 48 to the Official Plan for the Chinguacousy Planning Area has never been formally withdrawn. As outlined in a letter from Mr. G.M. Farrow dated July 17, 1973 (a copy of which is attached) ~~the~~ Plans Administration Division was unable to recommend approval of the aforementioned Amendment due to the lack of a comprehensive land use plan for the Huttonville Area and the fact that the site was physically isolated from the existing community of Huttonville.

As the City of Brampton now has jurisdiction over this area, it would be appreciated if you would ask Council to repeal By-law No. 242-72 which adopted Amendment No. 48 and forward a copy of the repealing by-law to this Branch. We can then formally close the file and complete our records in this regard.

Yours very truly,

Miss J.A. Darrell,
Senior Planner,
Official Plans Branch,
Plans Administration Division.

Jed



Ontario

B7-7

Ministry of Treasury
Economics and
Intergovernmental
Affairs

Queen's Park
Toronto Ontario

July 17, 1973.

Mr. K. R. Richardson,
Clerk,
Township of Chinguacousy,
150 Central Park Drive,
Bramalea, Ontario.

Dear Mr. Richardson:

Re: Proposed Amendment No. 48 to the
Official Plan for the Chinguacousy
Planning Area. Our File: W. 4188

Since the above amendment was submitted for approval on November 23, 1972 copies of the proposal have been circulated to various government departments and agencies for comment. In addition, the staff of the Plans Administration Branch have completed their review of the proposal. Accordingly, I have now been appraised of the result of these reviews and am writing to inform you of my decision in this matter.

Firstly, serious concern regarding the development of this site has been expressed because of its prematurity with respect to the area as a whole. It is considered preferable to delay the development until a comprehensive land use plan has been produced for the whole Huttonville area. This attitude was consistently supported by the Township of Chinguacousy's Planning Board which was unable to support the recommendation of this proposal throughout the year and a half it was considered by Council.

Secondly, the site is physically isolated from the existing community of Huttonville and, in the absence of an overall plan, such premature development would contribute to piecemeal development possibly interfering with an area which appears to be

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presently supporting agricultural operations in conformity with the existing Official Plan designation. The redesignation of this parcel would in all probability present the usual conflicts associated with adjacent urban and rural land uses and therefore contribute to the premature transition of these presently viable agricultural operations.

Also, in the face of impending regional reorganization and the absence of an overall planning proposal it is difficult at this time to foresee what role this area will play in the future. A commitment of this nature could prejudice regional considerations of future development.

After assessing all of the considerations outlined above, I have concluded that proposed Amendment No. 48, is premature, and it is my decision not to recommend it for approval at this time. However, this in not to imply that a future amendment might not be given favourable consideration at a later date when the above issues have been resolved.

Yours very truly,

for *G. M. Farrow*

G. M. Farrow,
Director,
Plans Administration Branch.

A7-3

Date: March 12, 1976

To: L.W.H. Laine
-- Planning Director

From: P. Hungerford
Planner

Re: Proposed Amendment Number 48 to the
Official Plan of the former Township
of Chinguacousy Planning Area
Part of Lot 6, Concession 5, W.H.S.
Jeroy Limited
Our File OPA48-C

1.0 Introduction: On January 19, 1976, Planning Committee considered a report prepared by staff pertaining to the repeal by By-law of proposed Amendment Number 48 to the Official Plan of the former Township of Chinguacousy Planning Area, now part of the City of Brampton Planning Area. The recommendations contained in this report, being that,

- (1) the proposed amendment be repealed by By-law, and
- (2) that the matter be referred to the Official Plan Task Force for inclusion in a comprehensive rural land use study,

were deferred pending further discussion between the applicant and staff of the municipality.

On February 16, 1976, Planning Committee received a draft copy of a proposed Amendment to the Official Plan, prepared on behalf of the applicant by a consultant. This document outlines a set of general policy guidelines which might be applied to an evaluation of development (by either consent or plan of subdivision) proposed in hamlet areas. It was the recommendation of Planning Committee that staff prepare a report on the draft Official Plan Amendment submitted on

behalf of Jeroy Limited.

2.0 Background: Proposed Amendment Number 48 to the Official Plan of the former Township of Chinguacousy was submitted to the Ministry of Treasury, Economics and Intergovernmental Affairs for approval in December, 1972. The purpose of proposed Amendment Number 48 was to provide the basis for the development of approximately 34 estate residential lots on some 46 acres of land.

