



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 311-80

To adopt Amendment Number 65  
to the Consolidated Official Plan of  
the City of Brampton Planning Area.


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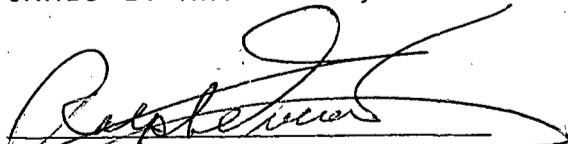
The Council of The Corporation of the City of Brampton, in accordance with the provisions of The Regional Municipality of Peel Act, 1973 and The Planning Act, hereby ENACTS as follows:

1. Amendment Number 65 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 65 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 15th day of December 1980

  
JAMES E. ARCHDEKIN, MAYOR

  
RALPH A. EVERETT, CLERK

-3

# 21 - OP - 0006 - 65

AMENDMENT NUMBER 65

to the Consolidated Official Plan  
of the City of Brampton  
Planning Area

INC. PLAN NO. 602

LODGED IN THE REGISTRY OFFICE  
FOR THE COUNTY OF PEEL

1981 Mar 18 P.M. 2:27

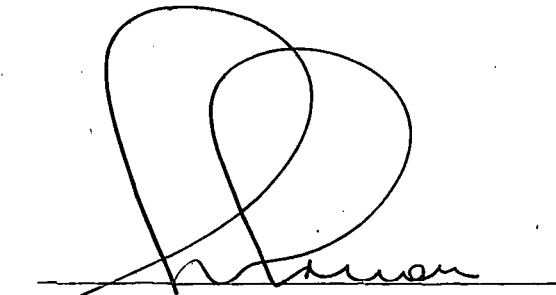
*M. Ridgley*  
~~REGISTRAR OF DEEDS, COUNTY OF PEEL~~  
*Asst Deputy Land Registrar*

1981 MAR 18 PM 2 27

Amendment No. 65  
to the  
Official Plan for the  
City of Brampton Planning Area

This Amendment No. 65 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 in accordance with Section 17 of  
The Planning Act as Amendment No. 65 to the Official  
Plan for the City of Brampton Planning Area.

Date ..... *Mar. 11. 81.*



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



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 311-80

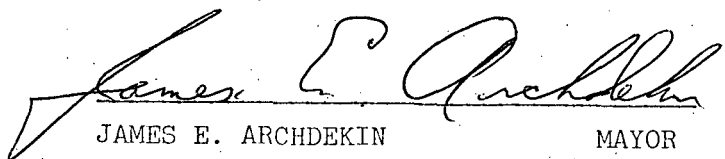
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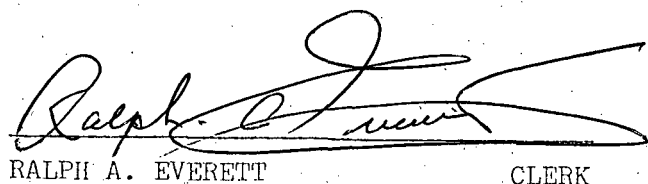
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This 15th day of December 1980

  
JAMES E. ARCHDEKIN MAYOR

  
RALPH A. EVERETT CLERK

1. The purpose of this amendment is to change the land use designations of certain lands, as shown on Schedules A and B to this amendment, from Restricted Residential to Floodplain, and Restricted Residential Special, and to establish the appropriate development principles and the uses which are to be permitted.
  
2. (a) Plate Number 1 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the chapter reference of the lands designated Restricted Residential Special by this amendment, as shown on Schedule B to this amendment, from Chapter D1 to Chapter D12.  
  
(b) Plate Number 2 of the Consolidated Official Plan of the City of Brampton Planning Area is hereby amended by changing the designation of the lands subject to the amendment, as shown on Schedules A and B of this amendment, from Restricted Residential to Floodplain, and Restricted Residential Special.
  
3. The Consolidated Official Plan of the City of Brampton Planning Area is hereby further amended by adding thereto, as Chapter D12, the text set out below:

"Chapter D12

1.0 Purpose

The purpose of this chapter is to permit certain lands designated Restricted Residential Special to be used for residential purposes with lot sizes of less than the usual three acre minimum size in order to allow portions of the site to be conveyed to the City for open space purposes.

## 2.0 Location

The lands affected by this amendment comprise parts of Lots 1, 2, 13 and 14, Registered Plan M-345, an area of land being part of Lot 3, Concession 9, Northern Division, formerly in the Township of Toronto Gore, now in the City of Brampton.

