

Site Investigation

23 Bellini Avenue, Brampton

SUMMARY

Land Use

- Current & Proposed Regional OP - Urban Area
- Current City OP – Estate residential: Low density, Low intensity, single-detached dwellings
- Draft City OP – Neighbourhoods

Zoning

- RE2 - SECTION 1508 – Residential Rural Estate Two
- Single detached dwelling or supportive housing

Environmental

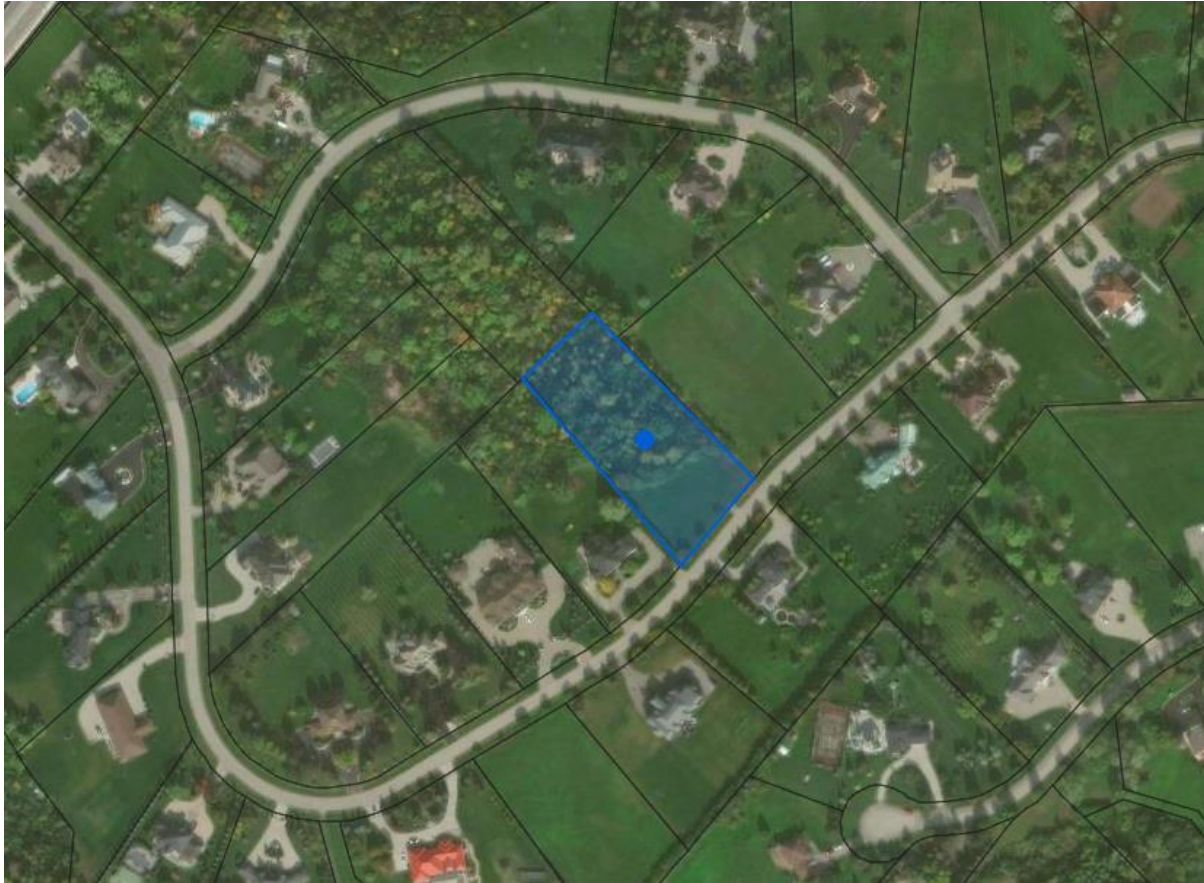
- Current city OP – woodlands – may constrain development (see below)
- Not in conflict with natural heritage features
- Not in TRCA regulated area

Development

- Development limits are present on the property
- Buildable area can be seen below in the zoning section
- Area is determined due to woodland present on the property
- An application would need to be submitted to the city for tree removal

SUBJECT SITE

The subject site is a 2.1-acre vacant lot. The municipal Address is 23 Bellini Ave, Brampton.



Peel Region Official Plan

According to the Peel OP the Subject Site does not conflict with the green lands system, prime agriculture areas, or high potential mineral aggregate resource area. The property is within the **urban structure**, a **settlement area** outside of the greenbelt, and the **built-up area** in the growth plan. The Subject site is near Gore Road and Mayfield Road, two major roads. Further it is within the Humber River Watershed.

