



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 374-85

To adopt Amendment Number 78
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 78 to the Official Plan of the City of Brampton Planning Area is 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 78 to the Official Plan of the City of Brampton Planning Area.

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

this 16th day of December, 1985.

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

ORIGINAL

R2 hw 374-85

Amendment Number 78
to the Official Plan
for the City of Brampton
Planning Area

21-0P 0031-078

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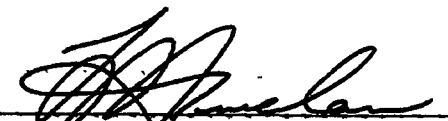
Amendment No. 78
to the
Official Plan for the
City of Brampton Planning Area

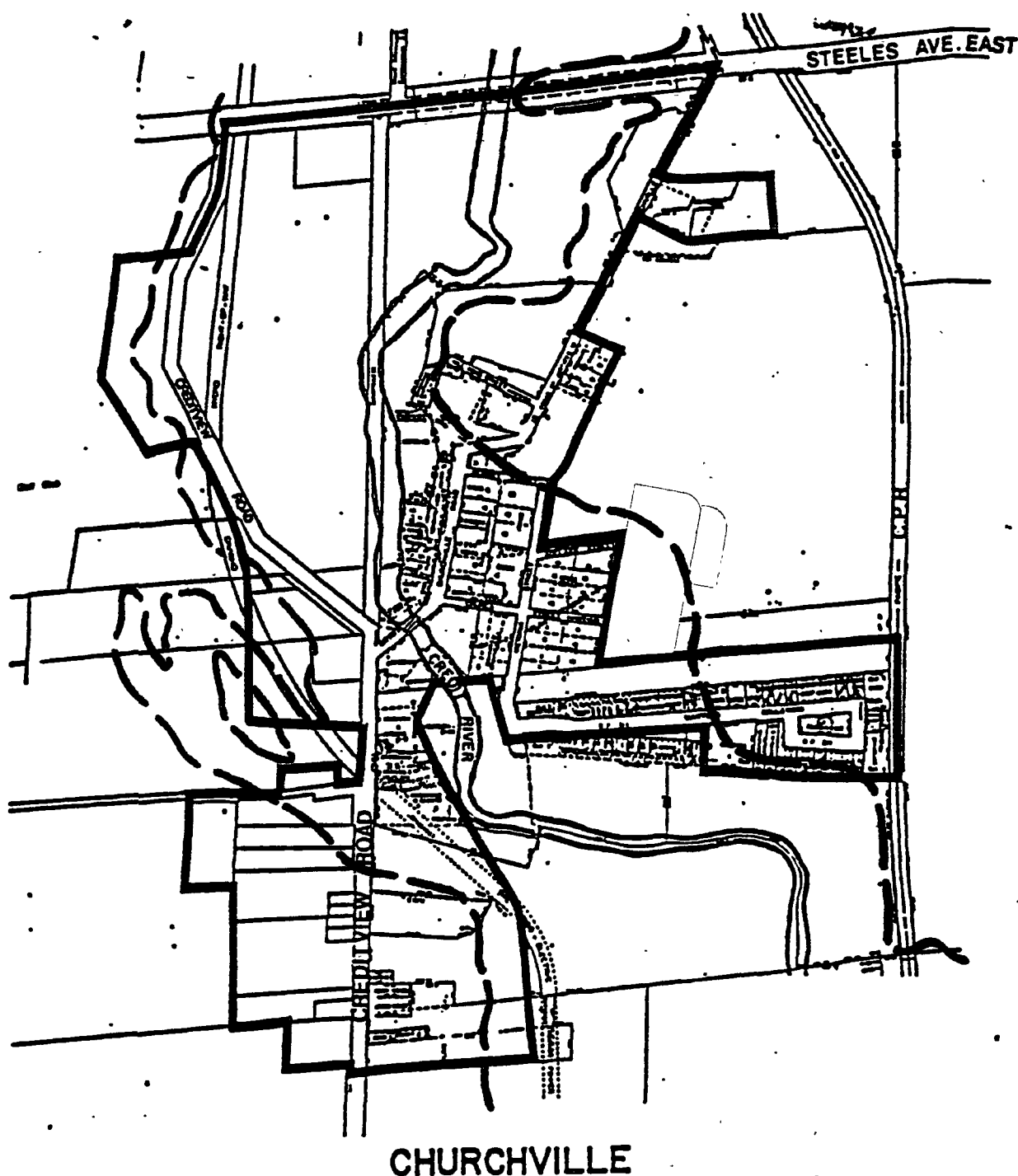
This amendment to the Official Plan for the City of Brampton Planning Area, which has been adopted by the Council of the Corporation of the City of Brampton, is hereby modified:

