



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 260-86

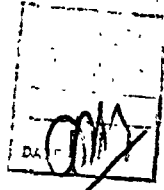
To adopt Amendment Number 103
and Amendment Number 103 A to
the Official Plan of the City of
Brampton Planning Area.

The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 103 and Amendment Number 103 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 103 and Amendment Number 103 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 22nd day of September, 1986.



KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

CERTIFIED A TRUE COPY

by Clerk
City of Brampton

SEP 30 1986

AMENDMENT NUMBER 103 AND
AMENDMENT NUMBER 103 A TO THE OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1. Purpose

The purpose of this amendment is to change the land use designation of a site located in the Bovaird-Kennedy area from a School Site to Low and Medium Density Residential. The lands are to be redesignated by substituting a new map in Amendment Number 76 and amending the appropriate policies and schedules in the Official Plan.

2. Location

The lands subject to this amendment are shown on Schedule A to this amendment and are within the area known as the Bovaird-Kennedy Area, as shown on Plate 45, added to the Consolidated Official Plan by Amendment Number 76. More particularly, the lands are situated on the south side of Wexford Road, west of Kennedy Road, in part of Lot 11, Concession 1, E.H.S., in the geographic Township of Chinguacousy, in the City of Brampton.

3. Amendment and Policies Relative Thereto

3.1 Amendment Number 103:

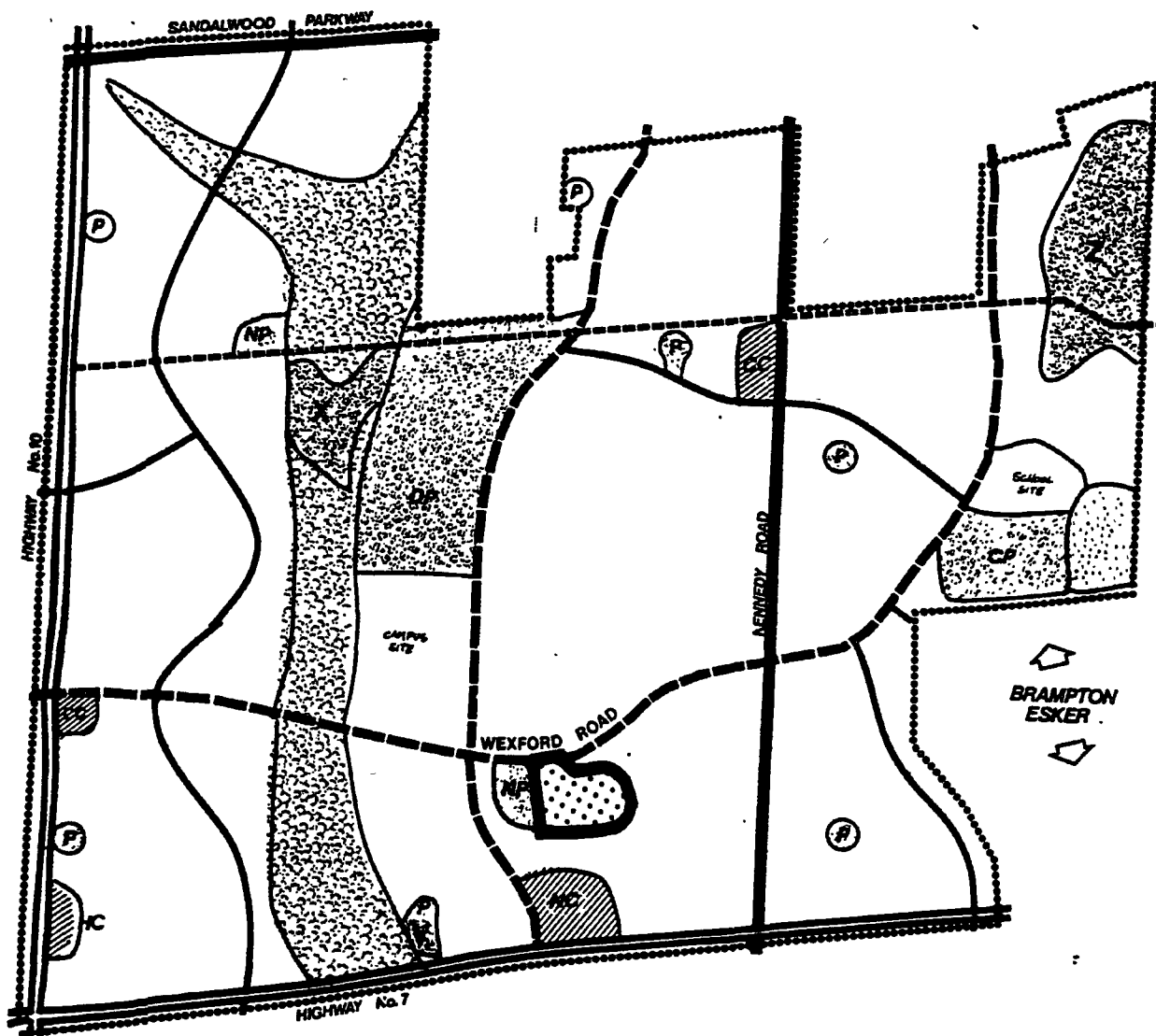
(1) The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by adding, to the list of amendments pertaining to Secondary Plan Area Number 3 set out in the first paragraph of subsection 7.2.7.3, Amendment Number 103 A.