The lands affected by this amendment are more particularly described as follows:

1. Part of Lot 1, Registered Plan M-345, with a frontage on Manswood Crescent of 237.32 feet and an area of 1.21 acres.
2. Part of Lot 2, Registered Plan M-345, with a frontage of 219.97 feet on Manswood Crescent and an area of 1.94 acres.
3. Part of Lot 13 Registered Plan M-345, with a frontage on Manswood Crescent of 236.94 feet, and an area of 2.616 acres.
4. Part of Lot 14, Registered Plan M-345, with a frontage on Manswood Crescent of 297.04 feet and an area of 1.590 acres.

## 3.0 Development Principles

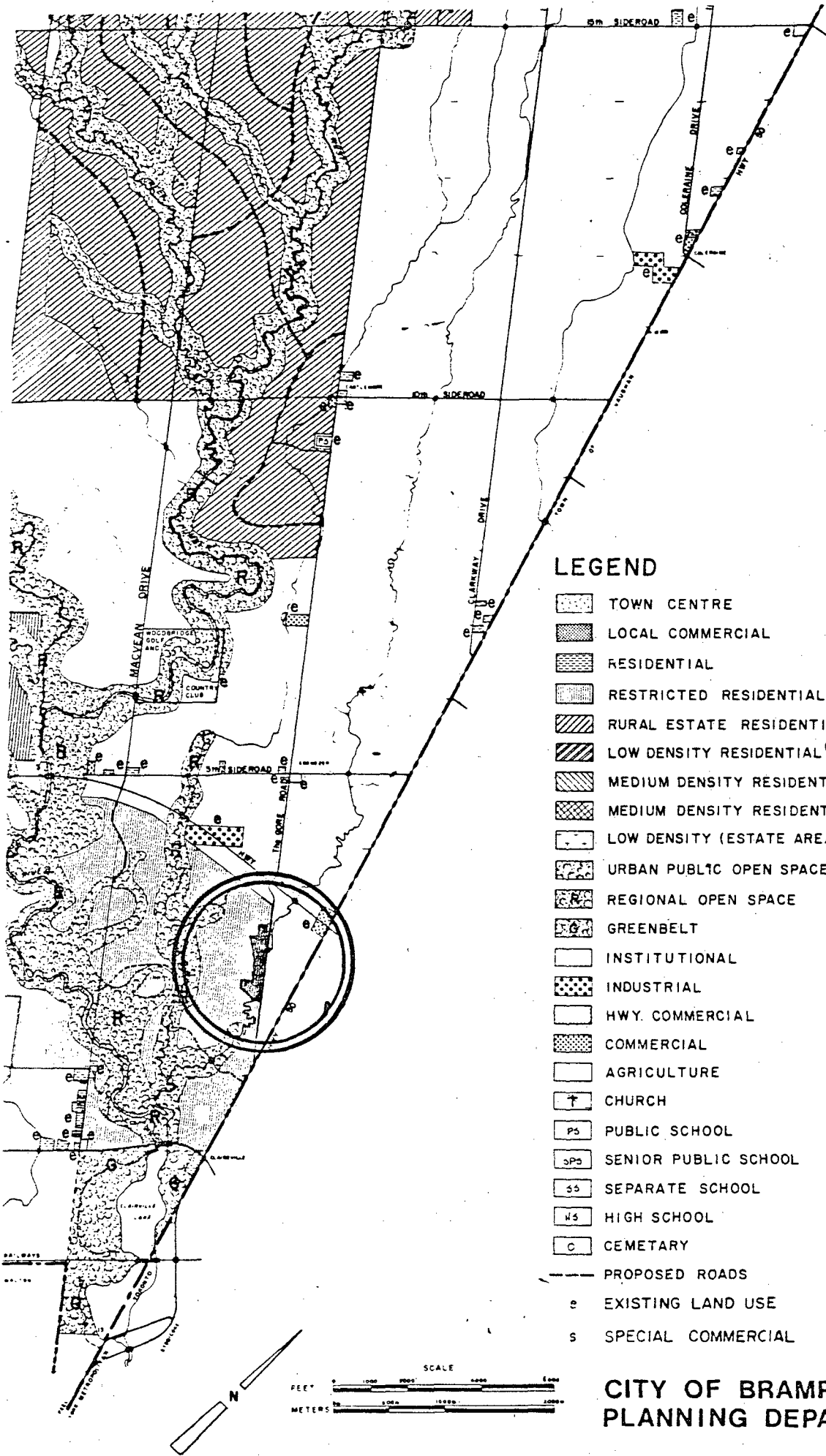
- 3.1 The lands designated Restricted Residential Special by this amendment shall only be used for single family dwellings and accessory purposes.
- 3.2 The lands designated Restricted Residential Special by this amendment shall have minimum lot areas as follows:

