



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 278-80

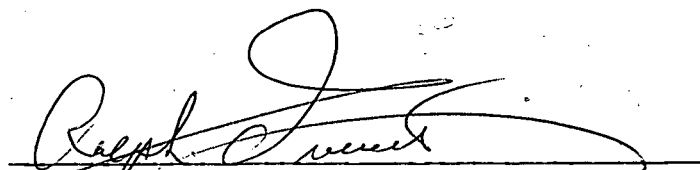
To adopt Amendment Number 59 to the Consolidated Official Plan of the City of Brampton Planning Area.

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 59 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 59 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 27th day of October, 1980.


James E. ARCHDEKIN, Mayor


Ralph A. EVERETT, City Clerk

DUPLICATE ORIGINAL

1981 JUN 10 PM 1 36

21-OP-0006-59

-6

AMENDMENT NUMBER 59
to the Consolidated Official Plan
of the City of Brampton Planning Area

MISC. PLAN NO. 611

LODGED IN THE REGISTRY OFFICE
FOR THE COUNTY OF PEEL

1981 June 10 PM 1:36

Georgia J. Amuck
Asst Deputy REGISTRAR OF DEEDS, COUNTY OF PEEL

Amendment No. 59
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 under the provisions of Section 17 of The Planning Act, as follows:

1. The Amendment, page 1, 2b) is modified by adding the words "to the end of" before the words "Chapter C1".
2. The Amendment, page 2, 2c) is modified by deleting the words "as a permitted use" and replacing them with the words "as permitted use iv".

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act, as Amendment No. 59 to the Official Plan for the City of Brampton Planning Area.

Date *May 25/81*

ORIGINAL SIGNED BY
G. M. FARROW

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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

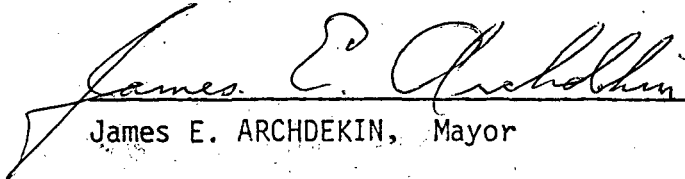
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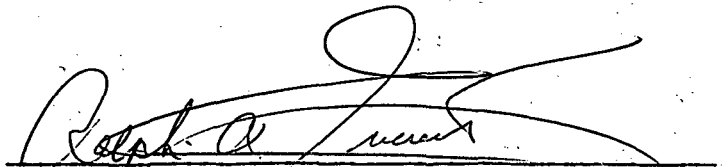
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READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 27th day of October, 1980.


James E. ARCHDEKIN, Mayor


Ralph A. EVERETT, City Clerk

1. The purpose of this amendment is to permit seasonal farm help accommodations to be erected, subject to Council approval and the preparation and approval of a site specific zoning by-law.
2. The Consolidated Official Plan of the City of Brampton Planning Area is hereby amended:

(a) by adding to Chapter A2 of Section A, Part C the following, as Policy 6.0(f):

"The temporary erection of one mobile home, well screened from public rights-of-way, as a second dwelling unit, on a genuine operating farm, to accommodate related or unrelated farm help, shall not be prohibited, if permitted by zoning by-law.

Mobile homes, on the above basis, shall be considered on individual merit and be subject to the controls and regulations of a special zoning By-law and site plan control."

(b) by adding to Chapter C1 of Section C of Part C the following:

"The temporary erection of one mobile home, well screened from public rights-of-way, as a second dwelling unit, on a genuine operating farm, to accommodate related or unrelated farm help, shall not be prohibited, if permitted by zoning by-law.

Mobile homes, on the above basis, shall be considered on individual merit and be subject to the controls and regulations of a special Zoning By-law and site plan control."

MODIFICATION
 NO. 1
 UNDER SECTION 14(1) OF
 THE PLANNING ACT

(c) by adding to Policy 4.1.1 of Chapter D1 of Section D of Part C the following, ~~as a permitted use:~~

"The temporary erection of one mobile home, well screened from public rights-of-way, as a second dwelling unit, on a genuine operating farm, to accommodate related or unrelated farm help, shall not be prohibited, if permitted by zoning by-law.

Mobile homes, on the above basis, shall be considered on individual merit and be subject to the controls and regulations of a special Zoning By-law and site plan control."

BACKGROUND MATERIAL

Attached are copies of the following:

1. A report of the Director of Planning Policy and Research dated 1980 10 16.

INTER-OFFICE MEMORANDUM

D5-

Office of the Commissioner of Planning & Development

1980 10 16

TO: The Mayor and Members of City Council

FROM: J. A. Marshall
Director, Planning Policy and Research

RE: Mobile Homes Policy
Our File: M18

The following item of General Committee Report Number 12 dated August 6, 1980 was approved by Council on August 11, 1980.

"Alderman Kee requested that the Consolidated Official Plan be brought up to date with respect to Mobile Homes in Rural Areas - Farmers' Application. The Committee heard the comments of the Commissioner of Planning and Development.

Recommendation

That the matter be referred to staff for report and recommendation."

The policy of the Draft Official Plan, referred to above, states:

2.8.3.5 Sub-section 2.8.3.3 shall not be construed to prohibit the erection, without severance, of one mobile home which would be well screened from public rights-of-way, or one additional house on a genuine operating farm to accommodate related or unrelated farm help, if permitted by zoning by-law.

D5-2

In response to Council's request, staff has examined the question of permitting Mobile Homes to locate on genuine operating farms. According to the Law Department, experience has shown that when a second dwelling unit is permitted on a lot, and erected, a short time later a severance is generally applied for. Since the unit is already in place at the time of application, the severance is usually granted.

Staff recommends, therefore, that the Consolidated Official Plan be amended to permit the temporary erection of a mobile home, in addition to one existing dwelling, on a genuine operating farm, for the accommodation of farm help, subject to the individual application being approved by Council and a site specific zoning by-law and site planning control being prepared and approved.

The attached Official Plan Amendment sets out two policies to be included in the rural policies for the former Township of Chinguacousy, the former Township of Toronto Gore and the former Town of Mississauga. The initial policy permits mobile homes to be erected, and the second policy gives Council control over individual approvals.

Recommendation:

That Council approve the attached Official Plan Amendment.

Pamela Schwartzberg
Pamela Schwartzberg
Policy Planner

AGREED *John A. Marshall*
John A. Marshall,
Director, Planning Policy
and Research

PS/dh
attachment:

AGREED *F. R. Dalzell*
F. R. Dalzell,
Commissioner of Planning
and Development

Noted
c.c. J. Galway
R. Everett

PASSED October 27, 19 80



BY-LAW

No. 278-80

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