3.2 Amendment Number 103 A:










(2) The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West Secondary Plan (being Chapter C35 of Section C of Part C, and Plate Number 2 thereof, as amended), is hereby further amended:










(a) by changing, on Plate 45 (being Schedule A to Amendment Number 76 to the Consolidated Official Plan), the land use designation of the lands outlined on Schedule A to this amendment from School Site to Low and Medium Density Residential.



Official Plan Amendment No.76

SCHEDULE 'A'

-  Bovairo - Kennedy area boundary
-  Low & medium density residential
-  Neighbourhood commercial
-  Convenience commercial
-  Highway commercial
-  Public open space hazard lands
-  Public open space woodlot
-  Public open space gravel pit (Brampton Esker)
-  Public open space district park

-  LAND SUBJECT TO THIS AMENDMENT
-  Public open space community park
-  Public open space neighbourhood park
-  Public open space parkette
-  Provincial highway
-  Minor Arterial Road
-  Collector Road
-  Minor Collector Road
-  Trans Canada Pipeline

OFFICIAL PLAN AMENDMENT NO. 103

SCHEDULE A



CITY OF BRAMPTON
Planning and Development

Date: 86 07 18 Drawn by: K. L.
File no. CIE11.8 Map no. 25-45F

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 103

Attached is a copy of a report of the Planning and Development Services Division, dated June 27, 1986 and a copy of a report from the Planning and Development Services Division, dated July 25, 1986 forwarding the notes of a public meeting held on July 24, 1986.

8-86/2

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

June 27, 1986

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application to
 Amend the Official Plan and Zoning By-law
 Lots 7, 8, 10, 11, 31, 32, 41 to 44
 Block 231 and Part of Block 230
 Registered Plan 43M-631 and Lots 89, 90 and 91,
 Registered Plan 43M-630
 Ward Number 2
 DEXFIELD INVESTMENTS INCORPORATED
 Region of Peel File Number 21T-86027B
 Our File Number: C1E11.8

1.0 Introduction

A draft plan of subdivision has been submitted to the Region of Peel and circulated in accordance with normal procedures for processing draft plans of subdivision.

An application to amend the Official Plan and Zoning By-law to implement the proposed draft plan of subdivision has been filed with the City Clerk and referred to staff for a report and recommendation.

2.0 Property Description

The subject property is located northwest of the intersection of Kennedy Road and Bovaird Drive in Registered Plans 43M-630 and 43M-631. Block 231, a school site reserved by the Separate School

Board, comprises most of the subject lands. Lots and part blocks abutting the school block have been included in order to obtain internal access to the site. The total area of the site is 3.9 hectares.

The property is bounded by Wexford Road on the north and Whitehaven Drive on the east. With the exception of townhouse blocks located to the south, the property is surrounded by single family residential lots. A park is located to the southeast of the subject property. The community is presently under construction.

3.0 Official Plan and Zoning Status

Schedule A to the Official Plan designates the property as Residential. The Bovaird-Kennedy Secondary Plan, which is Amendment Number 76 to the Consolidated Official Plan, designates the lands as School Site and Low and Medium Density Residential. By-law 861, as amended, zones the school block (Block 231) as Civic and Public Campus (C.P.C.) and the remaining lands as Residential Single Family Class 6 (R6), Residential Multiple (RMA) and Conservation and Greenbelt (G).

4.0 Proposal

The applicant is requesting that the Official Plan and Zoning By-law be amended to permit the proposed draft plan of subdivision on a surplus school site. The Separate School Board has confirmed that they do not require the site for school purposes. The proposed draft plan of subdivision contains 90 single residential lots and a 3.0 metre walkway. In addition, an exchange of blocks that are equal in size and situated adjacent to the park is proposed.

The residential lots are 9.15 metres in width and have frontage on Wexford Road, Whitehaven Drive and the proposed internal roads. Metzack Court is proposed to be renamed as Metzack Drive and extended

in an easterly direction through the plan to connect with Whitehaven Drive. A short cul-de-sac extends off of Metzack Drive.

