



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 7-95

To adopt Amendment Number 257  
and Amendment Number 257 A  
to the 1984 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 hereby ENACTS as follows:

1. Amendment Number 257 and Amendment Number 257 A to the 1984 Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 257 and Amendment Number 257 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of January, 1995.

PETER ROBERTSON, MAYOR

LEONARD J. MIKULICH, CLERK

NOTED
AS IS
LAW DEPT.
BRAMPTON
<u>WCC</u>
DATE <u>1/16/95</u>

Amendment Number 257 and  
Amendment Number 257 A  
to the 1984 Official Plan of the  
City of Brampton Planning Area

**AMENDMENT NUMBER 257**

**and**

**AMENDMENT NUMBER 257 A**

**TO THE 1984 OFFICIAL PLAN**

**OF THE CITY OF BRAMPTON**

**1.0 Purpose**

The purpose of this amendment is to facilitate the construction of a residential apartment building and associated underground parking facilities on a portion of a lot currently occupied by the Southbrook Lodge Retirement Home. Specifically the amendment:

- changes the land use designation of the subject property from Institutional to Special Policy Area Number 1; and
- amends the development principles imposed by Amendment Number 168 and 168A by adding a residential apartment building as a permitted use in addition to the nursing home/retirement facility.

**2.0 Location**

The lands subject to this amendment are located on the north side of Ray Lawson Boulevard approximately 350 metres east of McLaughlin Road South, has an area of 2.393 hectares (5.913 acres) and is described as Block 134 of Plan 43M-775, and Part 4, Plan 43R-16002.

**3.0 Amendment and Policies Relative Thereto**

3.1 Amendment Number 257 :

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding, to the list of amendments pertaining to Secondary Plan Area Number 24 set out in the first paragraph of subsection 7.2.7.24, Amendment Number 257A.

3.2 Amendment Number 257A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Amendment Number 61 to the Consolidated Official Plan, as amended), is hereby further amended:

- (1) by adding to the legend of Plate Number 43 thereof, the land use category of "Special Policy Area Number 1";
- (2) changing on Plate Number 43 thereof, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Institutional" to "Special Policy Area Number 1".
- (3) by deleting Section 8.5 thereto and substituting therefor the following:

"8.5 The Special Policy Area Number 1 designation on the north side of Ray Lawson Boulevard, approximately 350 metres east of McLaughlin Road South, is intended to permit a retirement and nursing home facilities with indoor and outdoor amenities and shall also permit a residential apartment building, and shall be subject to the following principles:

- 8.5.1 Provision shall be made for adequate landscaping, fencing and buffering to minimize the adverse influence of development upon the abutting District Park and Open Space uses, and to enhance the amenity of the subject lands.
- 8.5.2 Adequate off-street parking spaces shall be provided in accordance with standards acceptable to the City of Brampton, to satisfy the requirements of employees, residents and visitors. The design of parking facilities shall have regard to the convenience and safety of residents, visitors and employees.
- 8.5.3 Adequate loading spaces shall be provided to the satisfaction of the City.
- 8.5.4 The applicant shall include a warning clause in all offers to lease and leases, that activity from nearby floodlit sport facilities may generate noise and disrupt residential activities.
- 8.5.5 A residential apartment building shall be subject to the development principles as outlined in Sections 5.4 and 5.5 as amended."

