

Date: 2019-09-13

Subject: **Supplementary Recommendation Report**
City Initiated Official Plan Amendment and Zoning By-Law
Amendment
Marysfield Neighbourhood Character Review Study
File: OPR TGED
Ward 10

Contact: Michelle Gervais, Policy Planner, Planning and Development
Services, 905-874-2017, michelle.gervais@brampton.ca

Recommendations:

1. **THAT** the report from Michelle Gervais, Policy Planner, Planning and Development Services, dated September 13, 2019, to the City Council Meeting of September 25, 2019, re: “**Supplementary Report:** City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study, File: OPR TGED, Ward 10 be received;
2. **THAT** the Official Plan Amendment and Zoning By-law Amendment attached hereto respectively as Appendix 1 and 2 be adopted;
3. **THAT** the By-law attached as Appendix 3, to repeal Interim Control By-law 15-2018, as amended, upon the coming into force of the Official Plan Amendment and Zoning By-law Amendment attached respectively as Appendix 1 and 2 to this report, be adopted.
4. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment and Zoning By-law Amendment, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
5. **THAT** Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*; and,

9.4-2

6. **THAT** the report from Michelle Gervais, Policy Planner, Planning and Development Services, dated June 4, 2019, to the City Council Meeting of September 25, 2019, re: “**Recommendation Report: City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study, File: OPR TGED, Ward 10** be received.

Overview:

- **Staff forwarded a Recommendation Report dated June 4, 2019 to the September 11, 2019 Council meeting that presented for approval, City-initiated planning amendments to both the Official Plan and Zoning By-law that recognize that change can occur within Marysfield, but that change should be better managed to protect the character of the neighbourhood.**
- **At the September 11, 2019 Council meeting, a resolution was passed to defer staff’s Recommendation Report dated June 4, 2019 and to defer the implementing Official Plan and Zoning By-law Amendments and the repeal By-law for Interim Control By-law 15-2018, as amended, for staff to return to the next available meeting of Council with a revised implementing document to permit a minimum lot frontage requirement of 30 metres and retain all other proposed requirements, including a minimum lot area of 0.40 hectares (1.0 acre).**
- **As per Council’s direction, the minimum lot width in the implementing Zoning By-law for the Marysfield Neighbourhood has been revised from 45 metres to 30 metres.**
- **No changes are required to the implementing Zoning By-law with respect to minimum lot area, as the draft implementing Zoning By-law that was forwarded to Council on September 11, 2019 included a minimum lot area of 0.40 hectares (1.0 acre).**
- **Attached for Council’s approval is an Official Plan Amendment, Zoning By-law Amendment. A By-law to repeal Interim Control By-law 15-2018, as amended, effective upon the coming into force of the Official Plan Amendment and Zoning By-law Amendment, is also attached..**

Background:

Staff forwarded a Recommendation Report dated June 4, 2019 to the September 11, 2019 Council meeting that presented for approval, City-initiated planning amendments to both the Official Plan and Zoning By-law that recognize that change can occur within Marysfield, but that change should be better managed to protect the character of the neighbourhood.

9.4-3

At the September 11, 2019 Council meeting, a resolution was passed to defer staff's Recommendation Report dated June 4, 2019 and to defer the implementing Official Plan and Zoning By-law Amendment and the By-law to repeal Interim Control By-law 15-2018, as amended, for staff to return to the next available meeting of Council with a revised implementing document to permit a lot frontage requirement of 30 metres and to retain all other proposed requirements, including a minimum lot area of 0.40 hectares.

Current Situation:

As per Council's direction, the minimum lot width in the implementing Zoning By-law (see Appendix 2) for the Marysfield Neighbourhood has been revised from 45 metres to 30 metres. No changes are required to the implementing Zoning By-law with respect to minimum lot area, as the draft implementing By-law that was forwarded to Council on September 11, 2019 included a minimum lot area of 0.40 hectares (1.0 acre).

Staff is recommending that the Recommendation Report dated June 4, 2019 that was forwarded to Council on September 11, 2019 be received. The Recommendation Report dated June 4, 2019 includes staff's planning analysis with respect to the Marysfield Neighbourhood Character Review Study and includes recommendations on amending the Official Plan and Zoning By-law on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan.

