



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 34-95

To adopt Amendment Number 258  
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 258 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 for approval of Amendment Number 258 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 30th day of January, 1995.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM AND CONTENT BY THE CLERK OF THE CORPORATION OF THE CITY OF BRAMPTON
DATE

AMENDMENT NUMBER 258  
to the 1984 Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER 258  
TO THE 1984 OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to implement a development proposal for 42.1 hectares (104.1 acres) of land located north of Bovaird Drive and east and west of Sunny Meadow Boulevard. The amendments required to the Sandringham Wellington Secondary Plan are extensive and are summarized as follows:

- remove a highway commercial designation and relocate a service commercial designation;
- increase the land area designated for medium density residential development;
- increase the land area designated for high density residential development;
- add a "parkette" designation to the subject property;
- reduce the size of a separate elementary school designation;
- add an "institutional (church)" designation to the subject property; and
- set out appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment have an area of 42.1 hectares (104.1 acres), are situated generally located north of Bovaird Drive and east and west of Sunny Meadow Boulevard, and are known more particularly as part of lots 11 and 12, concession 5 east of Hurontario Street.

3.0 Amendment and Policies Relative Thereto:

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

- (1) by changing, on Schedule "A" General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from "Commercial" to "Residential";
- (2) by deleting, on Schedule "F", Commercial thereto, the "Highway and Service Commercial" land use designation of the lands shown outlined on Schedule B to this amendment;
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 28, as set out in sub-section 7.2.7.28, Amendment Number 258 ;
- (4) by changing, on Schedule "SP 28(A)", of Chapter 28, Part IV, the land use designation of the lands shown outlined on Schedule C to this amendment as follows:
  - (i) from "Low Density Residential" to "Parkette";
  - (ii) from "Low Density Residential" to "High Density Residential";
  - (iii) from "Low Density Residential" to "Medium Density Residential";
  - (iv) from "Low Density Residential" to "Service Commercial";
  - (v) from "Highway Commercial" to "Medium Density Residential";
  - (vi) from "Highway Commercial" to "Service Commercial";
  - (vii) from "Service Commercial" to "Medium Density Residential";
  - (viii) from "Service Commercial" to "High Density Residential";
  - (ix) from "Low Density Residential" to "Institutional (church)";  
and
  - (x) from "Separate Elementary School" to "Low Density Residential";

(5) by changing, on Schedule "SP 28(B)", of Chapter 28, Part IV, the land use designation reference of the lands shown outlined on Schedule D to this amendment as follows:

(i) adding lands to the High Density Residential Designation Location Reference "A4";

(6) by adding to Chapter 28, Part IV, after policy 5.1.6, the following as policy 5.1.6.1:

"5.1.6.1 The High Density Residential designation located at the south-east corner of Peter Robertson Boulevard and Sunny Meadow Boulevard shall permit a limited amount of ground floor retailing only in conjunction with a high density residential development.";

(7) by deleting therefrom in Chapter 28, Part IV, policy 5.3.6, relating to Highway Commercial sites, the following:

"8.1 hectares (20 acres) adjacent to the Hospital site;"

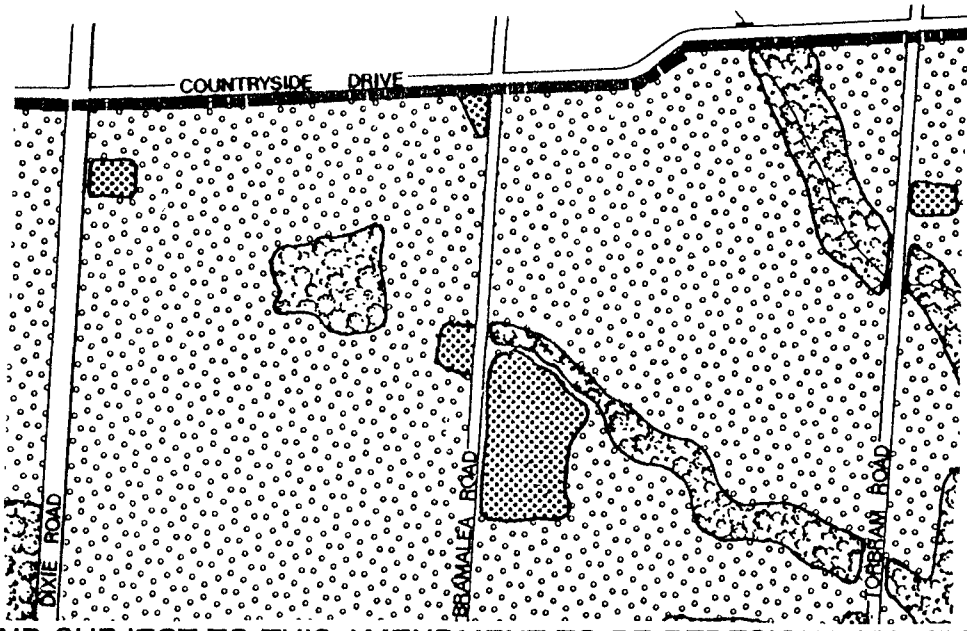
(8) by deleting Chapter 28, Part IV, policy 5.3.12 thereto, and replacing it with the following:

"5.3.12 The Service Commercial (Office) designation at the northwest corner of the hospital site shall accommodate 2,000 to 3,000 square metres (21,000 to 32,000 square feet) of office space.";  
and

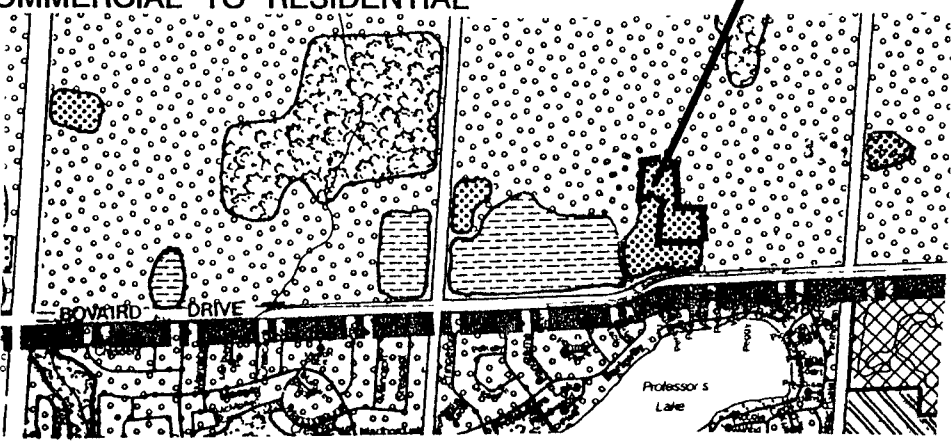
(9) by adding to Chapter 28, Part IV, after policy 5.3.14, the following as policy 5.3.14.1:

"5.3.14.1 The Service Commercial (Office) designation located approximately 50 metres north of the north-east corner of the intersection of Bovaird Drive and the Sunny Meadow Boulevard shall be used for a retail and office purposes. The

gross floor area for office purposes shall range from 2,800 square metres to 8,000 square metres. The gross floor area for retail purposes shall range 6,000 square metres to 10,850 square metres."



LAND SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "COMMERCIAL" TO "RESIDENTIAL"



GENERAL LAND USE DESIGNATIONS  
SCHEDULE 'A'

- URBAN BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PRIVATE COMMERCIAL RECREATION
- AGRICULTURAL
- RURAL SETTLEMENTS (EXPANSION)
- RURAL SETTLEMENTS (INFILLING)
- RURAL SETTLEMENTS (MAINTENANCE)
- PARKWAY BELT WEST
- PROVINCIAL FREEWAY (HWY 410)
- RURAL ESTATE
- RURAL ESTATE EXPANSION
- RURAL-COMMERCIAL
- OPEN SPACE - CEMETERIES
- SPECIAL STUDY AREA
- SPECIALTY AGRICULTURAL

