



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 33-97

To adopt Amendment Number 292

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, as amended, hereby ENACTS as follows:

1. Amendment Number 292 to the 1984 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 Municipal Affairs and Housing for approval of Amendment Number 292 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 10th day of February, 1997.

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u>1/10/97</u>

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

AMENDMENT NUMBER 292

to the 1984 Official Plan of the

City of Brampton Planning Area

TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add, amend or delete policies and designations of the General Plan portion of the 1984 Official Plan and the Sandringham-Wellington (Springdale) Secondary Plan No. 28 set out in Part IV, Chapter 28 of the 1984 Official Plan, section 5.2 related to the park hierarchy and with respect to the size of parks and service areas requirements. These changes are a result of new standards for park land development recently adopted by Brampton Council, based on a shift to a more cost effective style of park land management.

2.0 Location:

The lands subject to this amendment constitute the whole of the City of Brampton Planning Area with respect to general park hierarchy policy adjustments, but with a particular focus on various portions of the Sandringham-Wellington Secondary Plan Area which encompasses a total area of approximately 1,630 hectares (4,030 acres) bounded by Bovaird Drive on the south, Heart Lake Road on the west, Countryside Drive on the north and Airport Road on the east, with respect to specific secondary plan land policy and mapping adjustments.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by changing the legend and designations on Schedule "G" OPEN SPACE thereto in the manner shown on Schedule "A" to this amendment by deleting the word "Public" before the words "Open Space"; by deleting the words "District Park"; by deleting the words "Specialized Park" and substituting the words "City Wide Park"; by deleting all "District Park" designations; and by deleting, adding and adjusting the following City Wide Park designations as shown on Schedule "A" to this document:

- (i) Delete the Community Park (previously District Park) designation which is superimposed on the City Wide Park (Chinguacousy Park) designation northwest of Bramalea Road and Highway No. 7;
 - (ii) Delete the City Wide Park designation located west of Dixie Road and south of Queen Street;
 - (iii) Delete the City Wide Park designation in the northwest quadrant of Bovaird Drive and Highway 410 and replace it with a new City Wide Park designation immediately abutting Bovaird Drive in the same quadrant;
 - (iv) Add a City Wide Park designation located on the east side of Kennedy Road and south of Steeles Avenue;
 - (v) Delete the City Wide Park designation location in the immediate northeast quadrant of Torbram Road and Steeles Avenue;
 - (vi) Delete the City Wide Park designation located in the southeast quadrant of Winston Churchill Boulevard and Highway No. 7; and
 - (vii) Delete the Open Space designation in the northwest quadrant of Bovaird Drive and Torbram Road.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 28, as set out in subsection 7.2.7.28, Amendment Number 292.
 - (3) by changing on Schedule "SP28(A)" thereto (Secondary Plan Designations), the designations of the lands shown outlined on Schedule "B" to this amendment in the manner indicated on Schedule "B" and described as follows:
 - (i) Delete the Parkette located in the immediate northeast quadrant of Torbram Road and the future Sandalwood Parkway extension;

- (ii) Delete the Parkette in the immediate northeast quadrant of Sandalwood Parkway and Dixie Road;
- (iii) Delete the Parkette located in the immediate northwest quadrant of Peter Robertson Boulevard and Dixie Road;
- (iv) Delete the Parkette located in the immediate southeast quadrant of Highway 410 and Sandalwood Parkway;
- (v) Delete the Parkette located in the immediate northeast quadrant of Peter Robertson Boulevard and Bramalea Road;
- (vi) Delete the Parkette located in the immediate northwest quadrant of Sandalwood Parkway and Torbram Road;
- (vii) Delete the Parkette located in the immediate southwest quadrant of Sandalwood Parkway and Torbram Road;
- (viii) Delete the two Parkettes located immediately north of Sandalwood Parkway between Highway 410 and Dixie Road;
- (ix) Delete the Parkette located in the immediate southeast quadrant of Countryside Drive and Highway 410;
- (x) Significantly reduce the size of the City Wide Park located in the immediate southwest quadrant of Larkspur and Bramalea Roads and redesignate the westerly remainder as Neighbourhood Park and redesignate the deleted easterly portion as low density residential and medium density residential as shown on Schedule "B" to this amendment;
- (xi) Delete the Community Park located in the northwest quadrant of Peter Robertson Boulevard and Torbram Road and shift the location of the abutting Neighbourhood Park to the northern edge of the abutting Separate Elementary School as shown on Schedule "B" to this amendment; and
- (xii) Redesignate those surplus lands resulting from the above listed deletions or reductions in park designation as a Residential designation consistent with the abutting land use as shown on Schedule "B" to this document.