Attached for Council's approval is the Official Plan Amendment (see Appendix 1), Zoning By-law Amendment (Appendix 2) and a By-law to repeal Interim Control By-law 15-2018, as amended (Appendix 3), that would be effective upon the proposed Official Plan Amendment and Zoning By-law Amendment coming into force.

Corporate Implications:

Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law.

Economic Development Implications:

There are no economic development implications associated with these amendments to the Official Plan and Zoning By-law.

Other Implications:

There are no other implications associated with these amendments to the Official Plan and Zoning By-law.

9.4-4

Strategic Plan:

Please refer to staff's Recommendation Report dated June 4, 2019.

Living the Mosaic – 2040 Vision

Please refer to staff's Recommendation Report dated June 4, 2019.

Conclusion:

At the September 11, 2019 Council meeting, a resolution was passed to defer staff's Recommendation Report dated June 4, 2019 and to defer the implementing Official Plan and Zoning By-law Amendments and the By-law to repeal Interim Control By-law 15-2018, as amended, for staff to return to the next available meeting of Council with a revised implementing document to permit a minimum lot frontage requirement of 30 metres and retain all other proposed requirements, including a minimum lot area of 0.40 hectares.

Attached for Council's approval is an Official Plan Amendment, Zoning By-law Amendment and a By-law to repeal Interim Control By-law 15-2018, as amended, that would be effective upon the proposed Official Plan Amendment and Zoning By-law Amendment coming into force.

Respectfully submitted by:

Michelle Gervais, MCIP, RPP
Policy Planner
Planning & Development Services
Department

Recommended by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning
Planning & Development Services
Department

Authored by: Michelle Gervais, MCIP, RPP, Policy Planner

Appendix:

- Appendix 1: Official Plan Amendment
- Appendix 2: Zoning By-law Amendment
- Appendix 3: Repealing By-law for ICBL 15-2018



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To Adopt Amendment Number OP 2006- _____
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 - _____ 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 25th day of September, 2019.

<p>Approved as to form.</p> <p><u>2019/05/03</u></p> <p><u>MR</u></p>

Patrick Brown, Mayor

<p>Approved as to content.</p> <p>2019/April/30</p> <p><u>RJB</u></p>

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 -
to the Official Plan of the
City of Brampton Planning Area

