



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 51-80

To adopt Amendment Number 45 to the Consolidated 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 Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 45 to the Consolidated 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 Housing for approval of Amendment Number 45 to the Consolidated Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME and Passed in Open Council

this 25th day of February, 1980

Teresa M. Piane

TERESA M. PIANE, ACTING MAYOR

Ralph A. Everett

Ralph A. Everett, Clerk

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

JP

120 2180



BY-LAW

No. _____

DUPLICATE ORIGINAL

AMENDMENT NUMBER 45
to the Consolidated Official Plan
of the City of Brampton Planning
Area

21 - OP - 0006 - 45

-6

MISC. PLAN NO. 576

LOADED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEB

1980 July 10 P.M. 233

Katharine Bayle D.L.R.
REGISTRAR OF DEEDS, COUNTY OF PEEB

1980 JUL 10 PM 2 33

Amendment No. 45
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 approved under section 17 of The Planning Act as Amendment No.45 to the Official Plan for the City of Brampton Planning Area.

Date *June 20/80*

ORIGINAL SIGNED BY
G. M. FARROW

G. M. FARROW, Executive Director
Plans Administration Division,
Ministry of Housing



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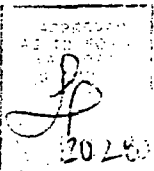
this 25th day of February, 1980

Teresa M. Piane

Teresa M. Piane, Acting Mayor

Ralph A. Everett

Ralph A. Everett, Clerk



3.0 Definition

3.1 For the purpose of this Amendment:

Gross Density shall mean the number of dwelling units per hectare based on the total area of the site including open space and road areas.

3.2 For the purpose of this Amendment:

Net Density shall mean the number of dwelling units per hectare based on the residential area only, excluding open space and road areas.

4.0 Development Principles

4.1 Within the area designated Low Residential by this Amendment, the use of the lands shall be limited to single family detached dwellings of a maximum gross density of 7.8 units per hectare.

4.2 Within the area designated Low Density Residential by this Amendment, appropriate areas for open space purposes shall be provided in the amount of a minimum of 3 hectares for every 1 000 population.