- (4) by deleting from section 2.5 the paragraph entitled “INTRODUCTION” thereof and substituting the following:
“The general designation “Open Space” on Schedule “A” of this Plan indicates lands which are to be managed as park space or in a natural state. These lands include public and private open space, flood plain lands, and lands, containing natural areas which have been recognized as having city-wide, regional, or provincial significance.

The broad Open Space designation is subdivided into the following four detailed designations:

- (i) Tableland Parks (buildable land);
- (ii) Environmental Open Space (Environmental/non-buildable land)
- (iii) Conservation Areas
- (iv) Cemeteries

The “Tableland Parks” incorporate the sub-designation “City Wide Park” which is shown on Schedule “G” and in the Secondary Plans, and the sub-designations “Community Park”, “Neighbourhood Park” and “Parkette” which are only shown in the Secondary Plans.

“Environmental Open Space” incorporates valleylands and other environmental and non-buildable open space lands, the majority of which are also identified as “Hazard Lands” on Schedule “B”.

“Conservation Areas” are designated on Schedule “G”.

“Open Space-Cemeteries” are designated on Schedule “A”.

It is the intent of this Plan to conserve such areas and, where feasible, to integrate these lands into the City’s open space and park network.”

- (5) by deleting Policy 2.5.1.1 Definition thereof and substituting the following:

“Lands designated “Open Space” on Schedule “G” of this Plan and, more particularly, those “Tableland Park” areas designated “City Wide Park” on Schedule “G” will eventually be used for public

and related private outdoor and indoor recreation areas and facilities of neighbourhood, community, city-wide significance. The "Environmental Open Space" portions of the "Open Space" designation on Schedule "G" will generally be used for lower intensity uses such as walking trails and fishing. "Conservation Areas" which also serve a public open space function, but for a broader population base, have their own separate designation."

- (6) by deleting from Policies 2.5.1.2.3, 2.5.1.2.4 and 2.5.1.2.5 thereof the words "Public Open Space" and substituting the words "OpenSpace", "Community Park" or "City Wide Park".
- (7) by deleting from Policy 2.5.1.2.6 thereof the words "Public Open Space" and substituting the words "Open Space".
- (8) by deleting from Policy 2.5.1.3.4 thereof the word "District" and substituting the words "City Wide".
- (9) by deleting from Policy 2.5.1.3.14 thereof the words "Special Park, Park Link and Environmental Park" and "Special Parks, Link Parks and Environmental Parks" and substituting the words "and City Wide Park" and "City Wide Parks".
- (10) by deleting therefrom Policy 2.5.1.3.15 and Table 3 in their entirety.
- (11) by adding to Policy 2.5.1.3.16a) thereof the words "...playfields" following the word "displays".
- (12) by deleting from Policy 2.5.1.3.16 b) thereof the numbers and words "be a minimum of 0.24 hectares (0.6 acres)" and substituting the numbers and words "generally be in the range of 0.6 to 0.8 hectares (1.5 to 2 acres)".
- (13) by deleting from Policy 2.5.1.3.16 c) therefrom and substituting the following:

"Parkettes will generally be provided to serve areas containing 2,000 to 5,000 people who are located further than 0.8 kilometers (1/2 mile) from another such park or a Neighborhood Park or elementary school."

(14) by deleting from Policy 2.5.1.3.17b) thereof the numbers and words "1.2 hectares (3.0 acres)" and substituting therefor the numbers and words "1.2 to 2 hectares (3 to 5 acres)".