5.0 Comments

Public Works and Building provided the following comments:

- "(1) A grading and drainage report must be submitted that will be in conformity with the grading and drainage plan previously approved for the overall subdivision site by F. Schaeffer Ltd. The overland flow route must be depicted.
- (2) A driveway layout plan must be submitted for Court Number 1 with the view of achieving a 0.6 metre separation (at the curb) between lots.
- (3) Metzack Court and Drive are not acceptable and must be changed to reflect one street name.
- (4) A reservicing proposal and plan must be submitted for approval demonstrating how existing services will be abandoned.
- (5) A sidewalk must be provided on both sides of Metzack Drive.
- (6) The maximum grade difference between units backing onto each other shall be 0.5 metres and the roof elevations shall be compatible."

The Building Division had no comments.

Community Services Department

Parks and Recreation has provided the following comments:

- 6-4
- "(a) A landscape plan for the park site has been prepared and we have agreed that the site will provide an adequate site for a small play field and play area, plus some perimeter landscaping.
 - (b) A walkway to the park should be located in the proximity of lots 31-33 so that residents on Metzack Drive will have access to the park.
 - (c) We do not agree with a walkway being located between Metzack Drive and Wexford Road. This would be a difficult walkway to clear in the winter for the Public Works Department."

There were no comments with respect to Fire and Transit.

The Dufferin-Peel Roman Catholic Separate School Board provided the following comments regarding the subject proposal:

"The Board has now purchased a secondary school site in Dexfield plan 21T-79072B, east of Kennedy Road. This site is in exchange for the site west of Kennedy Road in Dexfield plan 43M-631.

The Board agreed to release the site west of Kennedy Road as part of the agreement to purchase the site east of Kennedy Road. Therefore, this letter releases the site known as Block 231 in plan 43M-631."

6.0 Discussion

As indicated in the comments of the Separate School Board, the school site is no longer required for school purposes. The Bovaird-Kennedy Secondary Plan contains the following policy that is applicable to this situation:

"In the event that one or more of these school sites is not required for school purposes, then the appropriate residential density or

alternative use for the site will be determined by an amendment to this Plan."

In view of the foregoing, an amendment to the Official Plan will be required to permit the proposed development. In the location of this surplus school site, residential development is the most appropriate alternative use.

To assess the compatibility of the proposed plan with the surrounding lands, staff note that there are a variety of housing types surrounding the draft plan of subdivision.

When construction of residential dwellings around the subject property is complete, there will be:

- townhouse dwellings to the south;
- 9.15 metre residential lots on the south side of Wexford Road to the east and west of the property;
- 9.15 metre residential lots and townhouses on Whitehaven Drive;
- 12 metre lots on the north side of Wexford Road, and
- 12 metre and 13.8 metre lots on Metzak Court.

The proposed draft plan of subdivision contains 9.15 metre lots for single family lots, which would be compatible with both the higher and lower densities of housing which will be constructed on the adjacent lands. Staff therefore have no objection to the proposed draft plan of subdivision.

With respect to the proposed 3 metre walkway to provide a pedestrian connection between Metzak Drive and Wexford Road, the Community

Services Department has recommended that the walkway be deleted because it would be difficult to maintain. However, the Public Works and Building Department that is responsible for maintenance of walkways between roads, has advised that there will be no difficulty maintaining the walkway. It is therefore recommended that the walkway be retained to facilitate overland drainage and pedestrian connections between the two streets. In addition, it is recommended that a 3.0 metre walkway be provided between Lots 32 and 33 as requested by the Community Services Department.

In conclusion, staff are of the opinion that the subject application, with the previously described redline revisions, is an appropriate development alternative for the surplus school site.

7.0 Recommendation

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

- A. A Public Meeting be held in accordance with City Council procedures, and
- B. Subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law and that draft approval of the proposed plan of subdivision be subject to the following conditions:
 - 1. The approval be based on the draft plan prepared by F. Schaeffer Planning Group Limited, numbered 86-1, dated January 3, 1986 and redline revised as follows:
 - (a) to include a walkway 3.0 metres in width between Lots 32 and 33 labelled as Block 93.
 - 2. The applicant shall agree by agreement to satisfy all

financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City levies with respect to the subdivision.

3. The applicant shall agree by agreement to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
4. The applicant shall agree by agreement to support appropriate amendments to the Official Plan and Zoning By-law to permit the proposed development.
5. The proposed road allowances shall be dedicated as a public highway upon registration of the plan.
6. The proposed road allowance and cul-de-sac bulb shall be of a width and radius satisfactory to the Commissioner of Public Works and Building. The minimum road allowance width shall be 20.0 metres and the minimum cul-de-sac radius shall be 15.0 metres.
7. The proposed streets shall be named to the satisfaction of the City of Brampton and the Region of Peel and the applicant shall bear the cost of changing Metzack Court in registered plan 43M-630 to Metzack Drive.
8. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense.