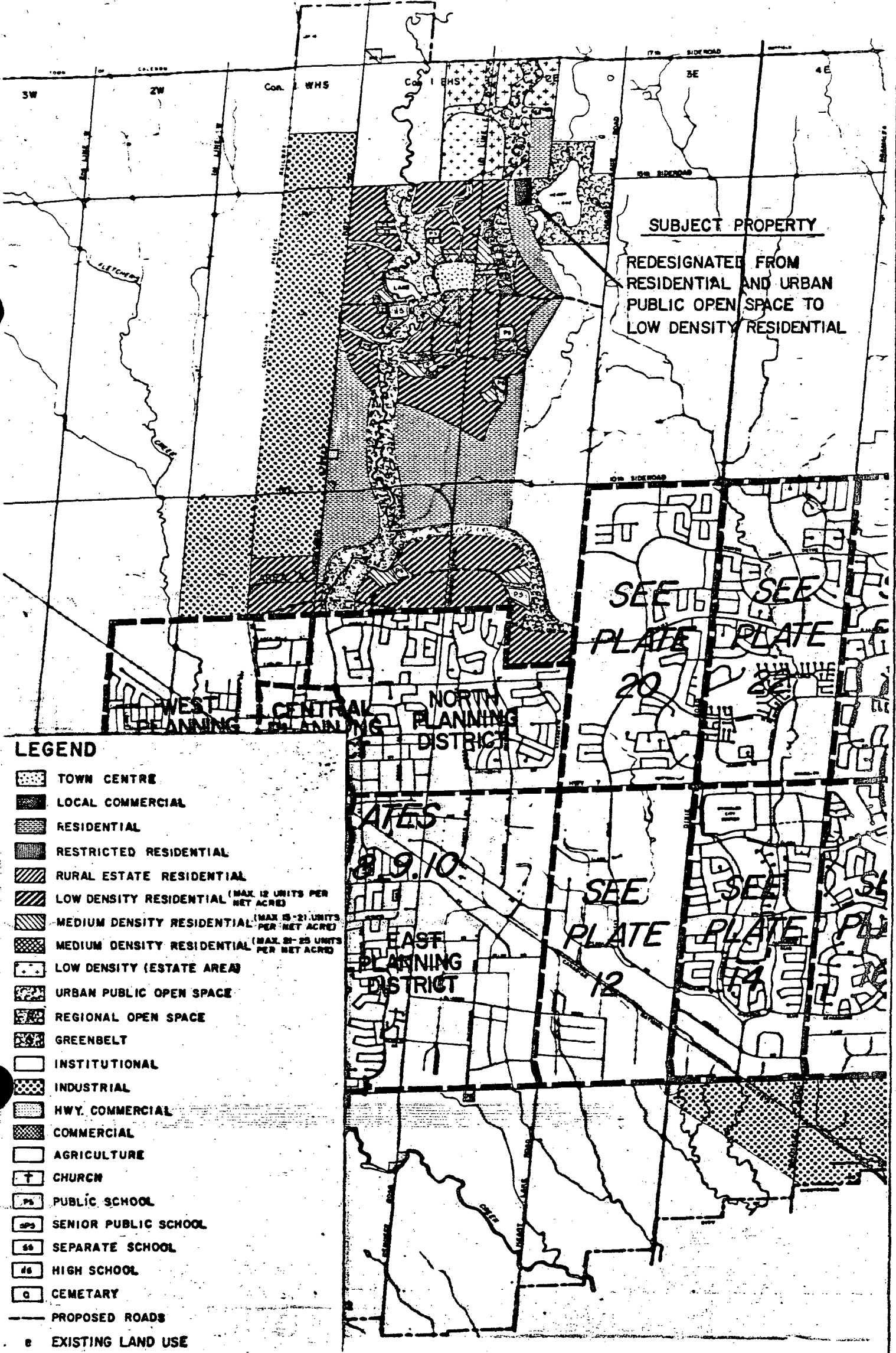
4.3 In order to ensure compatibility with the existing residential development on Conservation Drive, lots within the subject property which have frontage on Conservation Drive shall not be more than 7.4 units per hectare net density.

4.4 Due to the proximity of the Heart Lake Conservation Area, development on the subject site shall have regard to minimizing environmental impacts upon the surrounding area.



























5.0 Implementation

5.1 This chapter will be implemented by an appropriate amendment to the Restricted Area By-law in such form which will impose the appropriate zone classification and regulations in conformity with the development principles outlined in Section 4.0 .

5.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site and building design not implemented by the zoning by-law."

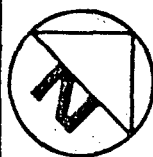


LEGEND

-  TOWN CENTRE
-  LOCAL COMMERCIAL
-  RESIDENTIAL
-  RESTRICTED RESIDENTIAL
-  RURAL ESTATE RESIDENTIAL
-  LOW DENSITY RESIDENTIAL (MAX 12 UNITS PER NET ACRE)
-  MEDIUM DENSITY RESIDENTIAL (MAX 15-21 UNITS PER NET ACRE)
-  MEDIUM DENSITY RESIDENTIAL (MAX 21-25 UNITS PER NET ACRE)
-  LOW DENSITY (ESTATE AREA)
-  URBAN PUBLIC OPEN SPACE
-  REGIONAL OPEN SPACE
-  GREENBELT
-  INSTITUTIONAL
-  INDUSTRIAL
-  HWY. COMMERCIAL
-  COMMERCIAL
-  AGRICULTURE
-  CHURCH
-  PUBLIC SCHOOL
-  SENIOR PUBLIC SCHOOL
-  SEPARATE SCHOOL
-  HIGH SCHOOL
-  CEMETARY
-  PROPOSED ROADS
-  EXISTING LAND USE
-  SPECIAL COMMERCIAL