Settlement Areas are intended to focus and contain urban growth. All uses permitted by the applicable Official Plans are permitted, subject to the applicable sections of the ORMCP. To optimize the use of the existing land supply of the Region growth is to be directed to the built-up areas through intensification (Policy 5.5.1.1).

Peel Region Draft Official Plan

Regarding the draft Regional OP the Subject Site designation are largely consistent with the current OP. Additional maps identify the Subject Site as within a highly vulnerable aquifer area and the credit valley –TRCA Ontario Source protection plan area.

City of Brampton Official Plan

In the current Brampton Official Plan the Subject Site is a part of a unique community. Unique communities are aimed at, “enhancing the historical pattern of development in maintaining those unique communities designated for Estate Residential and Village Residential housing. These low

density, low intensity forms of housing are characterized by large, individual lots which do not require full urban services” (Policy 4.2.i). The land use designation is estate residential which permits low density low intensity residential development characterized by large, individual lots which do not require full urban services (Policy 4.2.3). Accessory buildings are also permitted as well as, group homes, public utility installations and public open space.

The Subject Site does not conflict with core greenland areas. However, The north portion of the Subject Site is designated as woodland. Policies related to development in woodland areas are as follows:

4.6.8.1 Prior to development, Watershed Plans, Sub watershed Studies, Environmental Implementation Reports, natural heritage system studies or vegetative assessments will be required to evaluate and make recommendations for the protection of woodlands and how they can be maintained, restored and/or enhanced through sensitive subdivision and site design. The proponent is required to ensure that the protection measures that are identified and deemed appropriate by the City are implemented.

4.6.8.2 Development will be in accordance with the City’s Woodlot Development Guidelines and the Province’s Natural Heritage Reference Manual as updated from time to time.

Draft Brampton Official Plan

The Draft Brampton Official plan designates the Subject Site as neighbourhoods and is located within the built-up area in provincial policies. The Site is located in close proximity to the natural heritage system, a river and woodlands.

26 Toronto Gore Rural Estate Secondary Plan Area

- Secondary Plan OPA still undergoing drafting, has not come into effect yet.
- Will likely be an OPA to the Draft OP
- The secondary plan calls for intensification within the area of the subject site

Established Rural Estate Residential Area

- ***Still drafting***

Zoning bylaw

Zone Code:	RE2-1508
Category:	RESIDENTIAL
Type:	RE2

11.2.1 shall only be used for the following purposes:

(a) Residential

(1) a single detached dwelling

(2) Supportive Housing Residence Type 1

(b) Non-Residential

(1) purposes accessory to the other permitted purposes

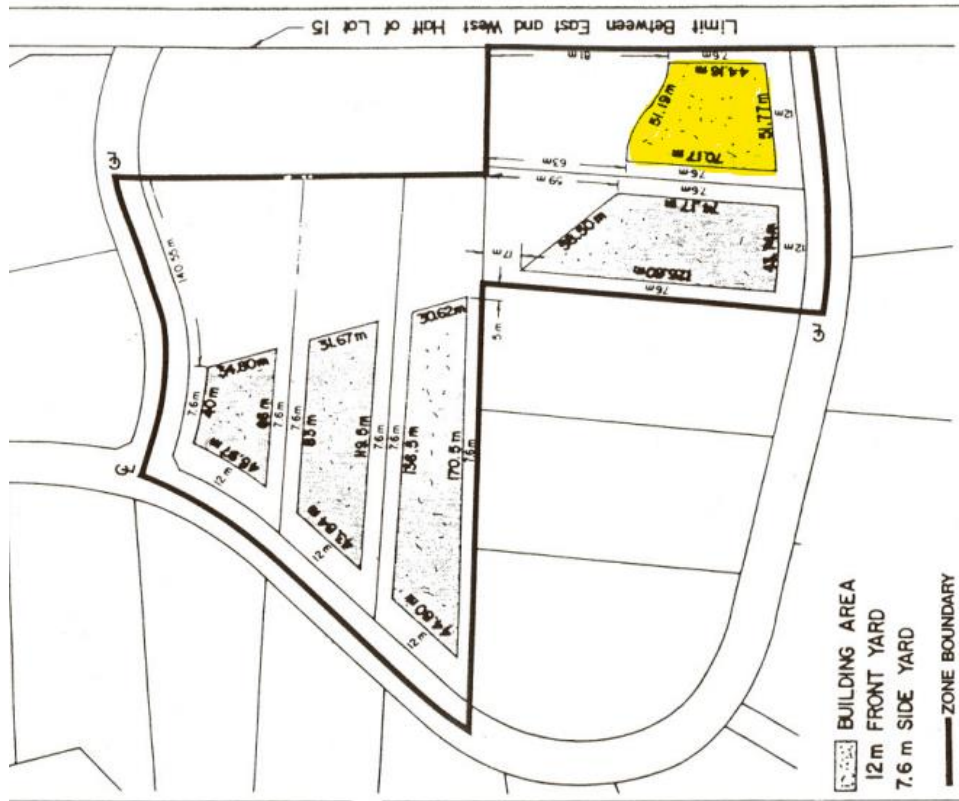
11.2.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area 0.8 hectares
- (b) Minimum Lot Width 45 metres
- (c) Minimum Lot Depth No requirement
- (d) Minimum Front Yard Depth 12 metres
- (e) Minimum Interior Side Yard Width 7.5 metres
- (f) Minimum Exterior Side Yard Width 7.5 metres
- (g) Minimum Rear Yard Depth 15 metres
- (h) Maximum Building Height 10.6 metres
- (i) Maximum Lot Coverage No requirement Page 2 of 2
- (j) Minimum Landscaped Open Space 70% of the front yard
- (k) Minimum Ground Floor Area for Main Building One storey: 170 square metres, More than one storey: 115 square metres