(15) by deleting from Policy 2.5.1.3.17c) thereof and substituting the following:

"Neighbourhood Parks will generally be located to serve 2,000 to 5,000 people within a 0.8 (0.5 mile) radius."

(16) by deleting from Policy 2.5.1.3.18b) and substituting the following:

"Community Parks shall generally contain 10 to 12 hectares (25 to 30 acres) of tableland. The size of the community park in a specific location will depend on its relationship to major roads or other open space amenities and facilities required to serve the recreation needs of the specific community."

(17) by deleting from Policy 2.5.1.3.18c) and substituting the following:

"Community Parks will generally be located to serve approximately 15,000 to 20,000 people within a 3.0 kilometers (1.86 mile) radius."

(18) by deleting from Policies 2.5.1.3.19 and 2.5.1.3.20 all reference to the words "Special Parks" and substituting the words "City Wide Parks" in each instance.

(19) by deleting from Policy 2.5.1.3.19 (iii) the words "(i.e. 60,000 or more residents)" and substituting the words "(i.e. 100,000 or more residents)".

(20) by deleting from Policy 2.5.1.3.20b) and substituting the following:

"City Wide Parks will generally range in size from 12.0 hectares (30 acres) to a maximum size of 81 hectares (200 acres). The size of the City Wide Park in a specific location will depend on its relationship to other open space amenities, or its relationship to major roads for access, since they will serve as travel designation type parks and on

the facilities required to serve the recreation needs of the City. In some specialized situations (e.g. Gage Park), a City Wide Park will be considerably smaller than the low end of the above range.”

- (21) by deleting from Policy 2.5.1.3.22 in its entirety and substituting therefor the following:

“The City plans to establish a number of City Wide Parks throughout the City in conjunction with the development of new urban areas. The detailed locations of these City Wide Parks will be determined prior to or in conjunction with the detailed open space and recreation studies contributing to the background information for relevant new Secondary Plans. When locations for these City Wide Parks have been determined they shall be considered to be a permitted use within all other designations shown on Schedule “A” to this Plan and may also be specifically recognized on Schedules “A” and “G” without the necessity of an amendment to this Plan.”

- (22) by renumbering Policies 2.5.1.3.16 to 2.5.1.3.21 as Policies 2.5.1.3.15 to 2.5.1.3.20.

- (23) by deleting Policy 2.5.1.3.22 thereto and substituting the following as renumbered Policy 2.5.1.3.21:

“Although all of the aforementioned categories of the Park Hierarchy may contain or abut appropriate scale environmental open space lands such as valleylands/hazard lands, woodlots, sensitive areas, steep sloped areas, retention/detention facilities, link areas and lakes and ponds whenever feasible to incorporate opportunities for walking, running, cycling, skiing, nature observation and aesthetic appreciation; it is recognized that it may be occasionally desirable to retain such environmental features in a free standing Environmental Open Space Park.”

- (24) by renumbering Policy 2.5.1.3.23 and Policy 2.5.1.3.24 to Policy 2.5.1.3.22 and Policy 2.5.1.3.23, respectively.

- (25) by adding thereto the following Policy:

2.5.1.3.24

“Woodlots

Where possible, the City may acquire woodlots that are considered by the Community Services Department to be major woodlot stands that are adjacent to other environmental features, such as valleylands.

Tableland woodlots may be purchased by the City when they offer recreational opportunities on a City wide basis and can withstand the post development conditions of an urban environment.”

(26) by changing Chapter 28 of Part IV thereto as follows:

(i) by deleting section 5.2.1 in its entirety and substituting the following:

“5.2.1

The Public Open Space structure of this Secondary Plan area is based on the Park Hierarchy outlined in the City of Brampton Community Services Park Development Guidelines and in the General Plan (Section 2.5 of Chapter 2 of Part II);

(ii) by deleting from section 5.2.2 thereof the words and numbers “close to the minimum of 0.24 hectares (0.6 acres)” thereof and substituting the words “in the range of 0.6 to 0.8 hectares (1.5 to 2 acres)”;

(iii) by deleting there Table 4 (Public Open Space Structure Characteristics Secondary Plan Number 28) as referenced by Policy 5.2.2 in its entirety and substituting the following:

Table 4			
TABLELAND OPEN SPACE STRUCTURE GUIDELINES FOR SECONDARY PLAN NUMBER 28			
Park Category	Approximate Number of Parks	General Tableland Size Ranges ha. (ac.)*	Max. Desired Service Radius KM (Miles)
Parkette	16	0.6-0.8 (1.5-2.0)	0.8 (0.5)
Neighbourhood Park	18	1.2-2.0 (3.0-5.0)	0.8 (0.5)
Community Park	3	12-13 (30-32.4)	3 (1.86)

* Standards are intended to be used as guidelines for park development. The standards may be varied on a case by case basis when deemed necessary.

- (iv) by deleting sections 5.2.3 to 5.2.7 in their entireties;
- (v) by renumbering sections 5.2.8 and 5.2.9 as sections 5.2.3 and 5.2.4;
- (vi) by deleting sections 5.2.10 to 5.2.12 in their entireties;
- (vii) by renumbering section 5.2.13 as section 5.2.5 and by deleting the sentence "In conjunction with the development of adjacent lands, the City shall acquire all of these categories of Environmental Park lands for public protection and use"; and
- (viii) by renumbering sections 5.2.14 to 5.2.34 as sections 5.2.6 to 5.2.26 respectively.

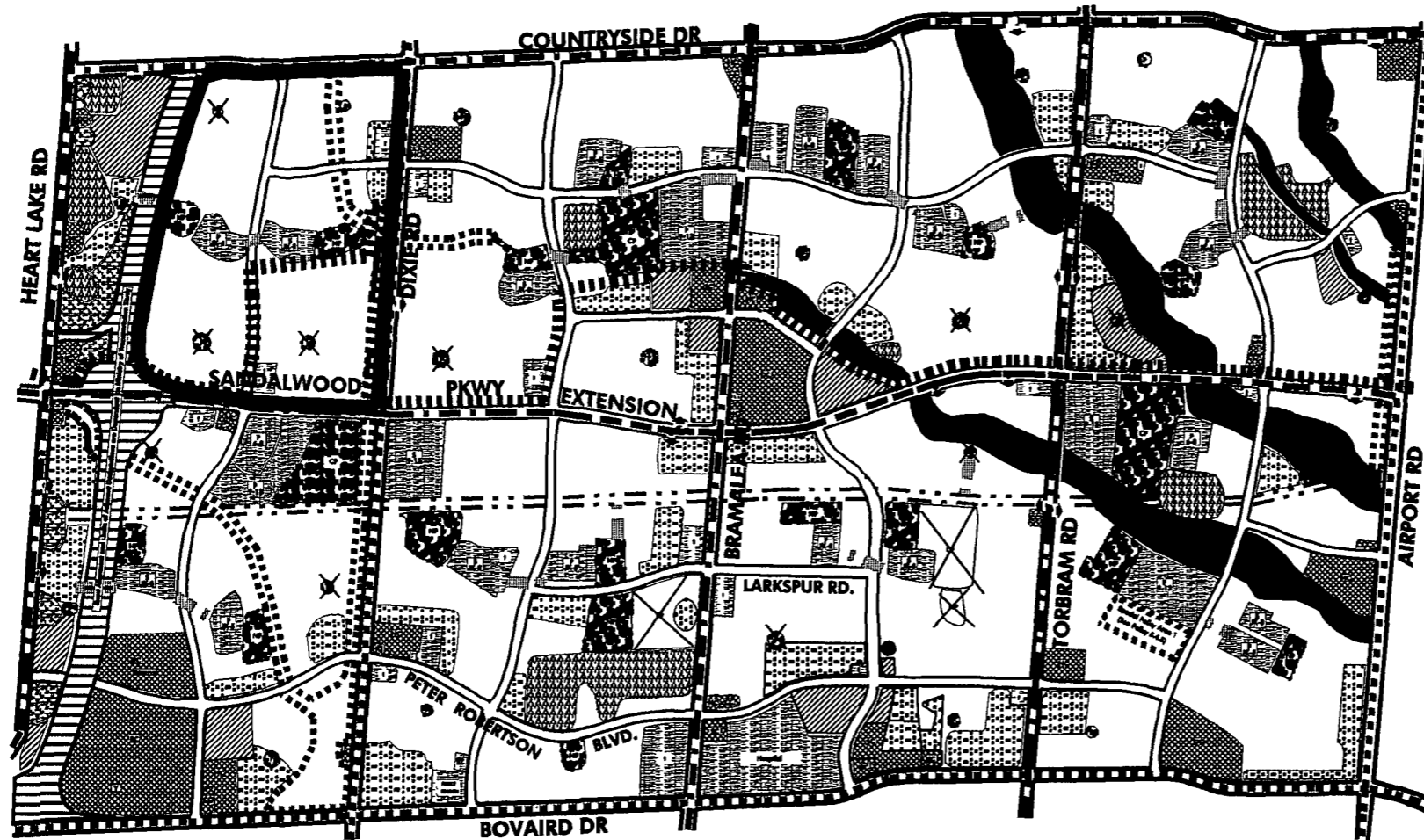
OFFICE CONSOLIDATION

THE SANDRINGHAM-WELLINGTON SECONDARY PLAN
As It Relates To Secondary Plan Area No.28

Schedule SP 28(A)
Secondary Plan Designations

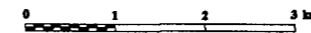
LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Special Park
- Woodlot
- Pedestrian / Bicycle Links
- Valleyland
- Pond / Marshes
- Major Drainage Facility
- Institutional (Hospital, Church, Fire Station, Library, Police Station)
- Public Elementary School *
- Public Senior Elementary School*
- Public High School *
- Separate Elementary School*
- Separate High School*
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Regional Commercial
- Highway Commercial
- Service Commercial (Office)
- Provincial Highway No. 410
- Major Arterial Road
- Minor Arterial Road
- Minor Collector Road Access
- Collector Road
- Trans-Canada Pipeline Right-Of-Way
- Transit Terminal
- Phase 1 / Phase 2 Boundary
- Special Policy Area Number One
- Parkettes To Be Deleted