- 26-8
9. The maximum number of lots permitted on the site shall be 90.
 10. The applicant shall agree by agreement to convey Block 91 to the City for park purposes in a condition satisfactory to the City and the City shall convey the northerly portion of Block 231 in Registered Plan 43M-631 to the applicant prior to registration of the plan.
 11. The applicant shall agree by agreement that Blocks 92 and 93 shall be 3 metres in width and shall be conveyed to the City for walkway purposes.
 12. The applicant shall agree by agreement to erect fencing in accordance with the City's fencing policy, along the side lot lines abutting the walkways and along the rear lot lines abutting the parkland block.
 13. The applicant shall agree by agreement to the establishment of an Architectural Control Committee to review and approve the external design and appearance of the dwellings.
 14. The applicant shall agree by agreement that prior to Architectural Control Committee approval, the sale of any dwellings or the issuance of any building permits, approval shall be obtained from the Commissioner of Planning and Development for features to be included in the design of buildings to minimize energy consumption.
 15. The applicant shall agree by agreement to create easements for maintenance purposes for all lots where side yards less than 1.2 metres (4 feet) in width are being provided.

16. The applicant shall agree by agreement to submit a grading, drainage and servicing report which conforms with approved engineering plans and demonstrates how existing services will be abandoned.
17. The applicant shall agree by agreement to submit a driveway layout plan for Court Number 1 that provides a 0.6 metre separation of driveways at the curb.
18. The applicant shall agree by agreement to construct a sidewalk on both sides of Metzack Drive.
19. The applicant shall agree by agreement to advise purchasers, through purchase and sale agreements in wording acceptable to the Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board, that students may be accommodated at temporary school facilities and/or bused to a school outside the area and subsequently transferred to a neighbourhood school.
20. The applicant shall agree by agreement to place a map on the wall of the sales office(s) to show all prospective purchasers where sidewalks, fencing, parks and walkways will be situated within the plan of subdivision.
21. The map required in Condition 20, above, shall be approved by the Commissioner of Planning and Development prior to registration of the plan and City staff shall be permitted to monitor the sales office to ensure compliance.
22. The applicant shall agree by agreement that all lots shall be graded such that the grade difference between existing and proposed residential lots and blocks does

not exceed 0.5 metres and the roof elevations shall be compatible.

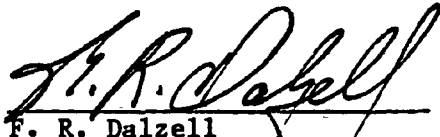
- 23. Where there is less than 2.4 metres of separation between structures, no back to front drainage shall be permitted unless agreed to by the Commissioner of Public Works and Building, and the applicant, at his expense, shall provide an alternative method of rear yard drainage to the satisfaction of the Commissioner of Public Works and Building.

Respectfully submitted,



 Janice M. Robinson, M.C.I.P.
 Development Planner

AGREED:

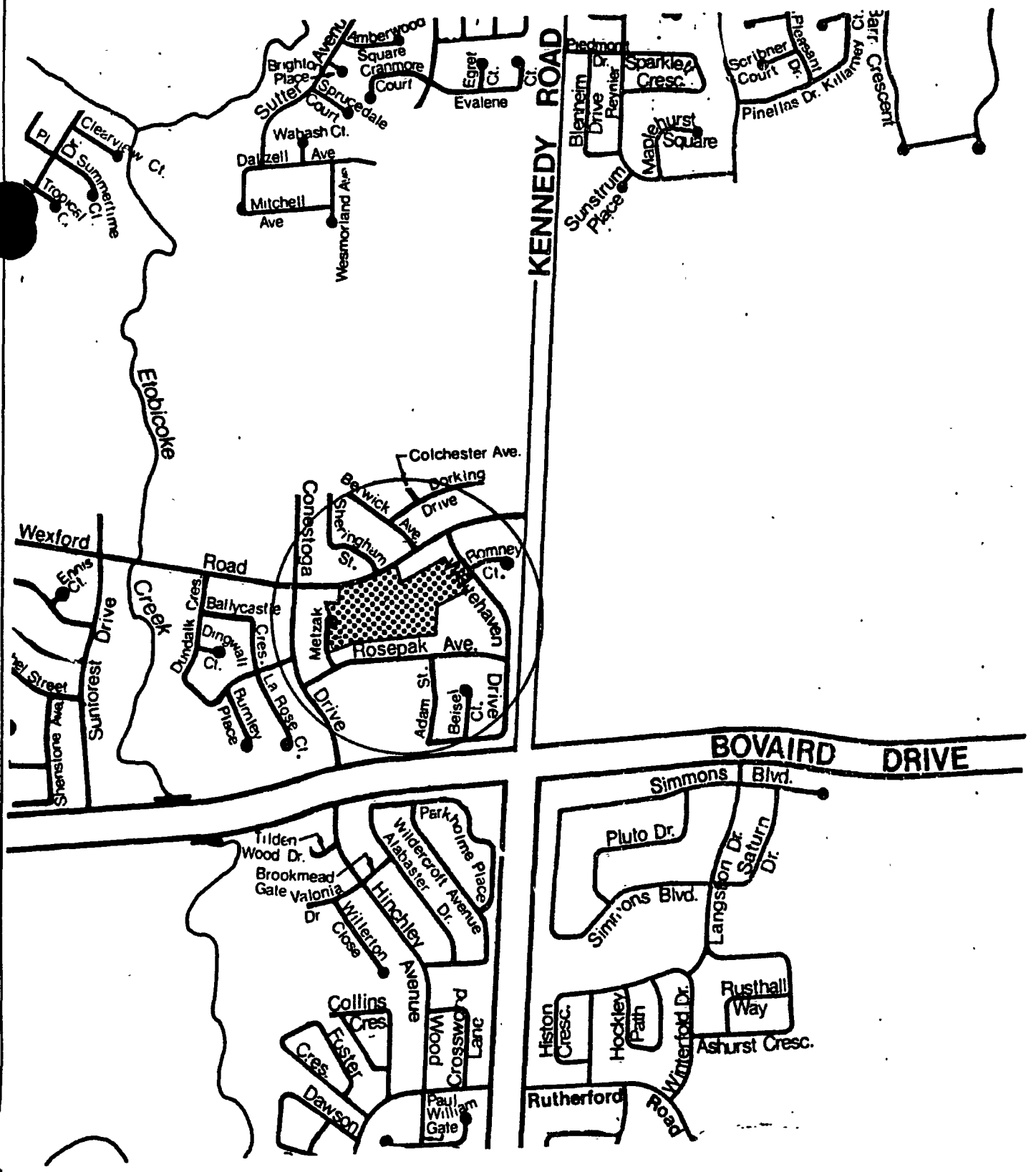


 F. R. Dalzell
 Commissioner of Planning
 and Development



 L. W. H. Laine
 Director of Planning and
 Development Services Div.

JMR/thk/16



DEXFIELD INVESTMENTS INC.