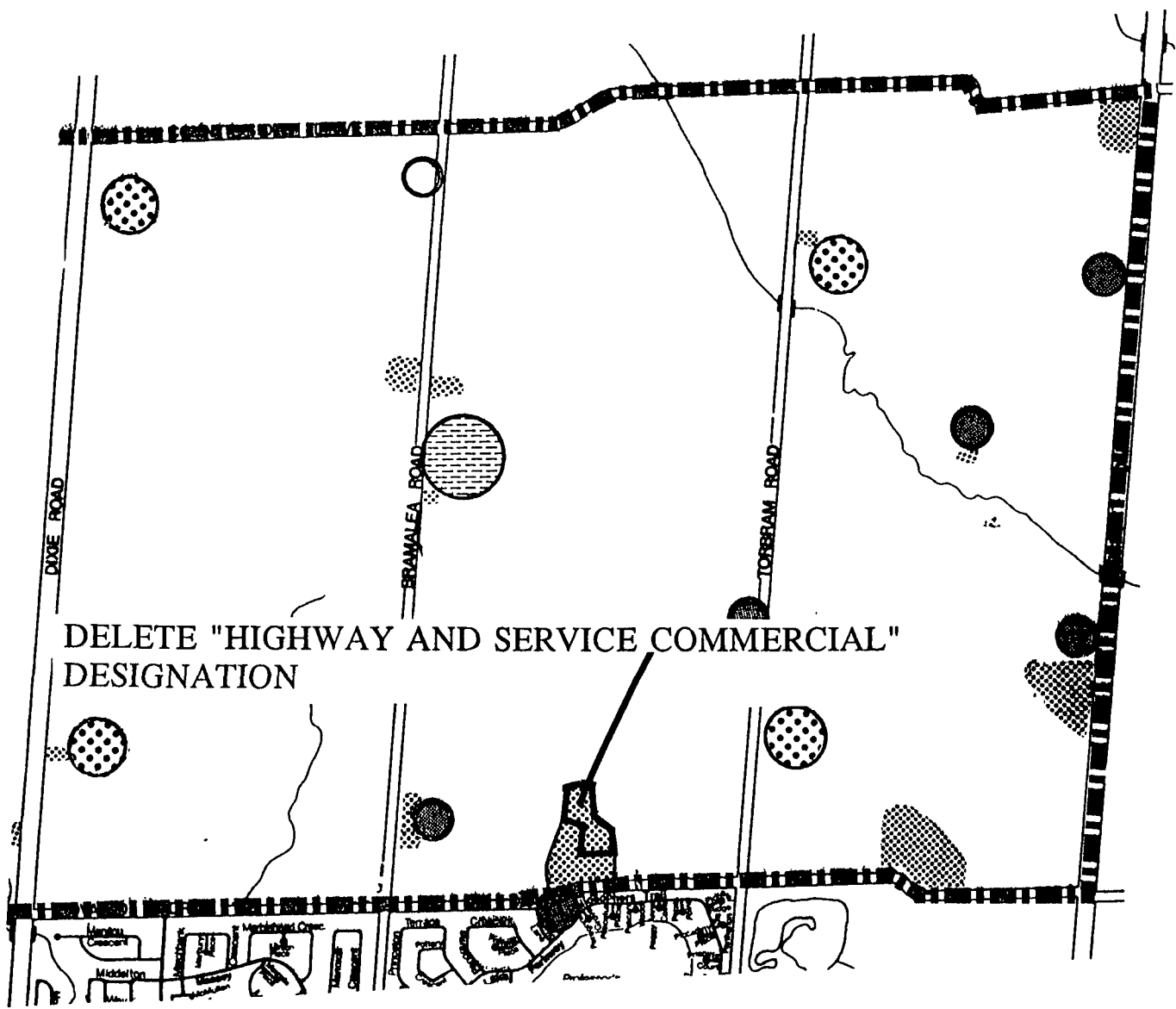
OFFICIAL PLAN AMENDMENT No. 258



**CITY OF BRAMPTON**  
Planning and Building









Schedule A




Date: 1994 10 05      Drawn by: CJK  
File no. C5E11.9      Map no 29-9K



DELETE "HIGHWAY AND SERVICE COMMERCIAL" DESIGNATION

**COMMERCIAL\***  
SCHEDULE 'F'

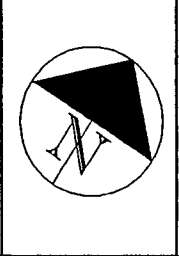
-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL

-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL
-  REPLACEMENT DESIGNATIONS AREAS

DECEMBER 15, 1992

OFFICIAL PLAN AMENDMENT No. 258

Schedule B



**CITY OF BRAMPTON**  
Planning and Building

Date: 1994 10 05      Drawn by: CJK  
File no. C5E11.9      Map no. 29-9J



LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "SEPARATE ELEMENTARY SCHOOL" TO "LOW DENSITY RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "PARKETTE"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "INSTITUTIONAL (CHURCH)"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"

Torbram

Bramalea Road

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "SERVICE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "SERVICE COMMERCIAL" TO "MEDIUM DENSITY RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" TO "SERVICE COMMERCIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "SERVICE COMMERCIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" TO "MEDIUM DENSITY RESIDENTIAL"

LEGEND

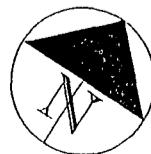
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Special Park
- Woodlot
- Pedestrian/Bicycle Links
- Valleyland
- Ponds / Marshes
- Major Drainage Facility
- Institutional (Hospital, Church, Fire Station, Library, Police Station)
- Public Elementary School\*
- Public Senior Elementary School\*

SANDRINGHAM — WELLINGTON SECONDARY PLAN  
Secondary Plan Area No. 28

Schedule SP 28(A)  
Secondary Plan Designations

- Public High School\*
- Separate Elementary School\*
- 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