9.4-7

AMENDMENT NUMBER OP 2006 - 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

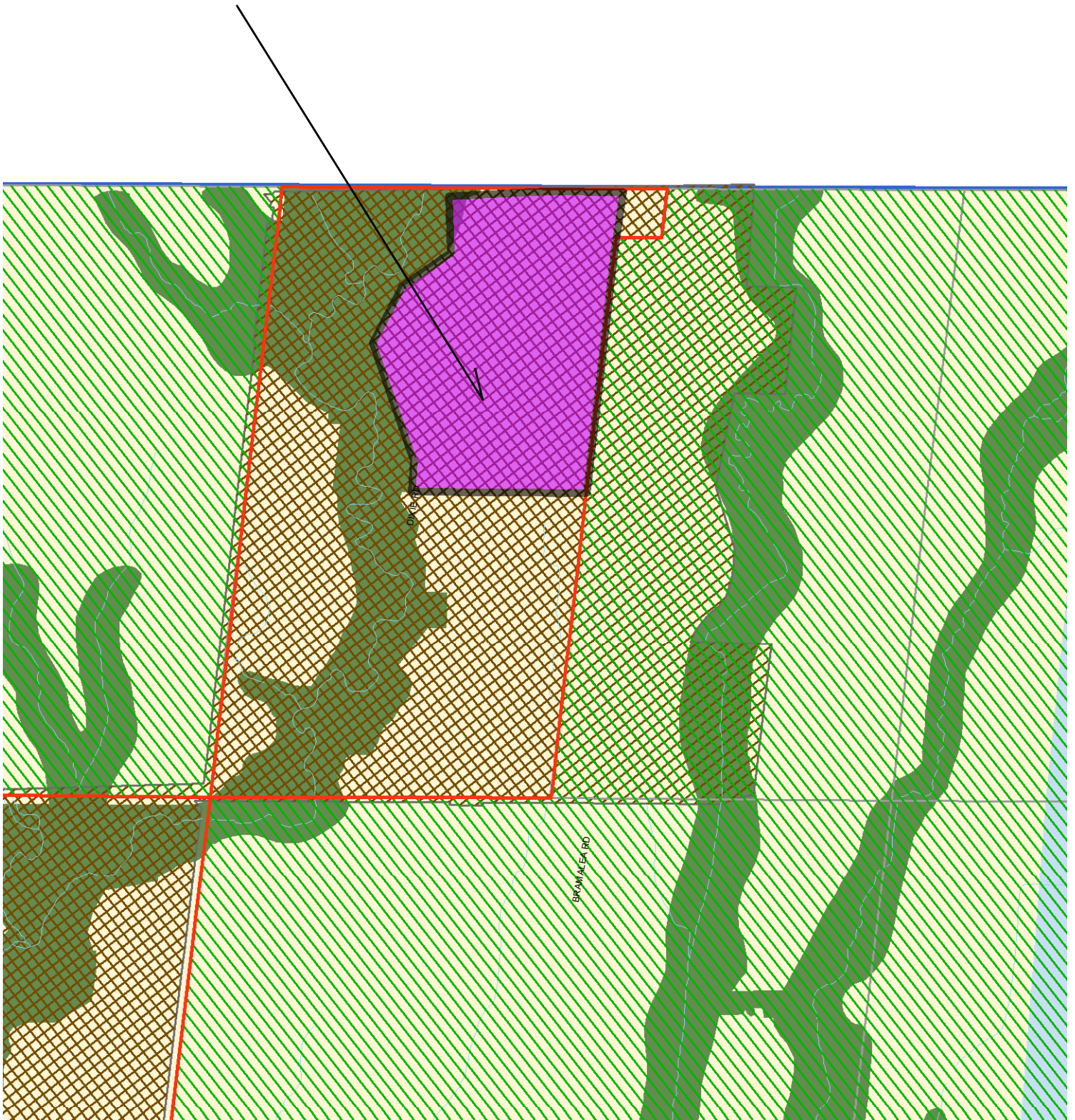
9.4-8

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

- | | | |
|--|--|---|
|  EMPLOYMENT |  RESIDENTIAL |  GREENBELT LEGEND |
|  COMMUNITIES |  BUILT BOUNDARY LINE |  RESIDENTIAL CHARACTER AREA |
|  UTILITY |  DESIGNATED GREENFIELD AREA | |
|  OPEN SPACE |  UNIQUE COMMUNITIES | |
- "TO BE ADDED"





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 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

9.4-11

By-law Number _____ - 2019

- (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.