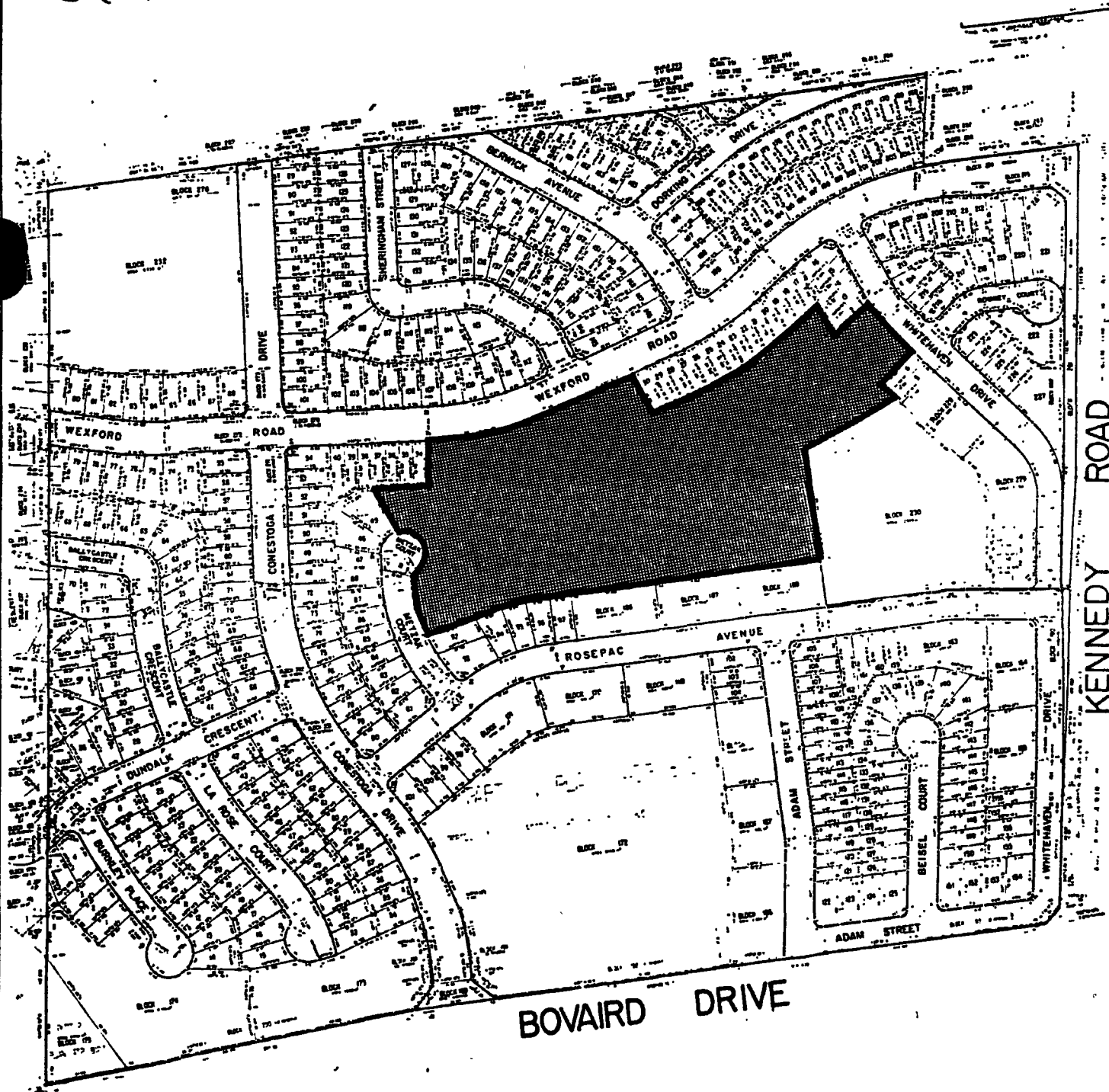
Location Map

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CITY OF BRAMPTON
 Planning and Development

Date: 86 06 19 Drawn by: K.L.
 File no. CIE11.8 Map no. 25-45A

C6-12



SUBJECT LANDS

DEXFIELD INVESTMENTS INC.

