

**Adoption of Official Plan Amendment OP2006-171 (By-law 221-2019)  
and Zoning By-law 222-2019 – Marysfield Neighbourhood Character Review Study  
Ward 10**

**Date of Decision: September 25, 2019**  
**Date of Notice: October 2, 2019**  
**Last Date of Appeal: October 22, 2019**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 221-2019, to adopt **Official Plan Amendment OP2006-171, and By-law 222-2019**, to amend Comprehensive Zoning By-law 270-2004, under sections 17(23) and 34(18), respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to City-initiated character review study on the Marysfield neighbourhood.

**The Purpose and Effect of Official Plan Amendment OP2006-171 (By-law 221-2019):**

1. To identify “Residential Character Areas” in the Official Plan;
2. To identify the Marysfield Neighbourhood as a “Residential Character Area” in the Official Plan;
3. To amend the minimum lot size for Marysfield from 0.8 hectares (2.0 acres) to 0.4 hectares (1.0 acre); and,
4. To add new consent policies that require that severances only be granted if there is adherence to minimum lot size and lot frontage requirements as set out by the Zoning By-law and, where adherence to the “Residential Character Area” policies is met.

This proposed official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect of Zoning By-law 222-2019:**

To amend the zoning standards for lot width, lot coverage, maximum front yard setback, minimum distance between dwellings, minimum landscaped open space and maximum driveway width for all of the properties located within the Marysfield Neighbourhood.

**Location of Affected Lands:**

The subject lands include all properties located within the Marysfield Neighbourhood (as shown on the attached Key Map). Legally described as Part of Lot 17, Concession 10, N.D., Ward 10.

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk’s Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries or questions should be directed to Michelle Gervais, Development Planner, Planning and Development Services, at 905.874.2073 or [michelle.gervais@brampton.ca](mailto:michelle.gervais@brampton.ca).

Under the *Planning Act*, the following are other applications that pertain to properties located within the subject lands:

1. A18-026
2. A18-027
3. A18-028
4. A18-029
5. B18-005
6. B18-006

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

**When and How to File an Appeal:** Any appeal of the official plan amendment or zoning by-law to the Local Planning and Appeal Tribunal (LPAT) to be filed with the Clerk of the City of Brampton no later than 20 days from the date of this notice as shown above as the last date of appeal. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://www.elto.gov.on.ca/tribunals/lpat/forms).

**The Notice of Appeal must:**

- (1) set out the reasons for appeal and the specific part of the proposed amendment to which the appeal applies; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal an official plan amendment and/or zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be mailed/hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 221 - 2019

To Adopt Amendment Number OP 2006- 171  
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*, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 171 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 25<sup>th</sup> day of September, 2019.

Approved as to  
form.

2019/05/03


MR

Approved as to  
content.

2019/April/30

RJB

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 171  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Official Plan, and in particular the Unique Communities policies of the Sustainable City Structure Section (Section 3.2) and Estate Residential policies (Section 4.2.3) to recognize that the Marysfield Neighbourhood is distinct from other estate residential areas located in the Toronto Gore. This amendment will put into place the policy framework required to protect the character defining elements of the Marysfield Neighbourhood and will be used, in conjunction with Official Plan policies and neighbourhood-specific zoning to evaluate development proposals to ensure that they are consistent with the character of the neighbourhood.

2.0 Location:

A portion of this amendment applies to the "Estate Residential" lands located within the City of Brampton. Specific policies are being added that will apply to the lands located east of the Gore Road and south of Mayfield Road (the "Marysfield Neighbourhood"). The Marysfield Neighbourhood is specifically located on streets municipally known as Mayfield Road, Marysfield Drive and St. Patrick's Road and is legally described as Part of West Half of Lot 17, Concession 10, N.D.

3.0 Amendments and Policies Relative Thereto:

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

(1) by changing on Schedule "1" City Concept thereto, the land use designation of the lands shown outlined on Schedule A to this amendment to "Residential Character Area";

(2) by adding the following new policy, as Section 3.2.10.1:

"Residential Character Area

Within Brampton's Unique Communities, there are some areas that exhibit recognizable character traits on a localized scale that may be distinguishable from the broader elements of character within a Unique Community. In such cases, the Official Plan may identify an area as a Residential Character Area. A Residential Character Area can be defined by one or more recognizable elements of character in both the public and private realms. In such cases, the Official Plan shall include policies that define the elements of character specific to each identified Residential Character Area, as well as the intent of identifying that area as such."