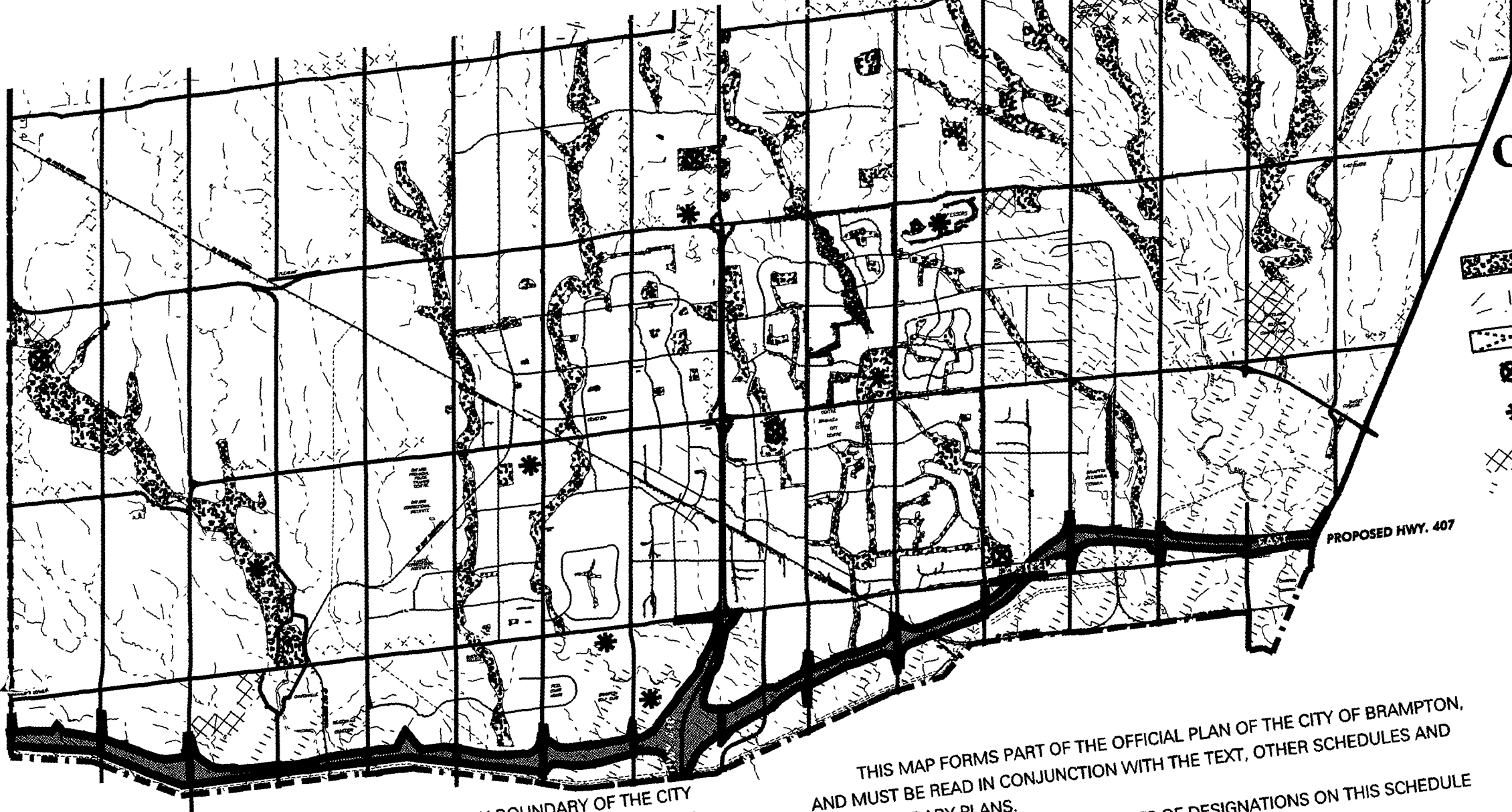
City of Brampton

Date: March 13, 1995



Schedule B
OFFICIAL PLAN AMENDMENT No. 292
CITY OF BRAMPTON
 Planning and Development
 Date: 1997 02 10
 Drawn by: C.R.E.
 File no. Map no.sp28pm1.dgn

NOTE: *Released school sites may only be used for LOW DENSITY RESIDENTIAL or PUBLIC OPEN SPACE purposes.



City of Brampton


OPEN SPACE

SCHEDULE 'G'

-  OPEN SPACE
-  CONSERVATION AREAS
-  DELETED OPEN SPACE
-  DELETED CITY WIDE PARK
-  CITY WIDE PARK
-  PRIVATE COMMERCIAL
- SEE PARKWAY BELT