O.P. AMENDMENT No. 45

Schedule **A**



1:50000

CITY OF BRAMPTON
Planning and Development

Date: 79 11 16

Drawn by: ck

File no. C2E15.1

Map no. 26-80

Attached are copies of the following reports to Planning Committee:

- (a) Reports of the Planning Director dated 1979 01 08, 1979 02 14 and 1979 02 23.
- (b) Notes of two special meetings of Planning Committee held 1979 03 13 and 1979 03 22, subsequent to the publishing of notices in the local newspapers and the mailing of notices to the assessed owners of properties within 121 metres of the subject site.

1979 01 08

TO: Chairman, Development Team

FROM: Planning Director

RE: Draft Plan of Subdivision
Part West Half Lot 15, Concession 2, E.H.S.
(formerly Township of Chinguacousy)
CYRIL CHASE
Region of Peel File 21T-78063B
Our File : C2E15.1

1.0 INTRODUCTION:

A draft plan of subdivision for the above noted lands has been circulated by the Region of Peel.

2.0 SITE DESCRIPTION:

The subject property comprising 4.508 hectares (11.1 acres) is located on the south side of Conservation Drive just to the west of the Heart Lake Conservation Area. The lands have about 150.5 metres (493.7 feet) of frontage on Conservation Drive with a depth of about 290 metres (951 feet). The site is roughly rectangular in area and has rolling topography.

The areas of higher ground are intersected by two gulleys which drain the lands easterly towards Heart Lake. One gully is located in the centre portion of the site and the other along the southern side.

Vegetation on the site is generally limited to a portion of woodlot along the southern boundary of the site and a few trees along the Conservation Drive frontage of the property. The remainder of the site is largely vacant except for a few bushes in the lowland area in the centre of the site.

3.0 OFFICIAL PLAN AND ZONING STATUS:

The site is currently zoned G, Greenbelt, by By-law 861 as amended. The Consolidated Official Plan designates the lands for Residential and Urban Public Open Space land uses. Amendments to both Official Plan and Zoning By-law are required for this subdivision.

The new Draft Official Plan designates the subject site for Residential land use.

4.0 PROPOSAL:

The applicants propose to subdivide the lands for 36 residential lots, resulting in a site density of about 7.9 units per hectare (3.2 units per acre). Lots are located with frontage on Conservation Drive, and on Regentview Drive, a collector road located in Registered Plan M-113 which abuts the western boundary of the site. The remainder of the lots are located with frontage on the proposed internal road, "Conservation Court," which extends easterly off Regentview Drive. The cul-de-sac terminates at the eastern boundary of the subject site, providing access to a residential property to the east. (This property is proposed to be connected to the municipal water and sewer when the site is developed). Two blocks for open space use have been provided on the site, located in the two lowland areas. Both of these park blocks are accessible from proposed public roads.

5.0 COMMENTS:

The comments received regarding the proposed draft plan are as follows:

The Engineering Department has commented that a storm drainage outlet is to be confirmed for this development. The approval of the Metropolitan Toronto and Region Conservation Authority will also be required for storm drainage and easements external to this plan may also be required. The Engineering Department also note that the development of this plan is dependent upon the development of the lands to the west. (Registered Plan M-133). The developer will be required to improve

5.0

COMMENTS: (cont'd..)

Conservation Drive across the limits of this plan. Five metre radius corner roundings are also required on all corner lots within the plan.

The Parks and Recreation Department have indicated that they are satisfied with the park areas as shown on this plan. They also note that the park, Block A, should be fenced along the north, east and south sides.

The Building and Zoning Department, Brampton Transit and the Dufferin Peel Roman Catholic Separate School Board all had comments to offer regarding the proposed plan. The Peel Board of Education indicated they had no objections to the approval of this subdivision.

The Fire Department commented that hydrant locations within the proposed subdivision should be submitted for approval.