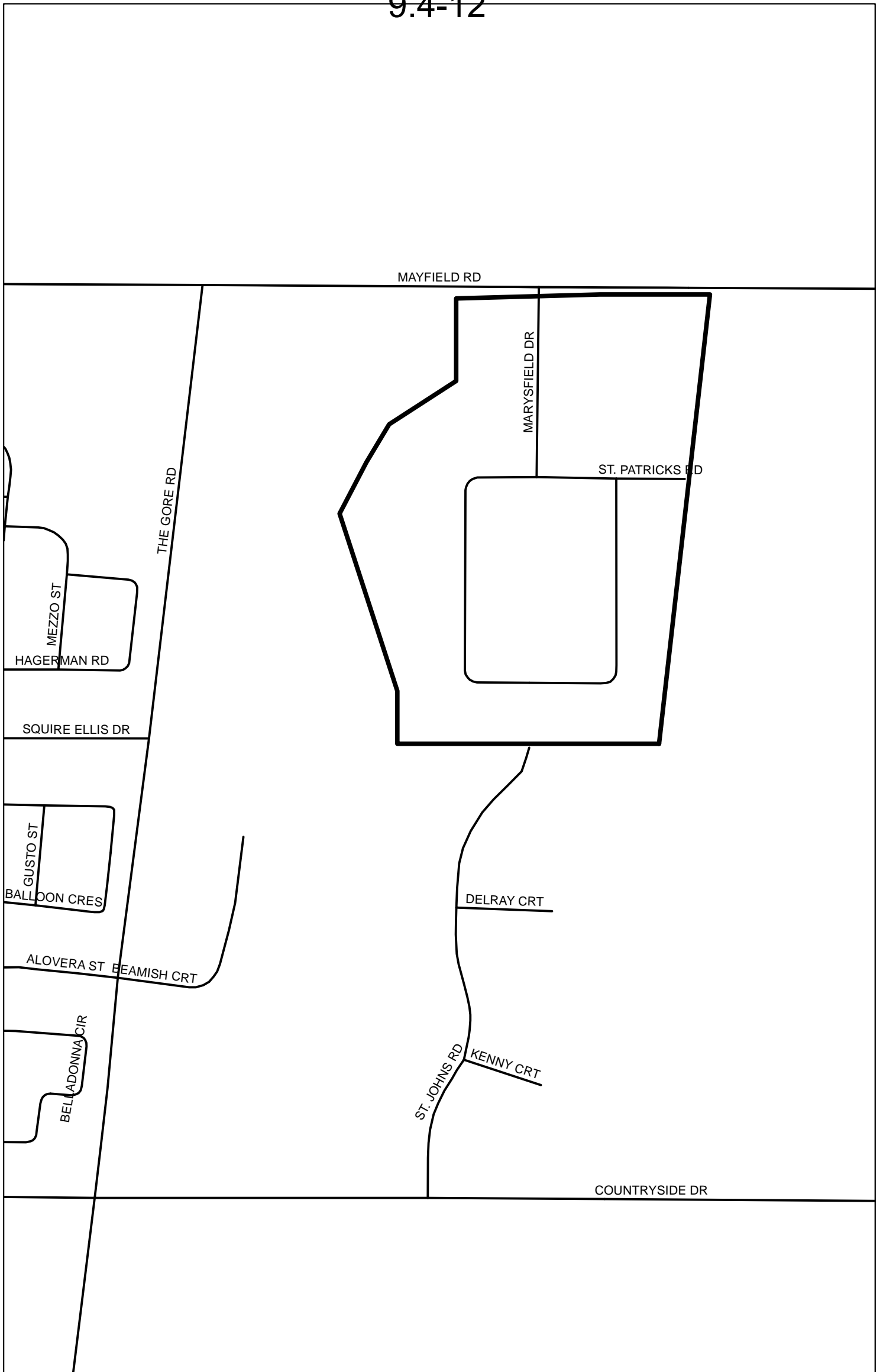
ENACTED and PASSED this 25th day of September, 2019.