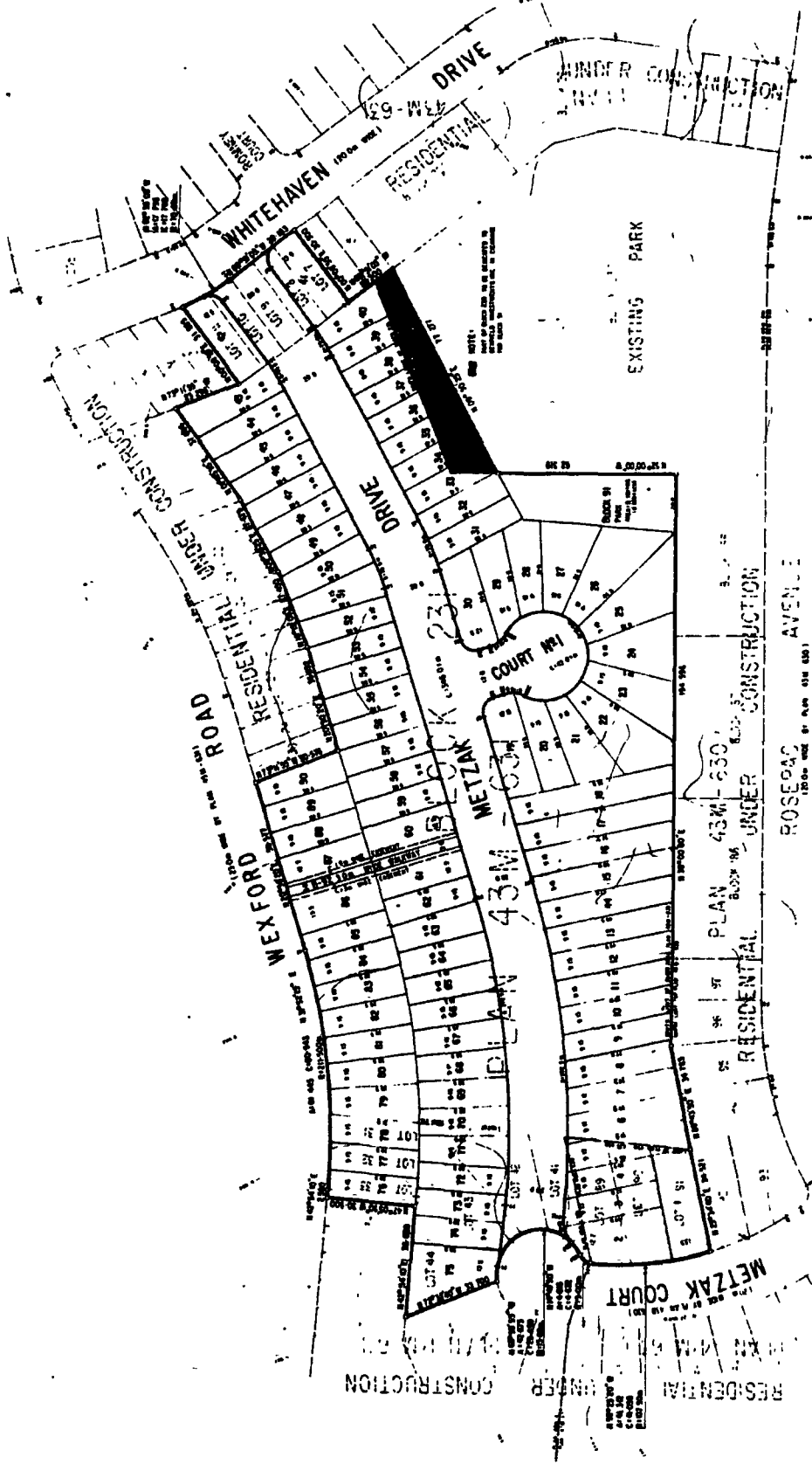
Registered Plans 43M-630 and 43M-631



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CITY OF BRAMPTON
Planning and Development

Date: 86 06 19 Drawn by: K.L.
File no. CIE11.8 Map no. 25-45B



SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED: 13.943 HA (31.97 AC)	90 LOTS	90 UNITS	3,079.344 SQ. M.
LOTS 1 TO 90			
STREETS TOTAL AREA: 0.162 HA (38.5 AC)			
PLACES BY NAME AND NUMBER OF UNITS TO BE SUBDIVIDED:			
PLACE NO: 1 (SEE MAP SHEET)	2 BLOCKS	90 LOTS	3,079.344 SQ. M.
TOTAL:			

SECTION 50, PLANNING ACT, ADDITIONAL INFORMATION

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DEXFIELD INVESTMENTS INC.