In July, 1973, the Ministry of Treasury, Economics and Intergovernmental Affairs advised the municipality the Ministry was of the opinion that the proposed amendment was premature. This decision by the Ministry was based on the isolated nature of the subject lands relative to the remainder of the Huttonville community, and in light of the absence of a comprehensive land use plan for the entire Huttonville area. However, the Ministry of Housing staff has suggested to the owner's consultant that there might be a basis for further consideration of the proposed Amendment (Number 48) with the particular policies and the means whereby they are to be stated (Amendment Number 48, new Amendment or as new Official Plan) would be left up to the City.

3.0 Proposal: The draft proposed Amendment to the Official Plan, which has been submitted for comment on behalf of the applicant, will, if endorsed by Planning Committee, function to amend the land use designation on the subject property from

Agriculture to "Hamlet" or "Estate Residential". The effect of this Amendment would be to provide for the development of approximately 34 one acre estate residential lots by registered plan of subdivision.

In summary, the net difference between proposed Amendment Number 48 and the recently submitted document is a more explicit set of development principles which provide for the development of unrelated rural residential uses.

Rather than evaluate the adequacy of the detailed development principles submitted on behalf of the applicant, Planning Committee ought to consider the merits and deficits of the principle of estate residential development in the rural agricultural area of the municipality, recognizing the existing, approved estate residential area in the former Township of Toronto Gore, and the possible future role of the municipality in the Region as a whole.

Notwithstanding a significant number of deficits in the proposed amendment submitted by the applicant for staff consideration, this document should be viewed as a typical example of the type of development proposal that could be anticipated if such rural, residential, non-farm development were recognized as a development form acceptable for continued application within the municipality.

4.0 Analysis: When considering the benefits and liabilities of rural, residential, non-farm development, a number of basic policy decisions must also be considered, namely:

A7-6

- (1) the function of the rural, agricultural area in the context of both the municipality and the Region as a whole,
- (2) the function of hamlet or settlement areas relative and supportive to the rural, agricultural area, and
- (3) the relationship of estate residential development to both (1) and (2) above.

The Official Plan of the former Township of Chinguacousy designated the majority of the former municipality as a rural, agricultural area, originally in recognition of the existing land uses, economic activity, and the inherent lack of services. Development in the south-central portion of the former municipality has occurred by a number of amendments to the Official Plan, as services, extended northward from Lake Ontario became available. In the interim, the remainder of the former municipality has continued to function as an agricultural area, notwithstanding the many and varied development pressures to which it has been subjected.

As an integral part of the agricultural complex, hamlet area historically evolved in response to the demand for service uses ancillary to agricultural activities, located in close proximity to the agricultural community. Evidence of such hamlets may be found in the municipality, recognizing such place names as Churchville, Huttonville, Aloha, Pleasant, Snelgrove, Mayfield, Wildfield, Castlemore, or Ebenezer. However, as the agricultural industry has absorbed

technological innovations, and the general level of accessibility has increased, the historic role of the hamlet area has been altered from the traditional role of such settlements forms.

In evaluating the present urban and rural structure, as is in evidence in the municipality, the existing hamlet areas that remain now function to provide a level of neighbourhood or community related service to the agricultural community in a similar manner that neighbourhood or community shopping centres typical of an urban area provide a particular level of service, with the exception that a broader range of services encompassing residential, commercial, and institutional functions may be found in the hamlet area.

In weighing the role of the estate residential use relative to the hamlet area, it is obvious that the estate residential use is foreign to the historically accepted service role of the hamlet. It is on this basis that development of this nature must be evaluated.

The provision of estate residential development in a municipality that has a rural area component does satisfy a limited demand for housing of a particular type (as may be defined by price, construction and character). The fact remains that estate residential development is by definition a housing form which is out of character with the existing hamlet area, and does not provide a service to the principle rural activity, being agriculture. Being a form of development peculiar to certain geographic areas, characterized by scenic

countryside, the allocation of estate development areas within both the municipality and the Region should be examined in much the same comprehensive way as the urban structure of the municipalities are examined.

If the hamlet area is to be recognized as having a separate identity peculiar to the needs and demands of the agricultural area, municipal policy must make special provision to ensure that such character can be preserved and maintained. Such policy must also recognize the inherent conflicts that exist between residential and agricultural uses.

The imposition of development by plan of subdivision implies a form of urban development contrary to the character of a rural agricultural area. It is suggested that limited development in the hamlet area by consent would serve as one mechanism which would contribute to the preservation of the unique character of the hamlet area. Development on this basis would afford the municipality the opportunity to ensure that limited development related to the rural area occurred whilst providing a sufficient population base to support the commercial and institutional services that may be found in the hamlet area. Limited development could also be considered by consent as one approach which would minimize the need to improve the level of service exemplified by such physical improvements as water, sanitary and storm sewers, sidewalks or streetlights.