1. By deleting Schedule 'A' to Official Plan Amendment No. 78 in its entirety and substituting therefor the revised Schedule 'A' attached hereto.
2. By adding a new Schedule 'B' to this amendment attached hereto.
3. By adding the following as item 3(6) to the amendment:
"3(6) By changing, on Schedule A thereto, the designations of the lands shown outlined on Schedule B to this amendment, to reflect the land use designations shown on Schedule B to this amendment".

As thus modified, this amendment is hereby approved.

Date ... June 30, 1986 ...


L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



— LIMITS OF SETTLEMENT

* NOTE: See Policies 2.1.2.2-2.1.2.3

Schedule "E (II)"

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REGIONAL STORM FLOODLINE

MODIFICATION

NO. 1

UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

Schedule A to Official Plan
Amendment No. 78



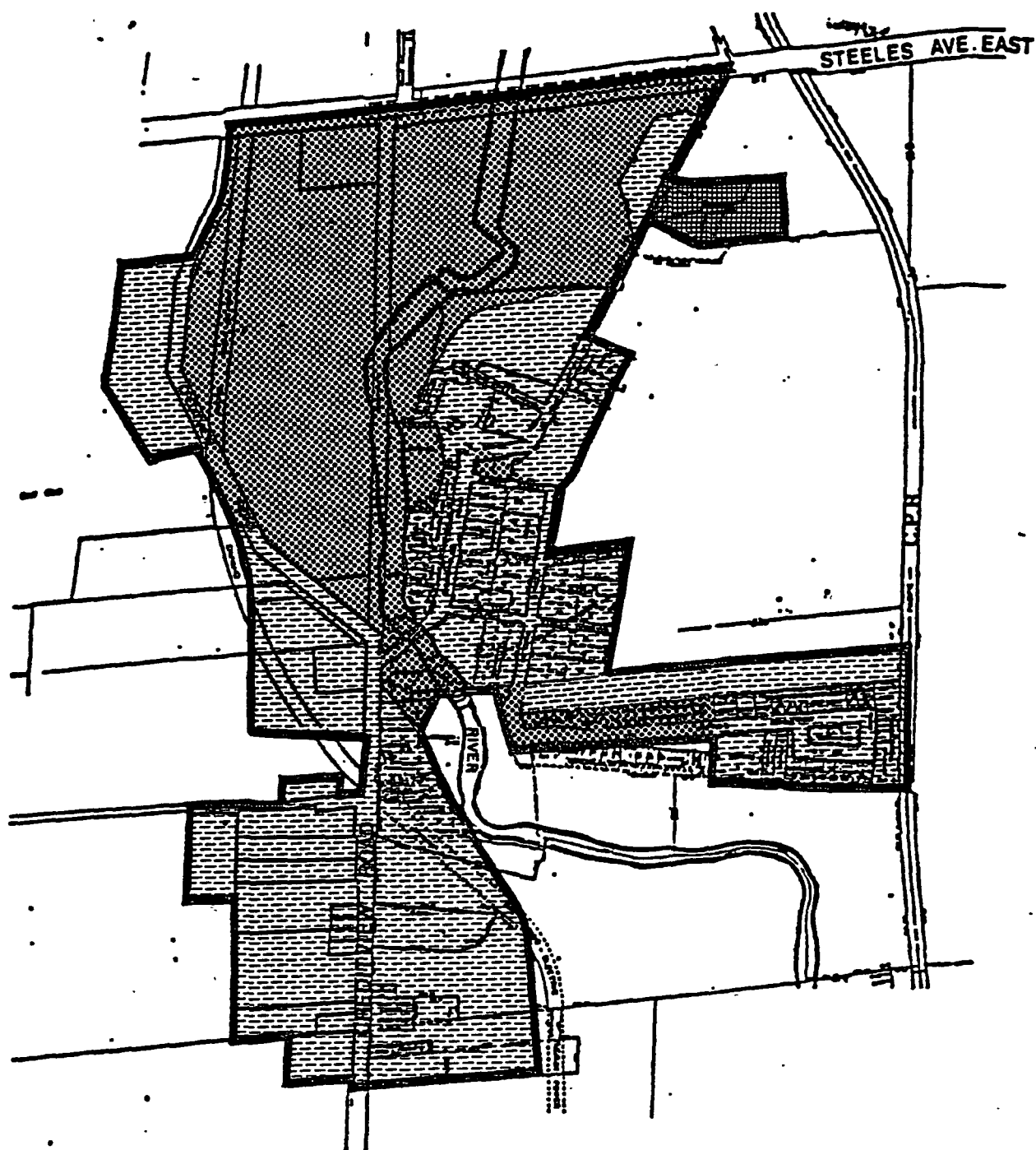
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CITY OF BRAMPTON
Planning and Development