Proposed Draft Plan of Subdivision

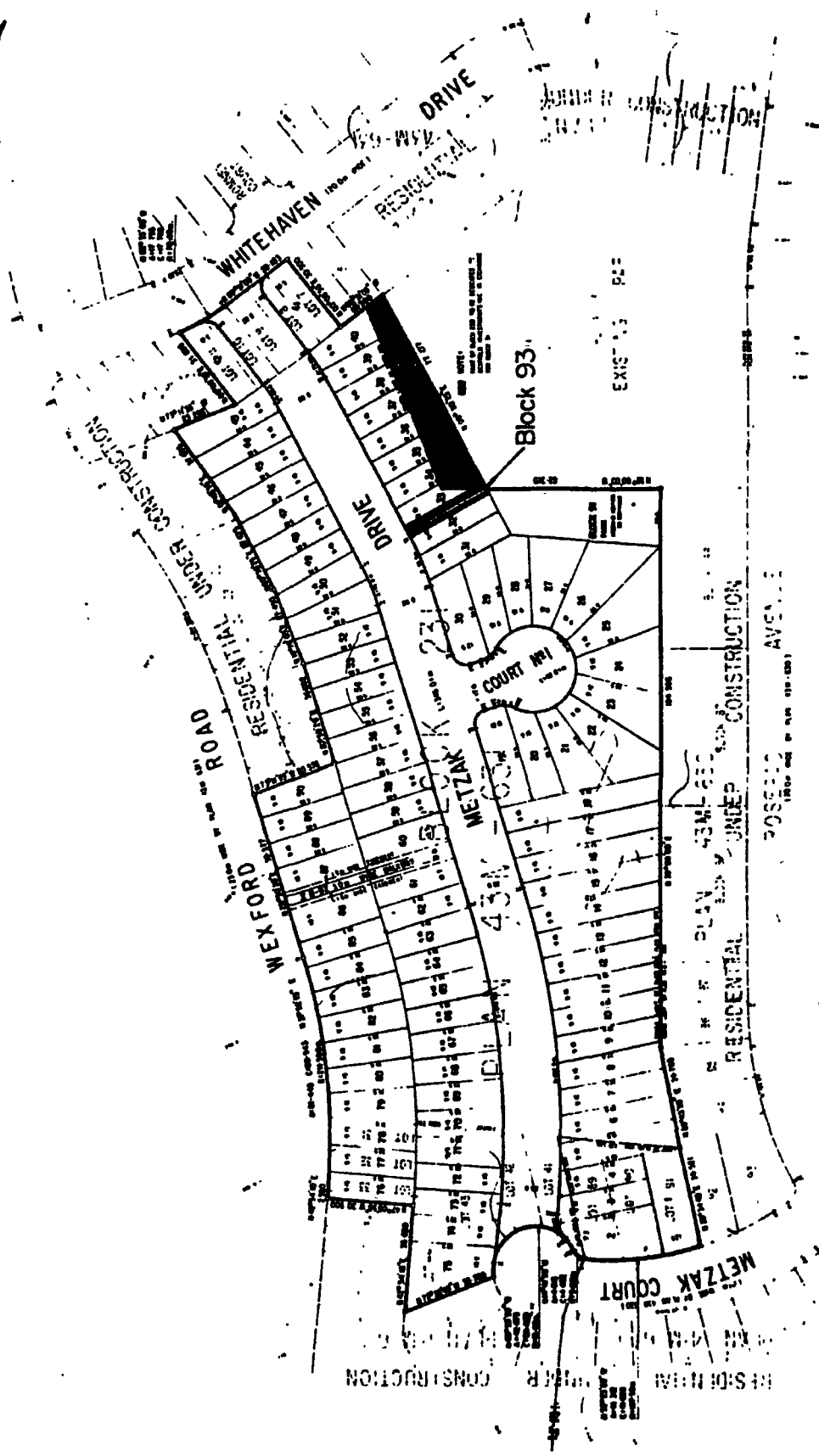


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CITY OF BRAMPTON Planning and Development

Date: 86 06 19 Drawn by: K. L. File no. CIE11.8 Map no. 25-45C

✓ C6-14



DEXFIELD INVESTMENTS LTD.

Redlined Draft Plan of Subdivision



1:2250

CITY OF BRAMPTON
Planning and Development

Date: 86 06 24 Drawn by: K.L.
File no. CIE11.8 Map no. 25-45D

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

July 25, 1986.

TO: Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law
 Lots 7, 8, 10, 11, 31, 32, 41 to 44
 Block 231 and Part of Block 230
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 Region of Peel File Number: 21T-86027B
 Our File Number: C1E11.8

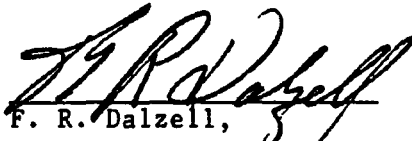
The notes of the Public Meeting held on Wednesday, July 24, 1986, are attached for the information of Planning Committee.


No members of the public appeared at the meeting to express concerns or comments. In addition, no communications have been received with respect to the application.

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

- A) the notes of the Public Meeting be received;
- B) the application be approved subject to the conditions approved by City Council on July 14, 1986, and
- C) staff be directed to present the appropriate documents to Council

AGREED:


 F. R. Dalzell,
 Commissioner of Planning
 and Development


 L. W. H. Laine
 Director of Planning and
 Development Services
 Division

Attachment

LWH/lg

10-4
PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 23, 1986, in the Municipal Council Chambers, 3rd Floor, 150 Central Park Drive, Brampton, Ontario, commencing at 8:05 p.m., with respect to an application by DEXFIELD INVESTMENTS INCORPORATED (File: CLEll.8 - Ward 2) to amend both the Official Plan and the Zoning By-law to permit the subdivision of the surplus school site into 90 single family residential lots.

Members Present: Alderman E. Carter - Chairman
Councillor F. Andrews
Councillor E. Mitchell
Alderman H. Chadwick
Alderman P. Palleschi

Staff Present: F.R. Dalzell, Commissioner of Planning and Development
L.W.H. Laine, Director, Planning and Development Services Division
J.A. Marshall, Director, Planning, Policy and Research
G. Speirs Development Planner
J. Corbett Policy Planner
D. Ross Development Planner
H. Gibson Secretary

The Chairman enquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspapers. Mr. Dalzell replied in the affirmative.

There were no interested members of the public in attendance and the meeting was adjourned at 8:06 p.m.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 260-86

To adopt Amendment Number 103
and Amendment Number 103 A to
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, 1983, hereby ENACTS as follows:

1. Amendment Number 103 and Amendment Number 103 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 103 and Amendment Number 103 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,

this 22nd day of September, 1986.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
DATE 9/22/86

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

2002 Dec-16

AMENDMENT NUMBER 103
to the Official Plan of the
City of Brampton Planning Area
and
Amendment Number 103 A
to the Consolidated Official Plan
for the City of Brampton Planning Area

21 OP 0031-103-1

Amendment No. 103A
to the
Consolidated Official Plan for the
City of Brampton Planning Area and
Amendment No. 103 to the
Official Plan for the
City of Brampton Planning Area

This amendment to the Consolidated Official Plan for the City of Brampton, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby approved in accordance with Section 21 of the Planning Act 1983 as Amendment No. 103A to the Consolidated Official Plan and Amendment No. 103 to the Official Plan for the Brampton Planning Area.

Date .. *Oct. 14, 1986* ..

[Signature]