Peel Region Social Services noted that the proposal meets with their approval. However, they are concerned that, notwithstanding the economic group for which this project is designed, services such as day care, convenience outlets, schools etc., should be developed along with the residential plans of this community.

The Peel Region Public Works Department has commented that sanitary sewers will be available on Regentview Drive when the lands to the west are developed and water is available subject to the development of the lands to the west or by construction of watermains along Conservation Drive.

The Metropolitan Toronto and Region Conservation Authority have commented that they are prepared to recommend approval of the draft plan subject to their concerns being taken care of. These concerns are as follows:

1. All storm water discharge from this development must be directed away from Heart Lake.

5.0 COMMENTS: (cont'd..)

2. The ultimate objective of the Authority is to acquire full control of access to the perimeter of the lake. Notwithstanding the lack of funding, the Authority would accept for a minimal fee or a conveyance of any lands which abut the lake.
3. Since it would appear that Block B may be developed for local park purposes, the Authority recommends that a chain link fence be erected along the south and east boundaries.
4. A considerable amount of regrading will be required in order to accommodate the proposed development. The Authority therefore recommends that adequate measures be taken to prevent any silt or runoff directly into the lake.
5. The applicant must submit to the Authority, prior to registration of the plan, the methods whereby storm sewer discharge and control of silting will be implemented.

Planning Department staff are concerned that the location of the park, Block A, may encourage trespassing over private property to the east, towards Heart Lake. To avoid this possibility, it is recommended that a chain link fence, six feet in height be installed across the entire eastern boundary of the site, with a gate at the end of the cul-de-sac to allow for access to the private property to the east of the subdivision.

Regarding the proposed fencing along the southern boundary of Block B, it is considered more appropriate for the fencing to extend along the north and west limits of Block B due to the existence of a wet area in the bottom of the gulley and the fact that a wire farm fence already exists along the southern boundary. A gate should also be provided at the Regentview Drive frontage of Block B to control public access. The Metropolitan Toronto and Region Conservation Authority indicate that they are in agreement with this scheme since Block B is not to be used for active park.

6.0

RECOMMENDATION:

It is recommended that draft plan of subdivision 21T-78063B be recommended for approval subject to the following conditions and that a public meeting be held with respect to the application to amend the zoning by-law and Official Plan.


1. The plan be revised to show 5 metre radius roundings on all corner lots.
2. The street name be approved.
3. A road widening sufficient to widen Regentview Drive by 4.572 metres (15 feet) be dedicated to the City.
4. The applicant agree to upgrade Conservation Drive across the frontage of the site to an urban section standard including curb and gutter, storm sewer and sidewalk.
5. The applicant agree to convey Block A and Block B to the City for parkland purposes.
6. The applicant agree to grant the necessary easements for the installation of services and utilities.
7. The applicant agree to enter into an agreement with the City to satisfy all financial, engineering, landscaping and other matters respecting the development of the subject lands.
8. The applicant agree to submit at no cost to the City and subject to the approval of the City, a watercourse capacity and drainage report for the subject lands prior to release for registration.
9. The applicant agree not to develop the subject site until the abutting lands to the west (Registered Plan M-133) are developed.

6.0 RECOMMENDATION: (cont'd..)

10. The applicant agree to fence the entire eastern boundary of the subject site with a six foot high chain link fence with a gate to be installed at the end of the cul-de-sac to allow access to the private property to the east. A six foot high chain link fence is also to be installed along the northern and western boundaries of Block B with a gate to be installed at the Regentview Drive frontage of the block.

11. The applicant agree to satisfy the requirements of the Metropolitan Toronto and Region Conservation Authority with respect to this proposed development.

EG/rla


L.W.H. Laine
Planning Director

attachments

Concession 2, E. H. S.

Concession 3, E. H. S.