#### 4.0 Implementation and Interpretation

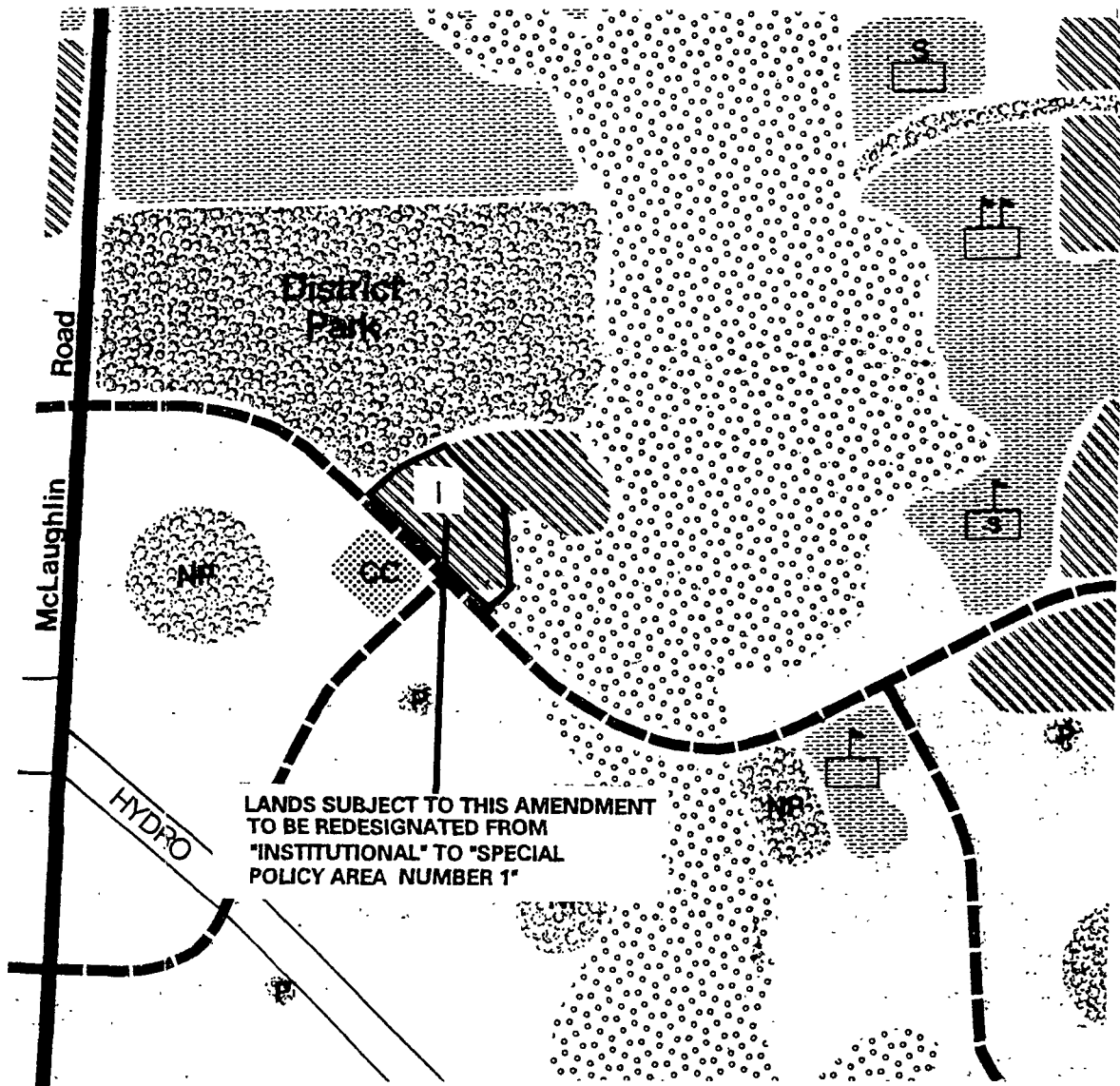
The provisions and policies of Chapter A21 to the Consolidated Official Plan and Chapter 7 to the City of Brampton Official Plan shall apply to the implementation and interpretation of this amendment.

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 257  
AND  
AMENDMENT NUMBER 257 A

Attached are copies of the planning reports, dated December 2, 1993 and the notes of the public meeting held on January 5, 1994, after notification in the local newspapers and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

The following submissions also relate to the formulation of this amendment, copies of which are attached:

The Regional Municipality of Peel	November 2, 1993
The Dufferin-Peel Roman Catholic Separate School Board	January 11, 1994
The Peel Board of Education	January 12, 1994



Official Plan  
Amendment No. 61  
Schedule A

||||| Area To Be Deferred  
- - - Secondary Plan Boundary

**RESIDENTIAL**

□ Low and Medium Density  
▨ High Density

**COMMERCIAL**

HC Highway Commercial  
CC Convenience Commercial  
NC Neighbourhood Commercial  
SC Specialty Office - Service Commercial

ADD TO THE  
LEGEND OF  
PLATE 43

□ SPECIAL POLICY AREA NUMBER 1

**PUBLIC OPEN SPACE**

Public Open Space  
District Park  
Community Park  
Neighbourhood Park  
Parkette  
Woodlot  
Cemetery  
Hazard Land

**INSTITUTIONAL**

Institutional  
Secondary School  
Senior Public School  
Public School  
Separate School

**ROADS**

Freeway  
Provincial Highway  
Arterial Road  
Collector Road

OFFICIAL PLAN AMENDMENT No. 257/257A



**CITY OF BRAMPTON**  
Planning and Development

Schedule A to By-law 7-95

Date: 1993 11 22

Drawn by: CJK

File no. T1W14.14

Map no. 75-39F