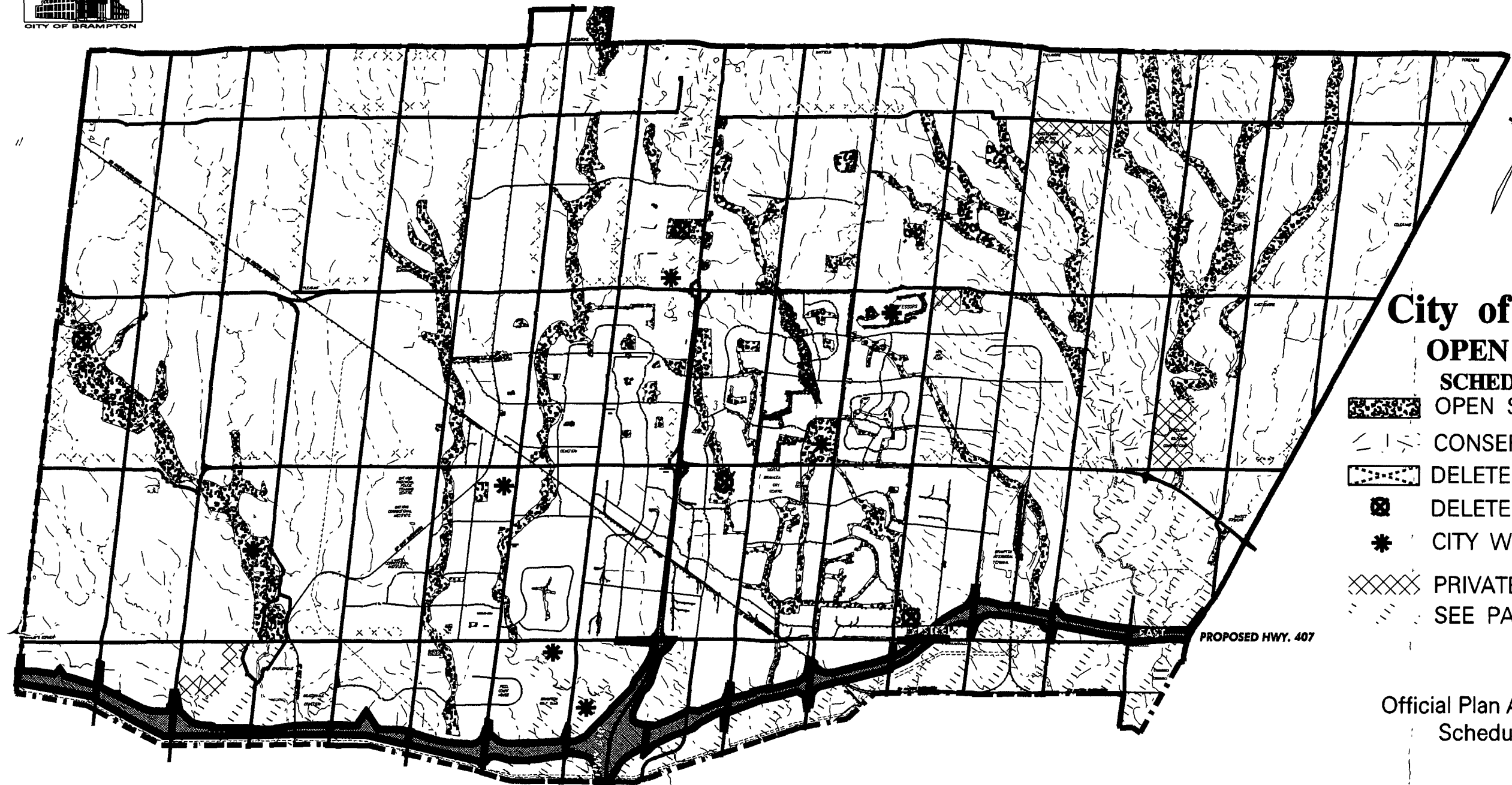
Official Plan Amendment
Schedule A

SCALE 1:25,000



OPEN SPACE DESIGNATIONS NEAR THE SOUTHERN BOUNDARY OF THE CITY OF BRAMPTON ARE INTERRUPTED BY INTERVENING PARKWAY BELT DESIGNATIONS. (SEE, SCHEDULE 'A')

THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE CITY OF BRAMPTON, AND MUST BE READ IN CONJUNCTION WITH THE TEXT, OTHER SCHEDULES AND SECONDARY PLANS.
THE BOUNDARIES AND ALIGNMENTS OF DESIGNATIONS ON THIS SCHEDULE ARE APPROXIMATE AND ARE NOT INTENDED TO BE SCALED.



City of Brampton

OPEN SPACE

-  SCHEDULE 'G' OPEN SPACE
-  CONSERVATION AREAS
-  DELETED OPEN SPACE
-  DELETED CITY WIDE PARK
-  CITY WIDE PARK
-  PRIVATE COMMERCIAL RECREATION
SEE PARKWAY BELT WEST PLAN

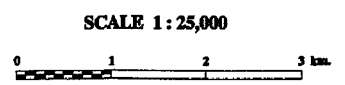
PROPOSED HWY. 407

Official Plan Amendment 292
Schedule A

OPEN SPACE DESIGNATIONS NEAR THE SOUTHERN BOUNDARY OF THE CITY OF BRAMPTON ARE INTERRUPTED BY INTERVENING PARKWAY BELT DESIGNATIONS. SEE, SCHEDULE 'A')

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Updated February 10, 1997