(3) by adding the following new policies:

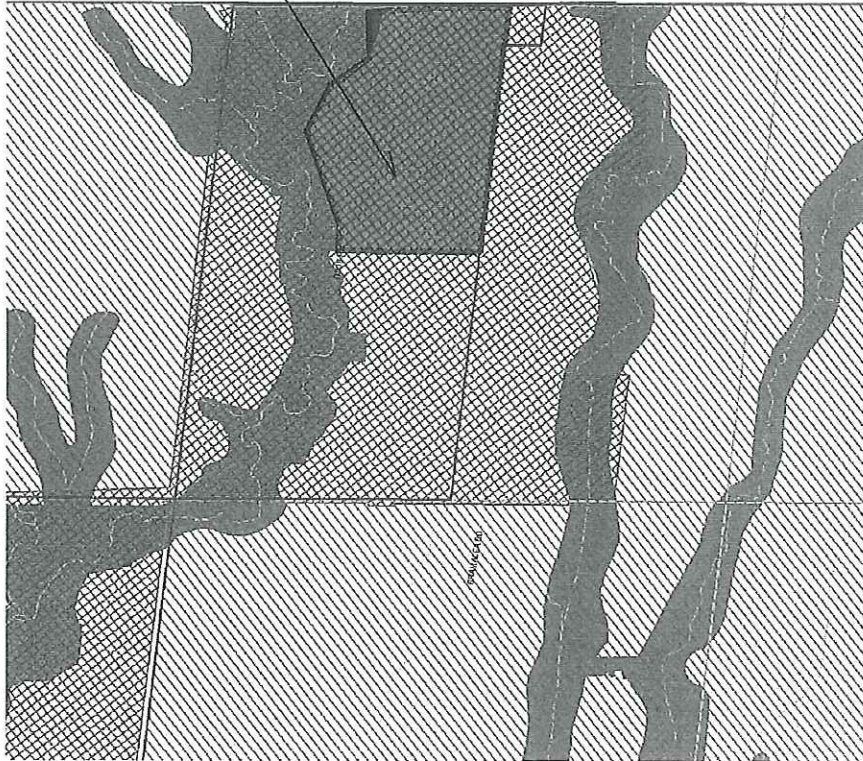
3.2.10.1.1 The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a rosary street pattern with a rural road cross-section and a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community. New development and redevelopment within the

Marysfield Neighbourhood shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the conservation of the rosary street pattern and rural road cross-section; the scale, height, massing, setbacks, building orientation and building separation distances of dwellings; and, the landscape open space characteristics of lots.

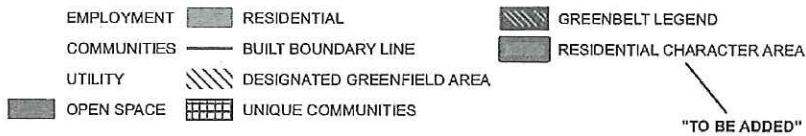
3.2.10.1.2 The City shall conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape.

- (4) by amending Section 4.2.3.3 to include the following new policy as subsection (c) and re-numbering existing policies 4.2.3.3 c) and 4.2.3.3 d) sequentially:
  - c) 0.4 hectares (1.0 acre) for the Marysfield Neighbourhood located east of The Gore Road and south of Mayfield Road.
- (5) by adding the following new policy as Section 4.2.3.6:
  - 4.2.3.6 Notwithstanding Section 4.2.3.5, consent applications within the Marysfield Neighbourhood Residential Character Area shall be considered and may only be granted:
    - (i) If adherence to minimum lot size and lot frontage requirements is met, as set out in the Zoning By-law; and,
    - (ii) Where adherence to the "Residential Character Area" policies of Section 3.2.10.1, where applicable, can be achieved."

"Lands to be designated "Residential Character Area"



EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 222 - 2019

To amend Zoning By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RURAL ESTATE TWO (RE2)	RURAL ESTATE TWO – 2919 (RE2 – 2919)

(2) by adding thereto, the following section:

2919 The lands zoned RE2 – 2919 on Schedule 'A' to this by-law:

2919.1 Shall only be used for the purposes permitted in the RE2 zone.

2919.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area: 0.4 hectares

(b) Minimum Lot Width: 30 metres

(c) Maximum Front Yard Depth: 20 metres

(d) Minimum Dwelling Separation: 15 metres

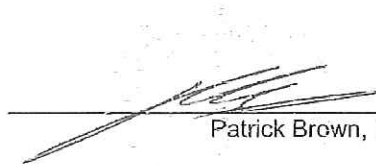
(e) Maximum Lot Coverage: 10%, excluding permitted accessory structures

(f) Minimum Landscaped Open Space: 70% of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones


- (g) Maximum Driveway Width Between the Street Edge and a Point 10 metres from the Street Edge: 6 metres
- (h) On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

ENACTED and PASSED this 25<sup>th</sup> day of September, 2019.