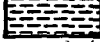
Date: 85 09 20 Drawn by: K.L.

File no. B7.1

Map no. 72-10A



CHURCHVILLE

-  OPEN SPACE (Cemetaries)
-  OPEN SPACE
-  RURAL SETTLEMENT (Infilling)

MODIFICATION
NO. 2
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

Schedule B to Official Plan
Amendment No. 78



1:8400

CITY OF BRAMPTON
Planning and Development

Date: 85 09 20 Drawn by: K.L.
File no. B7.1 Map no. 72-10A



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 374-85

To adopt Amendment Number 78
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 78 to the Official Plan of the City of Brampton Planning Area is 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 78 to the Official Plan of the City of Brampton Planning Area.

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

this 16th day of December, 1985

KENNETH G. WHILLANS - MAYOR

LEONARD J. MIKULICH - CLERK

1. Purpose

The purpose of this amendment is to identify Churchville as one of the rural settlement areas and to permit severances for the purposes of minor infilling within the limits of Churchville.

2. Location

The lands subject to this amendment have a total area of approximately 71 hectares (176 acres) and are located south of Steeles Avenue, immediately west of the Canadian Pacific Railway line, comprising part of Lots 13, 14 and 15 in Concessions 3 and 4, W.H.S., geographic Township of Toronto, now in the City of Brampton, and shown as "Churchville" on Schedule A to this amendment.

3. Details of the Amendment and Policies Relative Thereto

The Official Plan for the City of Brampton Planning Area is hereby amended:

- 1) by adding, to section 2.9 of Chapter 2, the following, as section 2.9.2:

"2.9.2 Churchville

Consent applications within the area identified as the Settlement of Churchville on Schedule "E(11)" shall be subject to the policies of sections 2.1.2.2 and 2.1.2.4 of the Official Plan.";

- 2) by adding thereto, as Schedule "E(11)", Schedule A to this amendment;
- 3) by deleting therefrom sections 2.1.2.2 and 2.1.2.2.1, and substituting therefor the following:

"2.1.2.2 OBJECTIVE: The minor infilling of Churchville Springbrook and Alloa.

2.1.2.2.1 Policies

The infilling of Springbrook, Alloa and Churchville shall be limited to lands fronting onto existing open public highways within the defined limits shown on Schedules "E(4)", "E(5)" and "E(11)", respectively, of this Plan.";

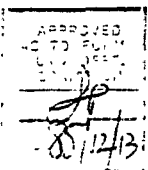
- 4) by deleting the period at the end of the last sentence of section 2.1.2.2.2 and by adding to the said sentence the following:

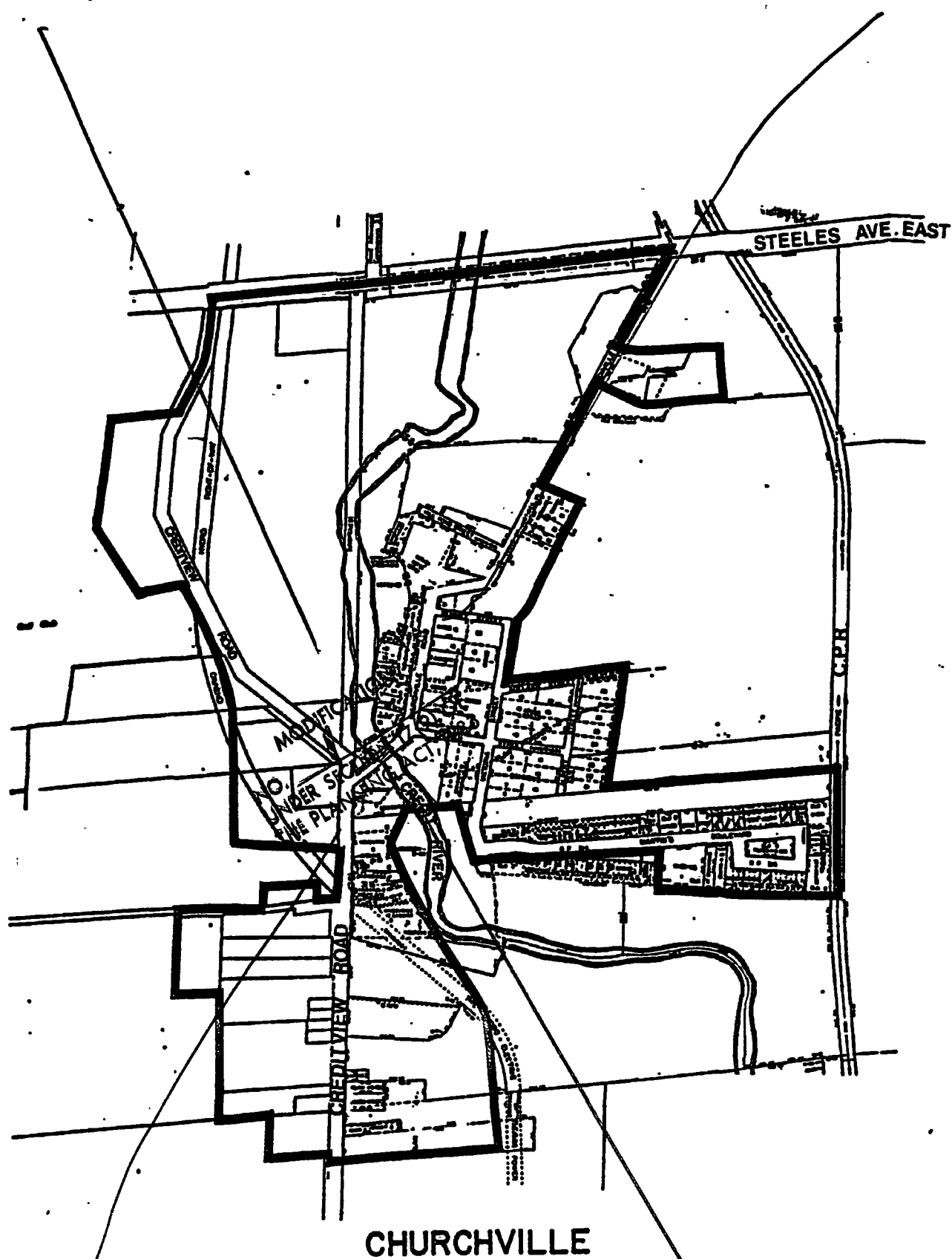
"and Churchville."; and

- 5) by deleting therefrom the first paragraph of section 2.1.2.4.6, and substituting therefor the following:

"2.1.2.4.6 Consent applications in respect of land located within the recognized hamlets of Huttonville, Tullamore, Castlemore, Springbrook, Alloa and Churchville, as shown on Schedules "E(1)", "E(2)", "E(3)", "E(4)", "E(5)" and "E(11)",."

MODIFICATION
NO. 3
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983





— LIMITS OF SETTLEMENT

* NOTE: See Policies 2.1.2.2-2.1.2.2.3

Schedule "E (II)"

Schedule A to Official Plan
Amendment No. 78



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CITY OF BRAMPTON
Planning and Development

Date: 85 09 20 Drawn by: K.L.
File no. B 7.1 Map no. 72-10A

APPENDIX

BACKGROUND MATERIAL TO AMENDMENT NUMBER 78

Attached are background material to Amendment Number 78 are the following:

1. Report to Planning Committee from J.A. Marshall, Director of Planning Policy and Research, dated September 25, 1985.
2. Report to Planning Committee from J.A. Marshall, Director of Planning Policy and Research, dated November 8, 1985, forwarding notes of a public meeting held on October 29, 1985.
3. In accordance with the policies of the Brampton Official Plan, notice of the Public Meeting was given by sending to the assessed owners of land within the area subject to the amendment and those owning lands within 120 metres of said lands, and by advertisement in the Brampton Daily Times and the Brampton Guardian.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

September 25, 1985

TO: The Chairman and Members of Planning Committee
FROM: J.A. Marshall - Director, Planning Policy and Research
RE: Proposed Official Plan Amendment
designating Churchville as a Rural Settlement (Infilling)
Our File Number R7.1

1.0 Background

Recently, staff reviewed the consent policies of the Official Plan as they apply to the area of the Parkway Belt West. An omission was noted concerning the severance policies for Churchville. In following the provincial direction to incorporate the Parkway Belt West Plan into the new Official Plan, no provisions were made to include Churchville under the severance policies for rural settlements in the Official Plan.