Snelgrove

HEART LAKE

Etoibicote

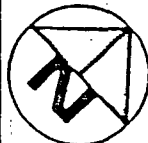
HWY. NO 10

SANDLEWOOD

PARKWAY

Nº 10 Sideroad

YRIL CHASE Location Map



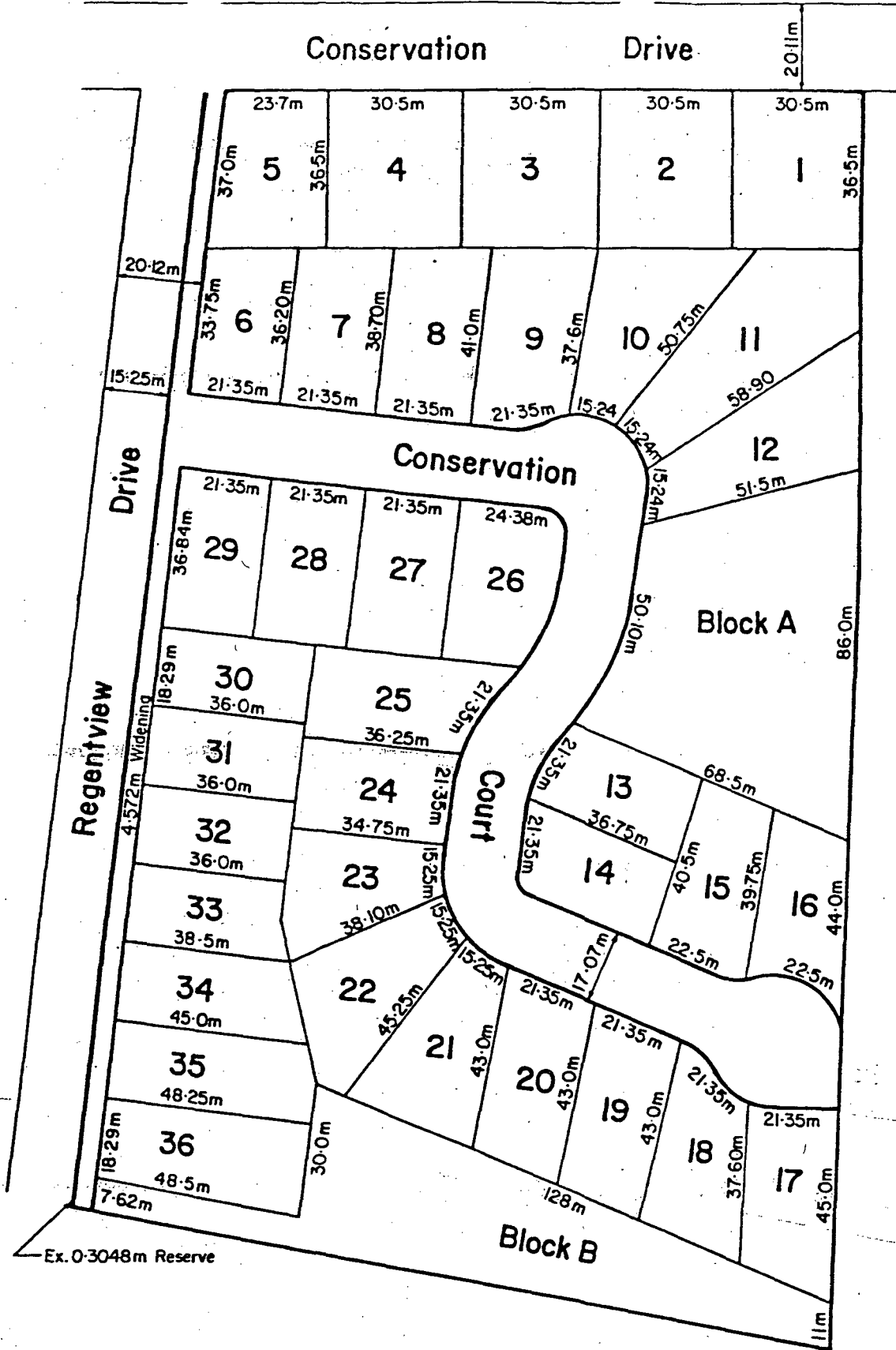
City of Brampton
Planning Department

A4-8-2A

Drawn by: C.R.E. Date: 1978 11 02

C2E15-1

1:25000



CYRIL CHASE
Draft Plan



City of Brampton
Planning Department

A4-8-2B

Drawn by: C.R.E. Date: 1978 11 09

C2E15-1

1:1465

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

1979 02 14

To: Chairman and Members of Planning Committee

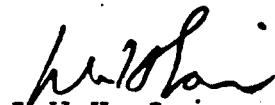
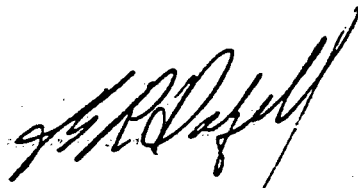
From: Planning Director

Re: Applications to Amend the Official
Plan and Restricted Area By-law
and Draft Plan of Subdivision
Part Lot 15, Conc. 2, E.H.S.
CYRIL CHASE, Our File: C2E15.1

Attached are the minutes of the public meeting, held on February 13, 1979, for the above noted proposal.

Concerns were expressed regarding the density of development on the site and regarding the preservation of the existing trees along the Conservation Drive frontage of the site, however, no objections to the proposal were lodged.

It is recommended that staff be authorized to prepare the draft amendments to the Official Plan and the Restricted Area By-law as well as the Development Agreement for this project.



L.W.H. Laine
Planning Director

NOTED: F.R. Dalzell
Commissioner of Planning
and Development

LWHL/EG/ec
attached

PUBLIC MEETING

A Special Meeting of Planning Committee was held on TUESDAY, FEBRUARY 13, 1979, in the Council Chambers, 24 Queen Street East, Brampton, Ontario, commencing at 7:30 p.m. with respect to an application by Cyril Chase to amend the Official Plan and Zoning By-law to permit the subject lands to be subdivided into 36 residential lots and two blocks for open space.

Members Present: Councillor D. Sutter, Chairman
Alderman E. Coates Jr.

Staff Present: Elizabeth Gilson - Planner
William Lee - Planner
L.W.H. Laine - Planning Director
F. R. Dalzell - Commissioner of Planning
and Development
E. Coulson

11 Members of the public were present.