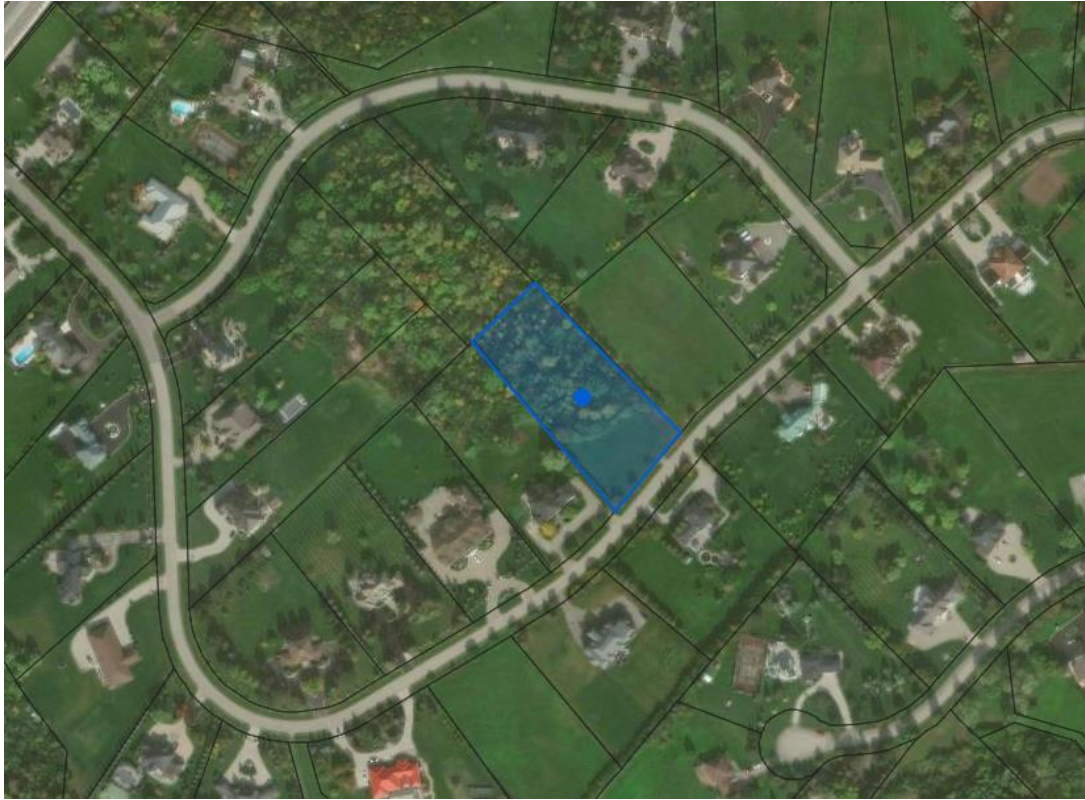
1508 The lands designated RE2 - SECTION 1508 on Sheet 32 of Schedule A to this bylaw:

1508.1 shall be used for the purposes permitted in the RE2 Zone.

1508.2 shall be subject to the following restrictions: (1) all structures and excavation, including dwellings, accessory building, swimming pools, septic tanks and tile beds, may only be located in the areas shown in shaded tone as 'building areas' on SCHEDULE C - SECTION 1508.



No natural heritage conflicts



Conservation

The subject site is within TRCA's jurisdiction, but is not within a TRCA regulated area