As a result, staff has prepared this report to outline the potential problems associated with such a policy "vacuum" and to recommend a number of modifications to the Official Plan to provide adequate guidelines for evaluation of future severance applications in Churchville.

2.0 Discussion

The settlement of Churchville is located in the Parkway Belt West and hence is subject to the policies of the Province's Parkway Belt West Plan of 1978. Map 4 of that Plan identifies the built-up area of Churchville as "General Complementary Use Area" where, amongst others, very limited additional development in the form of infilling within an existing settlement area is permitted. The Parkway Belt West Plan stipulates further that severances to accommodate such new development, are to be governed by the respective municipality's Official Plan.

Brampton's Official Plan does contain severance policies which are designed to specifically apply to rural settlements. However, at present, the Official Plan does not identify Churchville as one of the rural settlement areas. As a result, the general Official Plan policies for severances in the rural area would apply and effectively prohibit any infilling from taking place within the hamlet. Such restrictions would appear not only unreasonable but would also be contrary to the Parkway Belt West Plan which calls for appropriate severance policies in local Official Plans to control and guide severances within an established or existing settlement.

Consequently, Brampton's Official Plan ought to be amended as follows:

- . identify on Schedule A, the existing residential lot clusters of Churchville as "Rural Settlement (Infilling)".
- . identify on Schedule E (11) (copy attached) the precise limits of Churchville as a minor infilling rural settlement. These limits should encompass the existing residential cluster of buildings as well as the floodplain area of the Credit River. This would be in keeping with the new Comprehensive Mississauga Zoning by-law where the existing hamlet area has been recognized by the RH - Rural Hamlet zoning.
- . include Churchville under sections 2.1.2.2 and 2.1.2.4 of the Official Plan which sections provide detailed policy guidelines for severances for purposes of minor infilling in rural settlements.

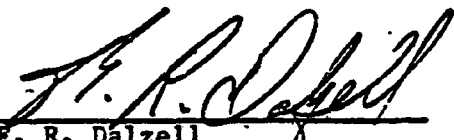
3.0 Recommendations

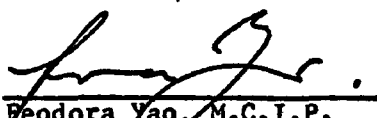
It is recommended that Planning Committee recommend to Council:

- (1) that the recommendations contained in section 2.0 of this report be approved in principle;

- (2) that staff prepare the appropriate draft Official Plan amendment, and
- (3) that a public meeting be held in accordance with usual Council procedures.