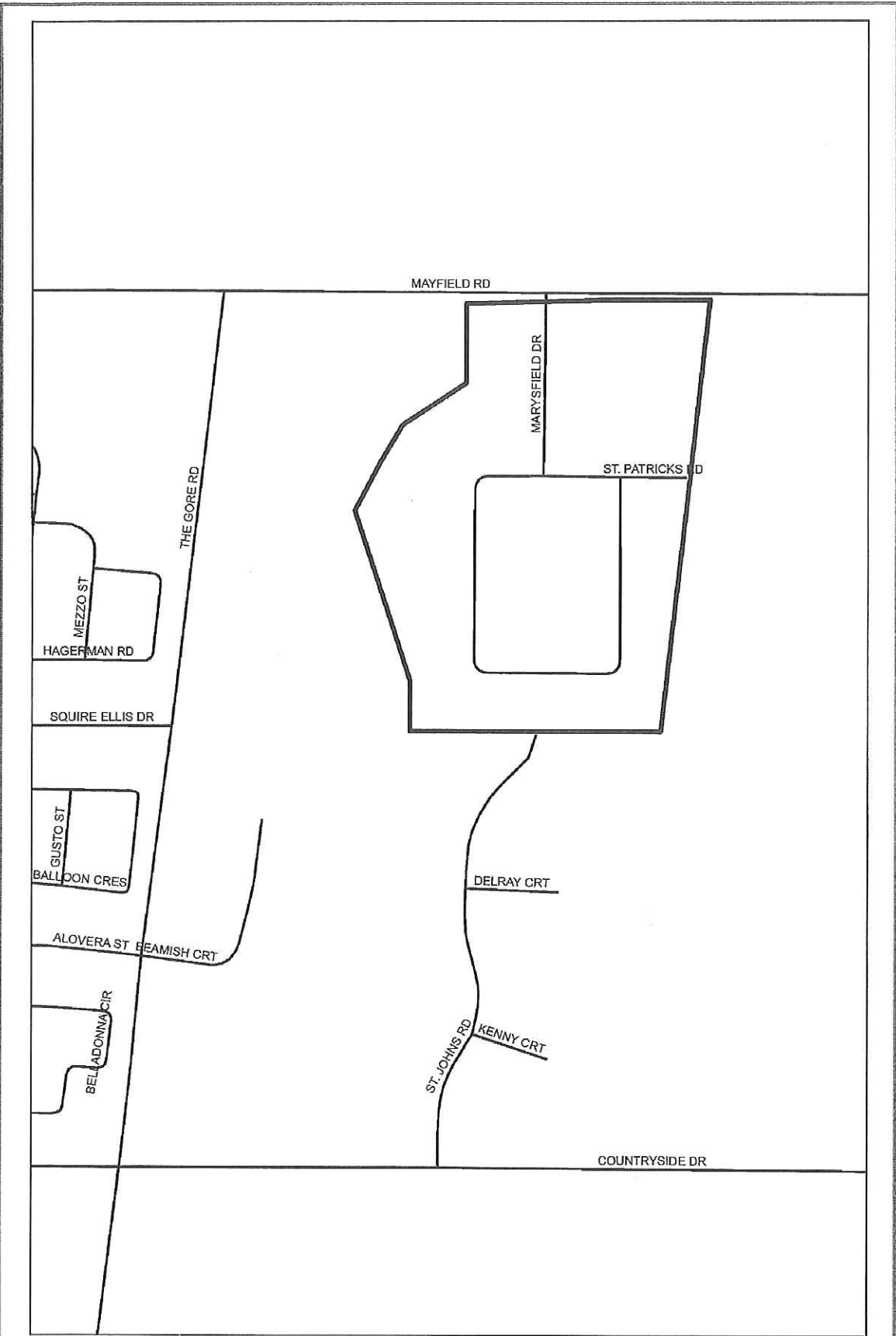
Approved as to form.  
19/09/19  
MR

  
Patrick Brown, Mayor

Approved as to content.  
18/09/19  
RJB

  
Peter Fay, City Clerk





 SUBJECT LANDS

RE2-2919

MAYFIELD ROAD



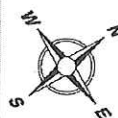
LEGEND

—— ZONE BOUNDARY

**PART LOT 17, CONCESSION 10 E.H.S.**

**By-Law** 222-2019

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Development Services

Date: 2019 02 25

Drawn by: CJK

File no. MARYSFIELD\_ZBLA