Part of Lot 1, Registered Plan M-345-1.21 acres  
Part of Lot 2, Registered Plan M-345-1.94 acres  
Part of Lot 13, Registered Plan M-345-2.616 acres  
Part of Lot 14, Registered Plan M-345-1.590 acres

- 3.3 The lands designated Restricted Residential Special by this amendment shall be developed only on the basis of private water supply and private sewage disposal.

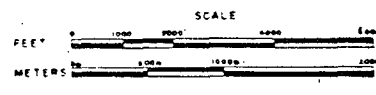
4.0 Implementation

- 4.1 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 3.0.
- 4.2 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**

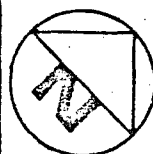
- TOWN CENTRE
- LOCAL COMMERCIAL
- RESIDENTIAL
- RESTRICTED RESIDENTIAL
- RURAL ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL (MAX. 12 UNITS PER NET ACRE)
- MEDIUM DENSITY RESIDENTIAL (MAX. 15-21 UNITS PER NET ACRE)
- MEDIUM DENSITY RESIDENTIAL (MAX. 21-25 UNITS PER NET ACRE)
- LOW DENSITY (ESTATE AREA)
- 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



**CITY OF BRAMPTON  
PLANNING DEPARTMENT**

SUBJECT PROPERTY

**OFFICIAL PLAN AMENDMENT 65  
SCHEDULE A**

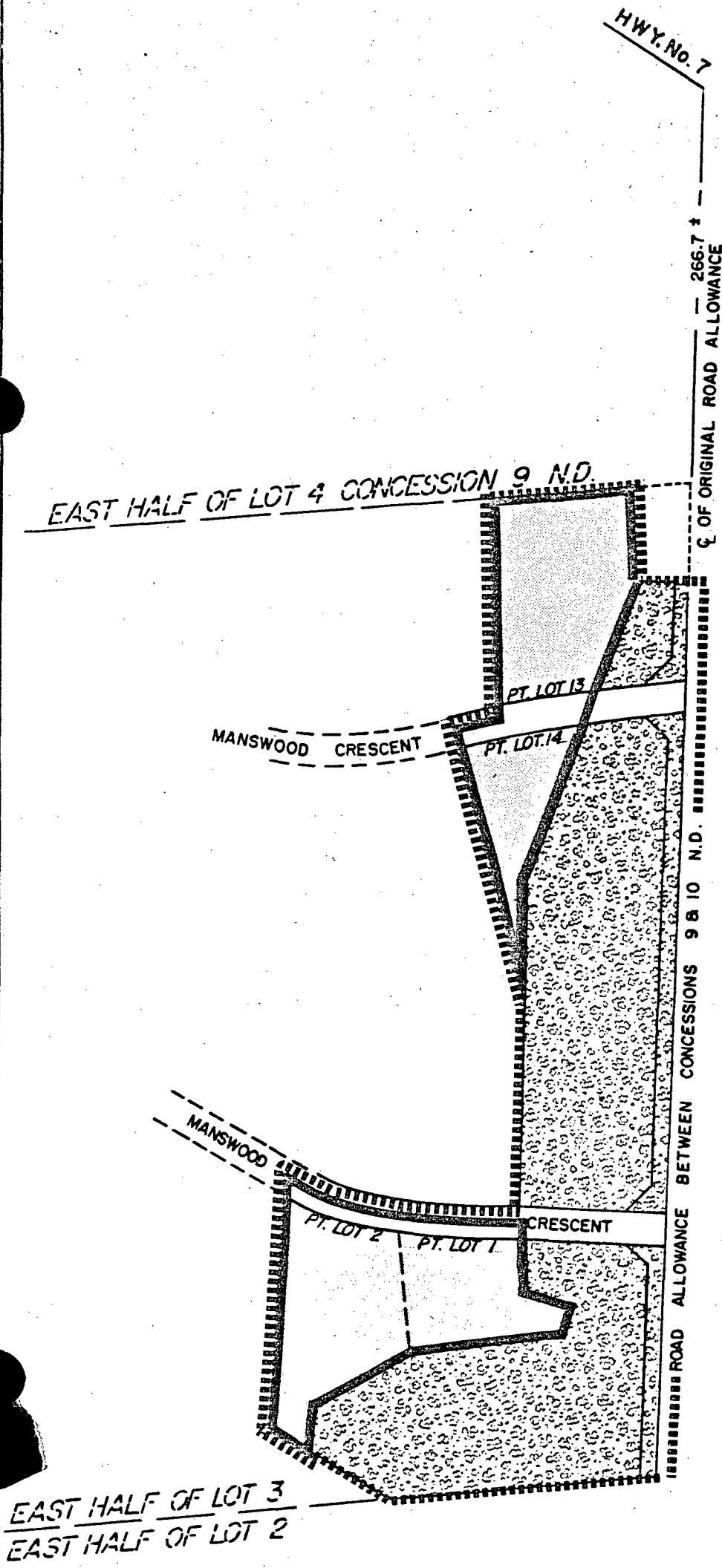



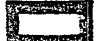
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**CITY OF BRAMPTON**  
Planning and Development

Date: 80 11 21      Drawn by: RS.  
File no. C9E3.1      Map no. 68-36

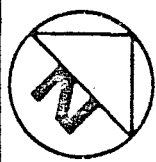




-  LANDS SUBJECT TO THE AMENDMENT
-  RESTRICTED RESIDENTIAL SPECIAL FLOODPLAIN

OFFICIAL PLAN AMENDMENT  
No. 65

SCHEDULE B



1:3300

**CITY OF BRAMPTON**  
Planning and Development

Date: 80 11 20      Drawn by: RS.  
File no. C9E 3.1      Map no. 68-3F

Attached is a copy of the report of the Planning Director dated July 13, 1976 with regard to the development of the lands which are the subject of this amendment.

115  
Office of Planning Director

July 13, 1976

To: J. Galway  
Senior Administrative Officer

From: Planning Director

Re: Draft Plan of Subdivision  
Part of the east half of Lot 3,  
Concession 9, Northern Division  
(Former Township of Toronto Gore)  
Manswood Holdings Ltd.,  
Ministry of Housing File No. 21T - 24160  
Our File C9E3.1

1.0 Introduction

A revised draft plan of subdivision for the above-noted lands has been submitted by Manswood Holdings Limited for consideration by the City of Brampton.

2.0 Background