OFFICIAL PLAN AMENDMENT No. 258



CITY OF BRAMPTON  
Planning and Building

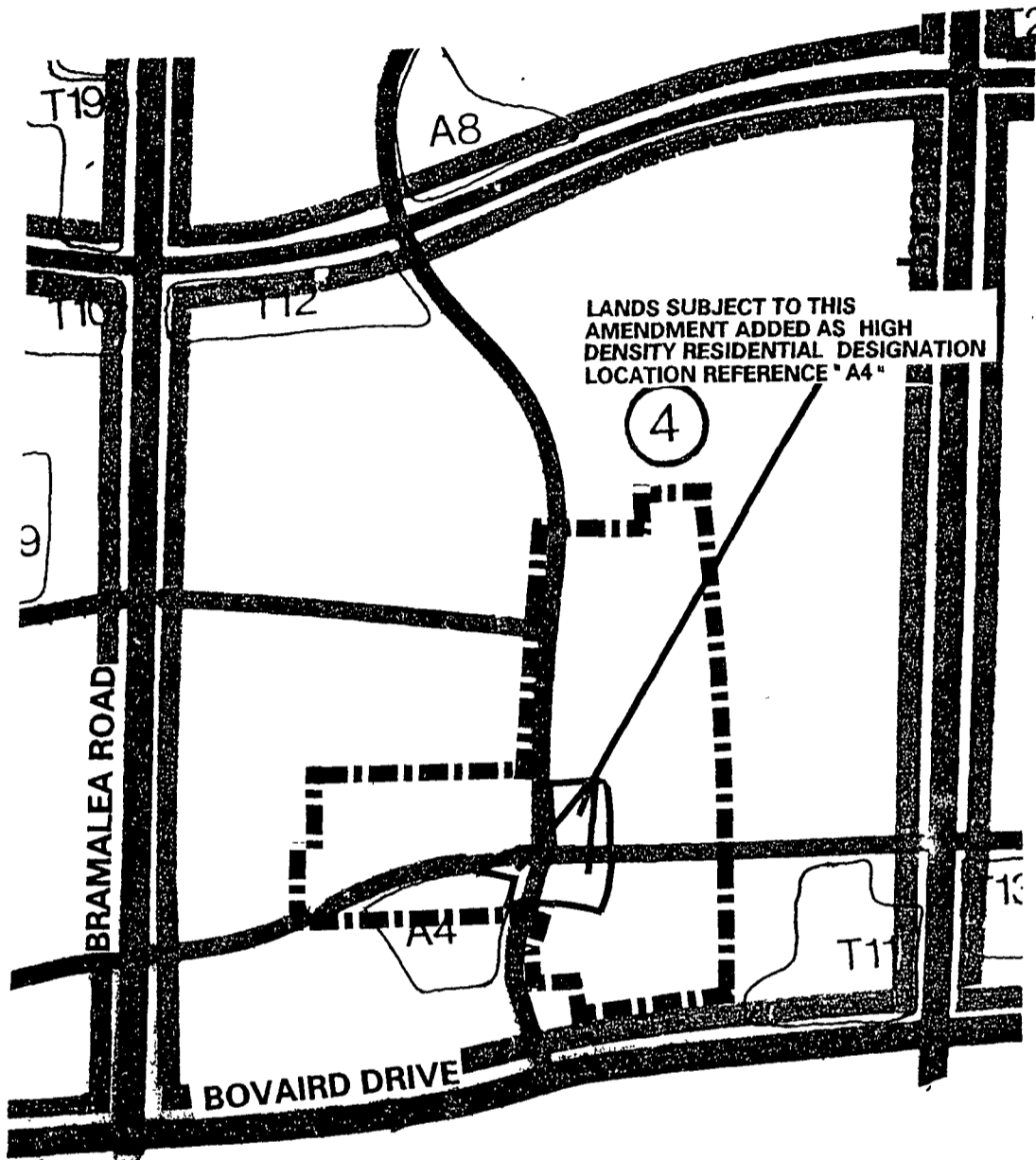
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Map no. 29-9G

Schedule C



▬▬▬ SUBJECT PROPERTY

SANDRINGHAM - WELLINGTON  
 SECONDARY PLAN  
 SECONDARY PLAN AREA No. 28

LEGEND



Sub - Area Reference

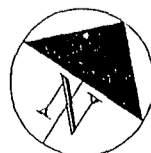
A1 High Density Residential Designation  
 Location Reference

T1 Medium Density Residential Designation  
 Location Reference

Schedule SP 28(B)

SUB-AREA & LOCATION REFERENCE MAP

OFFICIAL PLAN AMENDMENT No. 258



**CITY OF BRAMPTON**  
 Planning and Building

Date: 1994 10 13

Drawn by: CJK

File no. C5E11.9

Map no. 29-9L

Schedule D