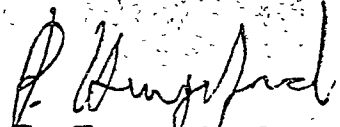
5.0 Conclusions: In consideration of the existing rural

A7-9

agricultural area which constitutes a substantial portion of the municipality, the historic role of the hamlet area, and the existing estate residential development established in the eastern portion of the municipality, there is some doubt as to the justification for additional estate residential development in the municipality. There is also some doubt as to the potential and unquantified effect such development might have on the rural agricultural lands, and related hamlet area.

6.0 Recommendation: It is recommended that this report be considered by Planning Committee as being demonstrative of the need to initiate the preparation of a comprehensive rural land use study. Further, such study should be initiated as a priority item, with a view to establishing municipal policy respecting agricultural land use policy, hamlet/settlement policy, and a policy respecting continued estate residential development.

PH/jn


P. Hungerford
Planner



The Corporation Of The
City Of Brampton

OFFICE OF THE PLANNING DIRECTOR

June 21st, 1976.

NOTICE OF PUBLIC MEETING

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

1. Mario Pestrin
2. Jeroy Limited
3. Jurian Investments Limited

The meeting will be held in the Municipal Council Chambers, 2nd Floor, 24 Queen Street East, Brampton, Ontario, on Thursday, July 8th, 1976. The application will be considered in the order shown above, and will run consecutively. The hearing of the first application will commence at 7.30 p.m.

This notice has been sent to you as an assessed owner of property in the vicinity of, or a person who has stated an interest in, the application of:

Jeroy Limited.

A brief explanation of the application is:

The subject property consists of part of the East half of Lot 6, Concession 5, W.H.S. The irregularly shaped parcel of about 45.84 acres fronts on to both Mississauga Road and River Road.

It is proposed that the subject property be rezoned from Agricultural to Residential to allow the development of 34 "estate" lots.

The Planning Committee is holding this meeting for the information of the public and to obtain the views and opinions of residents in the vicinity of the subject property and also the views of any other interested parties. Any person, interested owner, resident or their solicitor wishing to make a submission to the Planning Committee with respect to the above applications is invited to do so at the appropriate meeting.

A handwritten signature in dark ink, appearing to read 'L.W.H. Laine'.

L.W.H. Laine
Planning Director

July 15, 1976

TO: Chairman and the Members of the Planning Committee

FROM: L.W.H. Laine
Planning Director

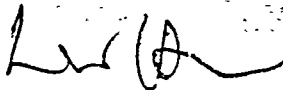
RE: Application to Amend the Official Plan
and Restricted Area By-law
Part of Lot 6, Concession 5, W.H.S.
(Township of Chinguacousy)
Jeroy Limited
Our File: C5W6.1

Attached is a brief report on the Public Meeting held in the Council Chambers at 24 Queen Street East on Thursday, July 8, 1976 at 8 p.m.

Also attached is a copy of a letter received from Mr. W. C. Lawrence, solicitor for Cleave View Farms Limited respecting certain concerns respecting the agricultural use of land abutting residences.

The draft official plan amendment presented to Planning Committee at its June 1976 meeting seems to cover the matters raised by Mr. Lawrence in a general manner (Sections 3.0(a), 4.0(a) and (f)). However, it is recommended that the amendment be altered to ensure that (i) specific reference is made to drainage, other than in the context of engineering specifications of a subdivision agreement and (ii) reference is made to the matter of the Agricultural Code of Practice and the continued operation of abutting or adjacent agricultural enterprises.

Yours truly,



L.W.H. Laine
Planning Director

LWHL:km

Enclosures 2

PUBLIC MEETING

JEROY LIMITED

PART OF LOT 6, CONCESSION 5, W.H.S.

(TOWNSHIP OF CHINGUACOUSY)

A Special Planning Committee meeting of the City of Brampton was held on Thursday July 8th, 1976 at the Queen's Square Building commencing at 8:00 p.m. to hear representation on a proposal to amend the Official Plan and Restricted Area By-Law.

- Members present were: F. R. Dalzell - Chairman
- M. Robinson - Councillor
- K. G. Whillans - Alderman
- A. Ferri - Alderman
- F. Russell - Alderman

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

The Chairman welcomed the public in attendance and requested that the Planning Director outline the intent of the application. It was explained that the intent of the proposal was to amend the Official Plan and Restricted Area By-Law to permit the development of a rural estate residential subdivision.

Mr. Wagner, the owner of lands with frontage on Mississauga Road and abutting the subject lands near its south-east boundary, expressed the view that the one foot reserve as shown on the draft plan of proposed subdivision should be incorporated into the abutting lands. He further noted that development will increase the rate of water run-off which will become a problem.