The original draft plan was received and circulated by the Ministry of Treasury, Economics & Intergovernmental Affairs on July 20, 1973. On the following July 31, the Ministry was informed that the submission had been recommended for draft approval without change by the Council and Planning Board of the former Township of Toronto Gore. A copy of the Minutes of the Council's Meeting of June 4, 1973, which are quoted below, would appear to indicate that the plan was recommended for approval prior to circulation by the Ministry.

"Whereas the draft plan of residential subdivision submitted by Manswood Holdings Ltd. has been revised 3 times and considered by the Planning Board and Council, and whereas the lands concerned are allocated for residential use in the Township's Official Plan, and whereas the lands concerned are included in By-law 713 for residential use, and whereas verbal approval in principle has been previously given, and whereas it is now desirable and agreeable to give formal approval; therefore be it resolved that the

plan be recommended to the Minister for draft approval subject to the following conditions:

1. That the developers enter into an engineering and financial agreement satisfactory to the Township,
2. That each lot contain a minimum area of 3 acres with a minimum usable land area of 1 acre (lands that are not subject to flooding or steep slopes)."

An application for amendment to the land use regulations made under the Parkway Belt Planning and Development Act, 1973, was filed by Manswood Holdings Ltd. (File Number Bram - 12) to remove the subject lands from the Parkway Belt in order to permit estate residential development. Notwithstanding a recommendation that the application for exemption not be endorsed, the City Council at their meeting of Sept. 23, 1974 considered the matter and subsequently recommended that the application be supported. On Feb. 11, 1976, the subdivision lands were the subject of an amendment of Ontario Regulation 476/73 made under The Parkway Belt planning & Development Act, 1973 exempting the lands from the Parkway Belt Land Use Regulations. Subsequently, in June of this year, a revised plan was submitted, the red-lining being the result of the Hydro requirement of 9.36 acres in the southwest corner of the plan to be used for the forthcoming Milton-Woodbridge transmission line.