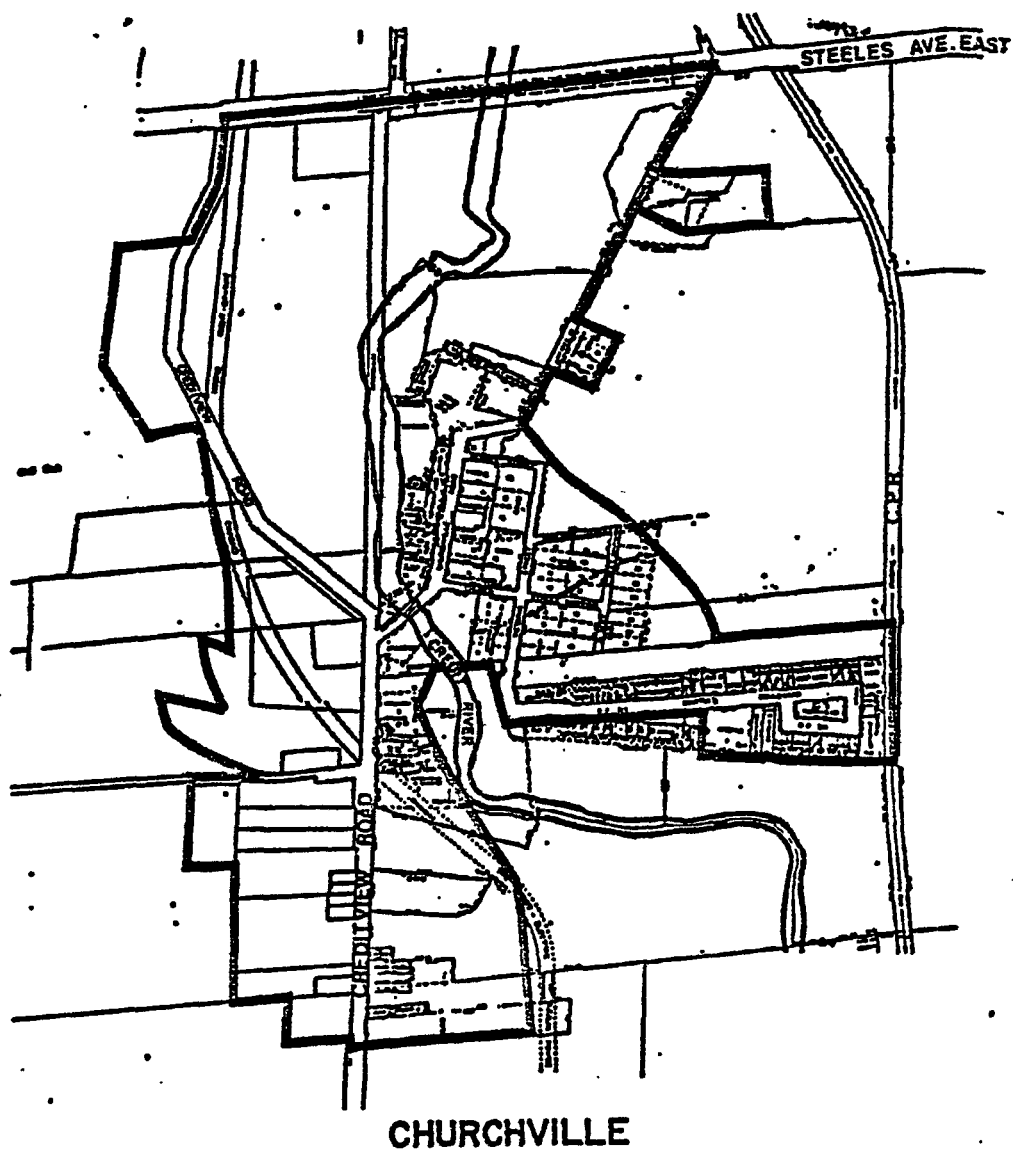
AGREED


F. R. Dalzell
Commissioner of Planning
and Development


Feodora Yao, M.C.I.P.
Policy Planner

Attachment: proposed settlement limits for the Churchville settlement area.

FY/thk/19



— LIMITS OF SETTLEMENT

*NOTE: See Policies 2.1.2.2-2.1.2.3

Schedule "E (II)"