The Chairman welcomed the members of the public to the meeting and explained that the purpose of the meeting was to obtain the views and opinions of the members of the public with respect to the proposal as submitted by the applicant.

The Chairman enquired if all the notices to the property owners within 400 feet of the site were sent and whether the notification was placed in the local newspaper. Mr. Laine replied in the affirmative.

Elizabeth Gilson outlined the proposal and explained the intent of the applicant. After the close of the presentation, the Chairman invited questions and comments from the members of the public in attendance.

Mr. Cyril Chase noted that the concept had been outlined very clearly.

He thought that it was a very good development since it was a small parcel of land with somewhat large lots. He felt that the subdivision would be compatible with the developments to the north and east.

Mr. Harry Wilby, 15th Sideroad N/S, R.R. #4 was concerned with what would happen to the maple trees on the proposed site. He felt that they added something to the area and would like them kept if possible. He said that the driveways should be put in locations to preserve the trees.

Councillor Sutter asked if it was the intention to widen the road from the First Line easterly, past the proposed development.

Planning staff explained that there would be some road improvements across the frontage of the subject property, but no widening of the right-of-way.

Mr. Chase stated that they would be retaining as many maple trees as possible.

Mr. John Allison, 15th Sideroad N/S, questioned the density of the development. He said the lot sizes should be in keeping with the lots already on Conservation Drive, and that the proposal seemed to a lot of houses for the amount of space. He noted that most of the houses on Conservation Drive have 150 to 200' frontages.

Councillor Sutter asked how many houses in the subject proposal were on Conservation Drive, and was told by staff that 5 houses face on the Drive, and that most have 100' frontages.