3.0

Property Description

The subject property is surrounded on three sides, to the north, south and west, by the Claireville Conservation Area. Across 9th Line (The Gore Road) to the east is a nursery and a 30 acre agricultural parcel proposed for industrial use. A historical cemetery is adjacent to the northeast corner of the property.

The topography is characterized by a small stream which flows along the eastern boundary near The Gore Road as well as its surrounding valley lands. The lands reach their highest point at the north central limits and slope to the southeast and southwest towards two tributaries of the Humber River, being the small stream contained within the plan and another stream immediately to the west within the Claireville Conservation Area.

Very little vegetation exists on the property with the exception of a row of trees along both the north and south boundaries and within the valleylands to the east, all of which are predominantly of a deciduous nature.

4.0 Official Plan & Zoning Status

The subject property is within the areas designated as Restricted Residential by Official Plan Amendment Number 2 of the former Township of Toronto Gore. Similarly, the lands are zoned Restricted Residential (RR) by By-law Number 825 as amended by By-law Numbers 855 and 858 which requires a minimum lot area of 3 acres with 200 feet frontage.

5.0 Proposal

It is proposed that about 60 acres be subdivided into 20 lots, each approximately 3 acres in size. Approximately 6 to 7 acres and consisting entirely of valleylands are to be dedicated as public open space. There are no frontages onto the Gore Road, the 20 lots being served by a single loop road with 2 accesses to the concession road. The alignment of the originally proposed internal road allowance has been altered to accommodate the lands required for the Hydro-Electric Power Commission transmission line. The gross area excluding Hydro lands is almost 73 acres of the residential subdivision.

6.0 Comments

This residential subdivision is almost surrounded entirely by Conservation lands. The closest uses, with the exception of agricultural with related residential uses, are strip industrial holdings along Highway No. 7 between 8th and 9th Lines East.

There are no water or sanitary services in this area and thus Health Unit approval will be required for septic tank installation and an engineering report will be necessary to ensure an adequate ground water supply.

It is noted that the boundary of the parkland blocks do not follow the top of the bank as indicated by the contour elevations on the plan. Also the lots abutting the bank are limited in buildable area to some degree but from the viewpoint of the zoning by-law regulations, the use of low lying lands to achieve the minimum lot area of 3 acres is significant. On the other hand, a 3 acre lot is not essential for the adequate siting of a rural estate residence. It would be more appropriate that these lands be placed in public ownership by amending the restricted area by-law to permit a lesser area than 3 acres.

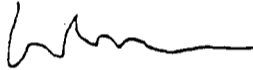
In order to satisfy the requirements of the Region a 27 foot road widening and a one foot reserve along The Gore Road as well as 50 foot daylighting triangles at the 2 access points are necessary.

7.0 Conclusion

As this proposal conforms to both the Official Plan and By-law Number 825 as amended of the former Township of Toronto Gore, it is recommended that Planning Committee recommend that this draft plan be approved subject to the following conditions:

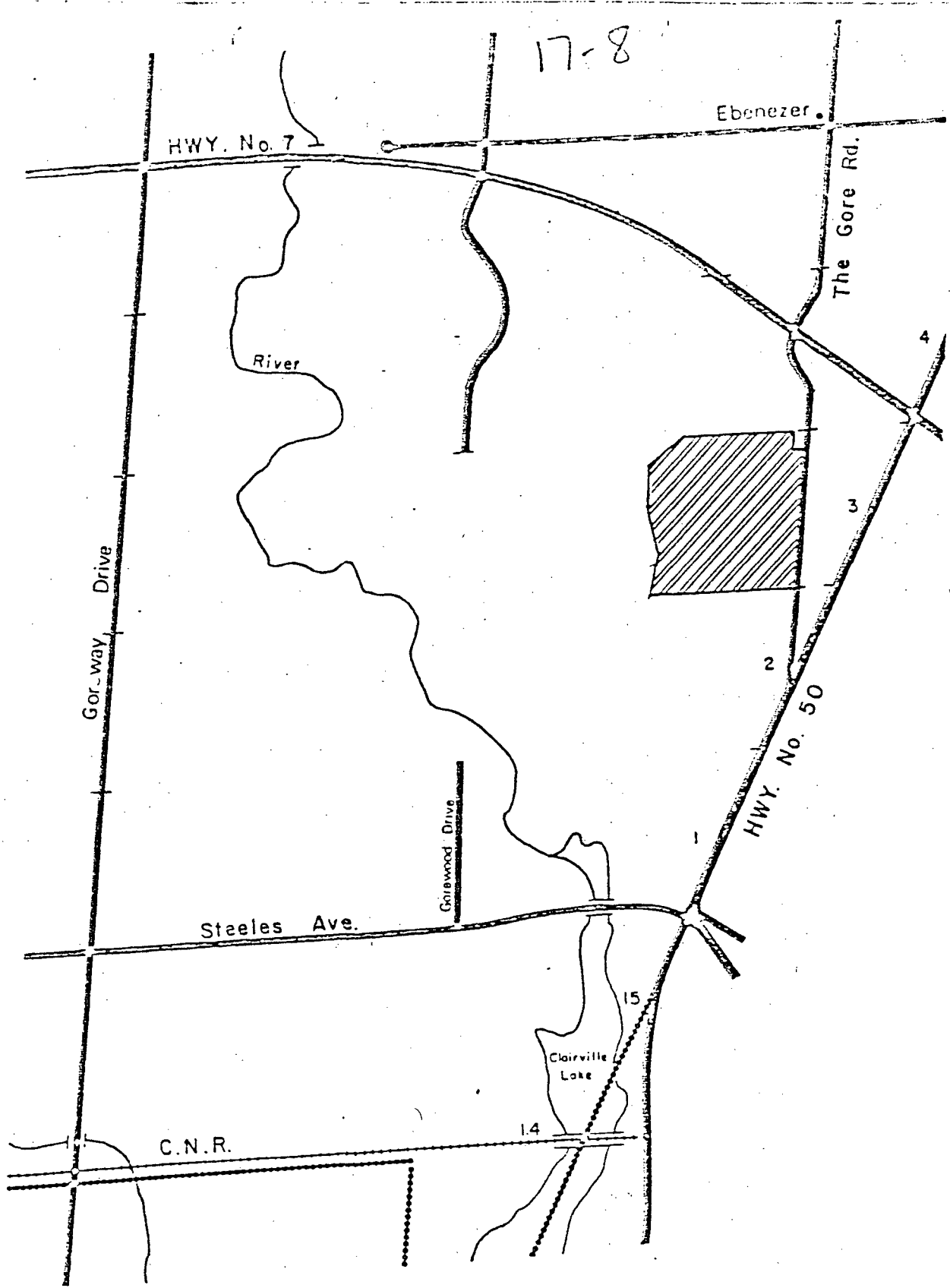
1. The draft plan be red-lined as shown on the revised plan.
2. A 27 foot widening, 50 foot daylighting triangles and one foot reserves be dedicated to the Region of Peel.
3. The street be named to the satisfaction of the City.

4. An engineering study be provided at no cost to the City to ensure the adequacy of ground water supply.
5. The applicant enter into an agreement to provide for financial and engineering matters with respect to the installation of services and roads.
6. The applicant agree to dedicate Blocks 'A' and 'B' as parkland being partial fulfillment of the open space provision.
7. The applicant agree to grant easements to the appropriate authority for drainage purposes and for the installation of services and utilities.
8. The applicant agree to reserve the appropriate lands for acquisition by the Hydro-Electric Power Commission.
9. The owner will agree in writing not to develop these lots containing valley and/or steep slopes until an appropriate amendment to the restricted area by-law has been carried out.



L.W.H.Laine  
Planning Director

LWHL:km



Application  
**MANSWOOD HOLDINGS LTD.**

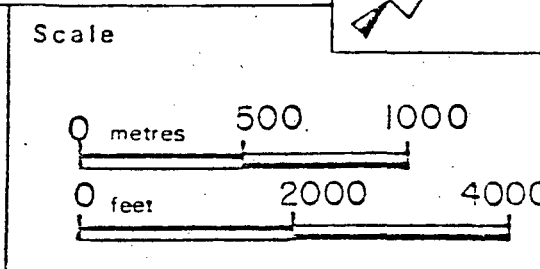
	Drawn	b.k.
	Date	July 15, 1976
	File No.	C9E3.1
	Dwg. No.	A

Legend

**LOCATION MAP**

Map 1

Area of Application



CITY OF  
**BRAMPTON**  
 PLANNING  
 DEPARTMENT



PASSED December 15th, 19 80

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# BY-LAW

No. 311-80

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