Attachment 1

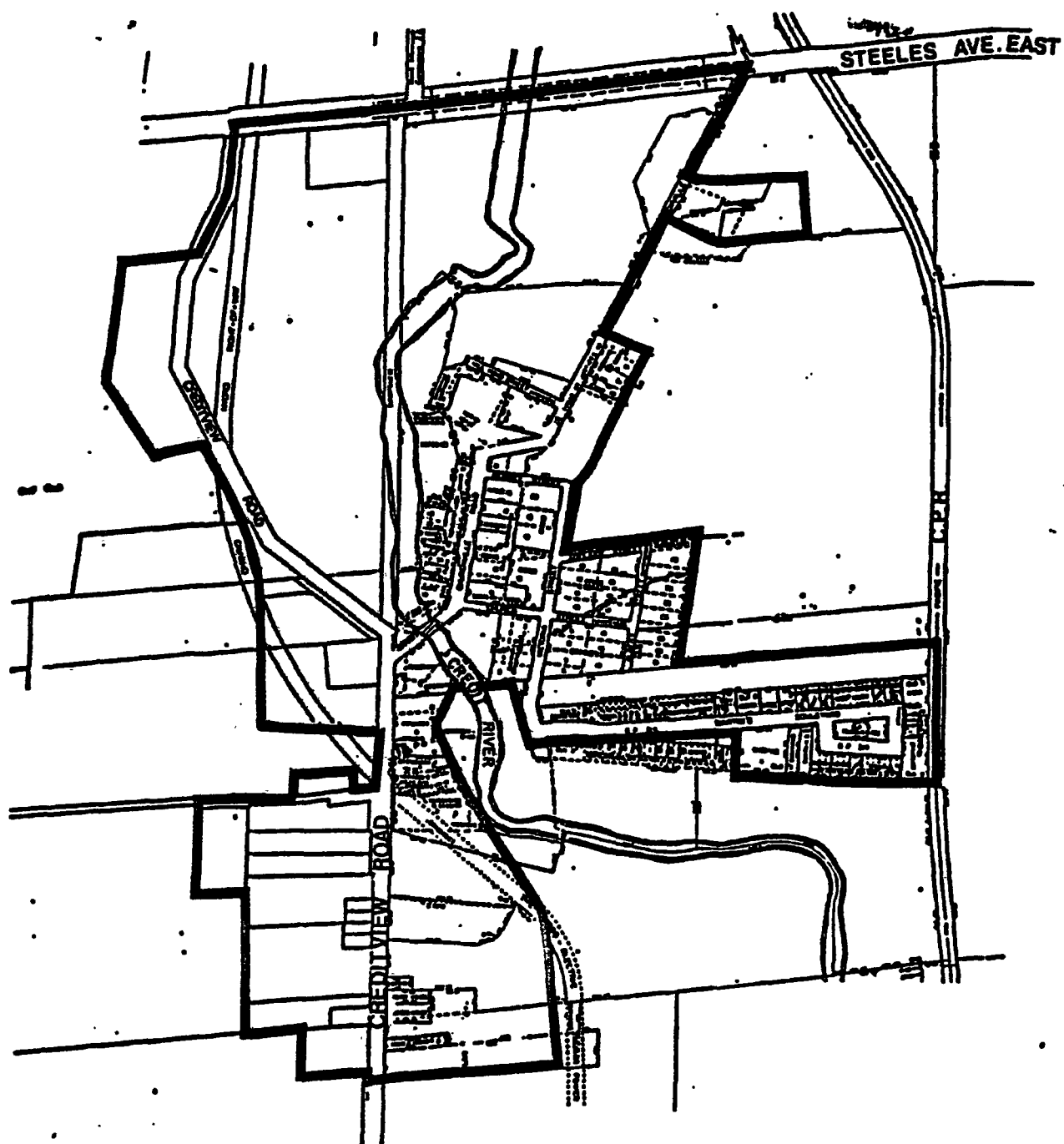
Schedule B to Official Plan
Amendment No. 78



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CITY OF BRAMPTON
Planning and Development

Date: 85 09 20 Drawn by: K.L.
File no. B7.1 Map no. 72-10A



CHURCHVILLE

— LIMITS OF SETTLEMENT

* NOTE: See Policies 2.1.2.2-2.1.2.2.3

Schedule "E (II)"

Attachment 2

Schedule A to Official Plan
Amendment No. 78



1:8400

CITY OF BRAMPTON
Planning and Development

Date: 85 09 20 Drawn by: K.L.
File no. B7.1 Map no. 72-10A

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

November 8, 1985

TO: The Chairman and Members of Planning Committee
FROM: J.A. Marshall - Director, Planning Policy and Research
RE: Proposed Official Plan Amendment
Designating Churchville as a
Rural Settlement - Infilling
Our File Number R7.1

Attached are the notes of the public meeting held on October 29, 1985 regarding a City initiated proposal to amend the Official Plan to designate Churchville as a Rural Settlement. Such Rural Settlement designation would permit severances for purposes of minor infilling within the existing residential area of Churchville.

There were approximately 45 members of the public in attendance at the meeting. Concerns raised by area residents related to the location of the proposed settlement limits and the effect of the proposal on the existing character of Churchville. These issues are addressed below as follows:

1.0 Proposed Settlement Area Boundary

Several members in the audience were concerned that the proposed settlement boundary did not only include residentially zoned lands but also portions of lands which are zoned F - Floodplain by the Mississauga Comprehensive Zoning By-law 139-84. It was noted that lands zoned F - Floodplain would not qualify for any future severances and that it may therefore be inappropriate to include such lands within a settlement boundary which has the purpose of facilitating severances for purposes of minor infilling.

As a result, staff has reviewed the proposed boundary and concluded that it is appropriate to exclude from the settlement area those

lands which are zoned F - Floodplain by By-law 139-84 and are located at the outer fringe of the hamlet's residential area. The so revised rural settlement boundary is shown on Attachment 2.