Approved as to form.
DD/MM/YY

Patrick Brown, Mayor

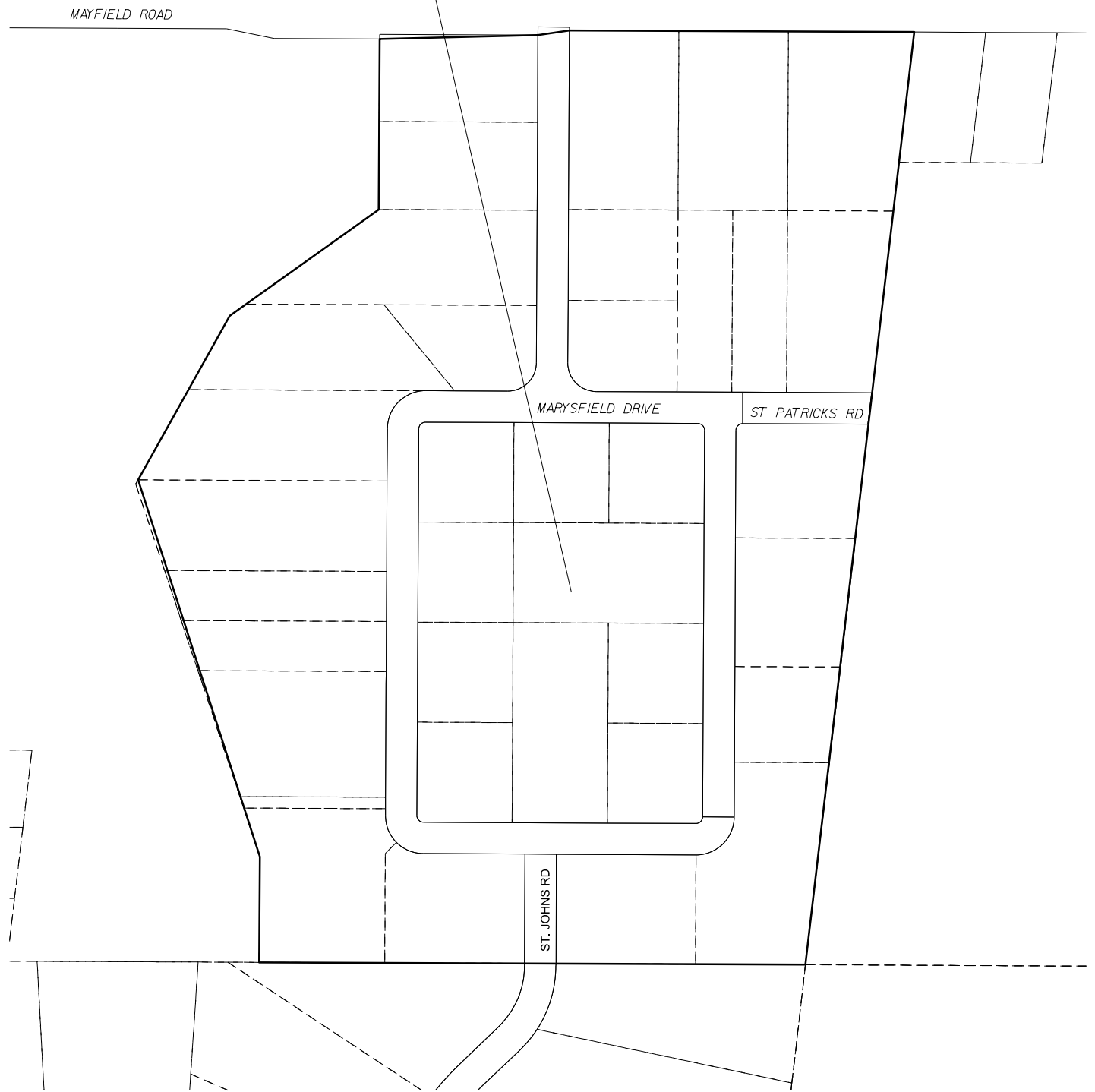
Approved as to content.
DD/MM/YY

Peter Fay, City Clerk



 SUBJECT LANDS

RE2-2919



LEGEND

—— ZONE BOUNDARY

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



CITY OF BRAMPTON
Planning and Development Services

Date: 2019 02 25

Drawn by: CJK

By-Law _____

Schedule A

File no. MARYSFIELD_ZBLA



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

A By-law to repeal Interim Control By-law 15-2018, as amended, upon the coming into force of new Official Plan policies and Zoning By-law standards arising from the Marysfield Neighbourhood Character Review.

WHEREAS on February 7, 2018, the Council of the Corporation of the City of Brampton enacted Interim Control By-law 15-2018, as amended, to allow for the completion of the Marysfield Neighbourhood Character Review Study;

AND WHEREAS on January 23, 2019, the Council of the Corporation of the City of Brampton, passed By-law 2-2019 to extend By-law 15- 2018 for an additional year;

AND WHEREAS the Council of the Corporation of the City of Brampton has adopted By-law ____ - 2019 and By-law ____ - 2019, in response to the recommendations of the Marysfield Neighbourhood Character Review Study;

AND WHEREAS the Council of the Corporation of Brampton intends to repeal Interim Control By-law 15-2018, upon By-law ____ - 2019 and By-law ____ - 2019 coming into full force and effect, thereby completing the Marysfield Neighbourhood Character Review Study;

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

1. By-law 15-2018, as amended, is repealed upon By-law ____ -2019 and By-law ____ - 2019 coming into full force and effect.

ENACTED and PASSED this 25th day of September, 2019.

Approved as to
form.

2019/05/03

MR

Patrick Brown, Mayor

Approved as to
content.

2019/April/30

RJB

Peter Fay, City Clerk