Mr. Jack Martin, representing the Present Estate was in favour of the development going through. He would like to have seen larger lots, but it was the best concept the planners could have come up with.

Mr. Chase commented that the lots facing Conservation Drive have been kept as comparable to the properties to the north as possible.

The Chirman suggested that the public get in touch with the staff if there were any future questions.

There were no further questions or comments raised and the Chairman adjourned the meeting at 7:45 p.m.

1979 02 23

TO: Mayor and Members of Council

FROM: F.R. Dalzell,
Commissioner of Planning and
Development

RE: Application to Amend the Official
Plan and Restricted Area By-law
Part Lot 15, Concession 2, E.H.S.
(former Township of Chinguacousy)
CYRIL CHASE
Our File: C1E15.1

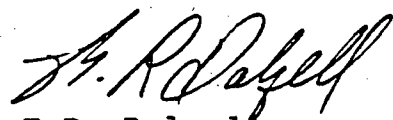
As directed by Planning Committee, a meeting was held with the concerned residents regarding the above noted application. Notes of the meeting are attached for your information.

The applicant has agreed to alleviate the concerns of the residents by eliminating one lot on the Conservation Drive frontage of the proposed subdivision. By providing screen plantings along the eastern boundary of the site abutting the Montgomery property, and to provide an eight foot high chain link fence along the eastern boundary of the site in place of the proposed six foot high fence.

It is recommended therefore, that the conditions of draft approval for the proposed plan of subdivision (Region of Peel File No. 21T-78063B) be amended to include the following conditions:

1. the plan be red-lined to reduce the number of lots fronting on Conservation Drive from 5 to 4.
2. the applicant agree to install an eight-foot high chain link fence along the eastern boundary of the property.
3. the applicant agree to install screen plantings along the eastern boundary of the subject site where it abuts the Montgomery property.

FRD/eg/mr
Attach.



F.R. Dalzell
Commissioner of Planning
and Development

NOTES OF A MEETING

held February 22, 1979, 8:00 P.M., between concerned members of the public and staff of the Planning and Development Department regarding:

Application to Amend the Official Plan
and Restricted Area By-law
Part Lot 15, Concession 2, E.H.S.
(former Township of Chinguacousy)
CYRIL CHASE
Our File: C1E15.1

In attendance: Councillor P. Robertson
Alderman K. Coutlee

F.R. Dalzell - Commissioner of Planning and Development
L.W.H. Laine - Planning Director
E.J.W. Gilson - Planner

C. Chase (applicant)

Approximately fourteen members of the public were in attendance.

The meeting commenced at 8:05 P.M. The planner Elizabeth Gilson, explained the application and responded to the various points of objection raised in the petition presented by the residents. Questions raised at the meeting were answered by Planning staff and the applicant.

The outstanding concerns are as follows:

1. The residents expressed a fear that the trees along Conservation Drive would be destroyed or damaged by the works associated with the reconstruction and improvement of the road. A particular concern was that the vertical alignment of the road may be changed, thereby jeopardising the survival of the trees. Planning staff and the applicant responded that every effort would be made to preserve the trees.

2. One resident (Mr. Allison) expressed the suggestion that the lots fronting on Conservation Drive should be reduced by one to alleviate the concerns regarding density. The applicant has agreed to this suggestion.
3. The owners of the property directly to the east of the proposed subdivision (the Montgomery family) expressed the concerns that their privacy would be jeopardised by the proposed subdivision and that the six foot fence proposed along the boundary of the site would not be sufficient to deter trespassers who wish to gain access to Heart Lake Conservation Area. The developer responded by proposing that an eight foot high fence could be installed along with screen plantings along the flankage of the Montgomery property.

At the conclusion of the meeting the residents were informed that, should they wish to pursue any matters, further representations could be made to Council prior to the February 26th meeting.

EG:pd

PASSED February 25th, 19 80



BY-LAW

No. 51-80

To adopt Amendment Number 45 to the
Consolidated Official Plan of the City
of Brampton Planning Area.