The owner's planning consultant responded to the drainage concern noting that drainage plans must be approved by the City Engineer and indicated that the one foot reserve would be conveyed to the City.

Mr. Chant, 18 River Road, inquired when the restricted area by-law would be enacted. It was reported that the by-law would be passed after execution of the subdivision agreement and before the plan is registered.

Mr. D. Gore of 19 River Road, requested that he be notified when the proposal is being considered further by the City.

Mr. R. Prouse, solicitor for the applicant, advised that the residences would be substantial buildings.

No further questions or concerns were offered and the meeting was adjourned at 8:15 p.m.

2-4

CSW6.1

LAWRENCE, LAWRENCE, STEVENSON & WEBBER

BARRISTERS & SOLICITORS

HAROLD R. LAWRENCE, O.C. (1924-1966)	
WILLIAM C. LAWRENCE, O.C.	BASIL J. STEVENSON, O.C.
JOHN B. WEBBER, O.C.	DENNIS F. COLE
J. ROBERT KELLY	J. FAROUHAR MACDONALD
LAWRENCE N. SHAPIRO	BRENDA A. DUNCAN
GEORGE STRUK	KENNETH F. MCCABE

TELEPHONE 451-3040

AREA CODE 416

43 QUEEN STREET W.

BRAMPTON, ONTARIO

L6Y 1L9

5 July, 1976

Mr. L. W. H. Laine,
Planning Director,
City of Brampton,
24 Queen Street East,
Brampton, Ontario.
L6V 1A3

Dear Sir:

RE: Official Plan Amendment No. 48
and Proposed Restricted Area By-law
- Jeroy Limited - Part Lot 6, Conc. 5,
WHS - Your File OPA 48-C

We are the solicitors for Cleave View Farms Ltd., which is the owner of approximately 150 acres lying North of the proposed development. A substantial farming operation is carried on on the property.

Our clients do not object to the proposed development provided that the appropriate protections are contained in the Official Plan Amendment, Restricted Area By-law and Subdivision Agreement dealing with the following concerns:

1. The question of adequate drainage for our clients' property, much of which presently drains through the proposed subdivision.
2. The question of construction and maintenance of appropriate fencing so that no problem is created between our clients and the future homeowners.
3. The question of notice to all future purchasers in the project advising them that a farming operation is carried on on the adjacent property and from time to time there may be inconveniences caused by noise, odors and dust. We would also request that Council recognize the existing agricultural use and acknowledge that the same can be continued without harassment so long as the agricultural code of practice is followed in the farming operation. For your information, we are enclosing a photocopy of a letter from the

5 July, 1976

Ministry of Agriculture and Food, dated July 18th, 1972, indicating some suggested wording for official plan amendments with respect to the problem of compatibility between housing and farming operations.

In order to avoid the possibility of misunderstanding or delay at the last moment, it would be appreciated if you could let us have draft copies of the proposed Official Plan Amendment and zoning by-law when they have been prepared. We would also like to receive notice of any further meetings of Council or Planning Committee which would deal with this matter.

Thanking you for your co-operation.

Yours very truly,

LAWRENCE, LAWRENCE, STEVENSON & WEBBER

Per:

W. C. Lawrence
William C. Lawrence

WCL/pdh
DELIVERED

2-b.

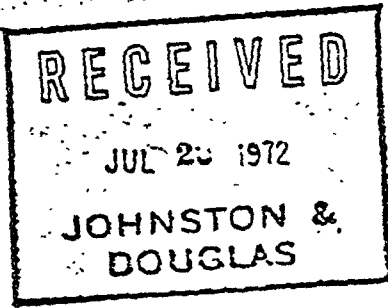
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Ministry
DEPARTMENT OF AGRICULTURE AND FOOD

SOILS AND CROPS BRANCH

PARLIAMENT BUILDINGS
TORONTO 182, ONTARIO



July 18th, 1972

Mr John I. Johnston
Johnston & Douglas,
Barristers,
140, 7th Street
Toronto 14, Ont.

Dear Mr. Johnston:

We regret that today we have been unable to contact our Solicitor relative to the proposal regarding continuing farm operations adjacent to a new subdivision.

We expect that we will be able to advise within the next few days, and are asking our Solicitor to contact you. We herewith include the statement which we read you over the 'phone:

" The Rights of farm operators on established farms are hereby acknowledged:

- a) To conduct all such farm operations as are required in the production, harvesting, drying, and storing of crops.
- b) To conduct such operations as are required in the production of livestock and livestock products, including storage and utilization of animal manures, provided that such operations comply with the Recommended Code of Practice as developed by the Ministries of Agriculture & Food, and Environment. "

Yours very truly,

K.E. Fallis
Associate Director

KEF/pm