In this context, it is relevant to note that subsequent to Committee's consideration of staff's initial report on the subject matter, a severance application was received by staff to permit two new residential lots to be created to fill in the "gap" of vacant land between Bennet Street and the two existing residential lots to the north. These proposed severances are for lots with frontage onto Churchville Road that comply with the requirements of the RH - Residential Hamlet Zone which applies to the presently existing residential lots in the village, and, most importantly, constitute minor infilling between existing residentially used properties. As such staff recommends that the proposed settlement boundary be adjusted as shown on Attachment 2 to include the strip of vacant land between Bennet Street and the residential lots to the north.

2.0 Maintenance of the Existing Village Character

Of major concern was the fear that the proposal may encourage major subdivision applications for major agricultural tracts of land abutting Churchville. In this context it was noted at the meeting that the proposed policy changes are merely to correct an omission in the Official Plan where it regards severances for purposes of minor infilling in the hamlet of Churchville. As such, the proposal is to facilitate implementation of the provisions of the Parkway Belt West Plan which already permit residential severances in the settlement for purposes of minor infilling.


The proposal is not to permit but rather to discourage expansion of the existing village area be that by either individual lot severances or by way of plan of subdivision procedure.

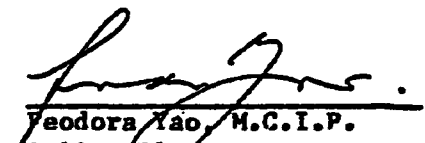
3.0 Recommendation

It is recommended that Planning Committee recommend to Council:

1. that the proposed rural settlement boundary be modified as shown on Attachment 2 to this report, and
2. that staff prepare for Council's approval the appropriate amendments to the Official Plan to permit severances for purposes of minor infilling within the defined rural settlement boundaries of Churchville.

AGREED:


P. R. Dalzell
Commissioner of Planning
and Development


Teodora Yao, M.C.I.P.
Policy Planner

Attachments: 1. notes of the Public Meeting
2. proposed settlement boundary

FY/thk/19

Members Present: Alderman T. Plane - Chairman
Alderman F. Kee
Alderman C. Gibson

Staff Present: F. R. Dalzell, Commissioner of Planning
and Development
F. Yao, Policy Planner
J. Robinson, Development Planner
E. Coulson, Secretary

Approximately 45 members of the public were in attendance.

- cont'd. -

Mr. Blackburn, 1281 Martins Boulevard, referred to the number of designations and regulations received from various authorities involving the Churchville Area, for example, 'Heritage Village', 'Rural Settlement', etc., and voiced concern that there could be some confusion between the various agencies. He asked if the Credit Valley Conservation Authority approves of building houses on vacant lots in the Floodplain Area.

Ms. Yao explained the Floodplain Zoning, noting that the Credit Valley Conservation Authority had been consulted with regards to the new Comprehensive Mississauga By-law and that no new lots or buildings would be permitted in the Floodplain.

Further, she explained the Official Plan Amendment procedure, outlined the perimeter of the Hamlet designation, Floodplain and existing zoning, as well as the potential for minor infilling. She noted that the designation was to allow only closely scrutinized minor infilling, not expansion of the Hamlet.

Mr. Bauldry, Churchville Road, referred to the map presented at the meeting and pointed out that it differed from the map that was included in the September staff report.

Ms. Yao explained that this was to accommodate an application to the Land Division Committee concerning two new lots to be located between Bennett Street and the existing residences to the north.

Joan Rollings, Hallstone Road, referred to the Provincial Parkway Belt West Plan and its impact on Churchville. Ms. Yao explained that under the Parkway Belt West Plan minor infill severances in the settlement of Churchville are already permitted in principle, but subject to the provisions of the local Official Plan. At present, the City's Official Plan does however not permit such severance in Churchville, hence the presently proposed amendment.

A resident asked about severances in the Floodplain lands and Ms. Yao noted that no building is allowed in the Floodplain lands, therefore there would be no reason for severance.

Mr. E. Wade, 7838 Churchville Road commented that the proposal would probably be of benefit to only one person.

Mr. Dalzell responded that everyone has the right to apply for a severance.

The Chairman advised the residents of the further processing of the proposal, Planning Committee and Council Meeting dates.

There were no further questions or comments and the meeting adjourned at 8:40 p.m.