



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 106-94

To adopt Amendment Number 246  
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 246 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 246 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 25th day of May, 1994.

  
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 PETER ROBERTSON - MAYOR

  
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 LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE 

AMENDMENT NUMBER 246  
TO THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to incorporate a Housing Mix/Density Flexibility Policy into the Secondary Plan for Area Number 15 (Fletchers West Secondary Plan) as it relates to New Development Area Number 11, in order to:

- respond to more varied housing market demands, and
- encourage the provision of innovative and affordable housing.

2.0 Location:

The lands subject to this amendment are those lands located within Sub-Area 15(b), New Development Area 11, of Secondary Plan Area Number 15 (Fletchers West Secondary Plan) which are subject to the provisions set out in Chapter 15(b) of PART IV - SECONDARY PLANS.

More specifically, the subject location encompasses a total area of approximately 122.8 hectares (303.5 acres) and is situated south of Queen Street West, east of Chinguacousy Road, north of the Canadian Pacific Railway Line and within the westerly half of Concession 1 W.H.S.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 15, as set out in sub-section 7.2.7.15, Amendment Number 246 related to Chapter 15(b) of Part IV;

- (2) by deleting the last paragraph of Section 1.0, PURPOSE of Chapter 15(b) of PART IV - SECONDARY PLANS, and substituting therefor the following new paragraph:

"The area covered by this Chapter is the area included in Schedule SP15(b) which is also identified as "New Development Area Number 11" on Schedule "D" of PART II and which shall henceforth also be referred to as Sub-Area 15(b). This Chapter will form part of the Fletchers West Scondary Plan. "

- (3) by adding to Section 3.1, Residential, Chapter 15(b) of PART IV - SECONDARY PLANS, thereof, the following new subsection:

"3.1.10 Notwithstanding the housing mix and density ranges prescribed in Policy 3.1.1 and associated Table 1 of this Chapter and in Policy 2.1.1.4.3 and associated Table 1 of Section 2.1.1 of Part II, a development proponent within Sub-Area 15(b) may be permitted to substitute additional townhouse density units for semi-detached density units and/or semi-detached density units for single family density units for the purposes of encouraging the provision of innovative and affordable housing, provided that:

- (i) such substitutions are approved by City Council for a specific area prior to the sale of lots on adjacent lands;
- (ii) the non-apartment dwelling unit count is restricted to 95% of the maximum that could theoretically have been achieved with reference to all other relevant policies of this plan, for Sub-Area 15(b) identified on Schedule SP15(b), based on reasonable and equitable assumptions about the development of all lands within this sub-area;

- (iii) 80% of the original minimum single family density requirement, based on the proposed total unit count, is maintained within Sub-Area 15(b);
- (iv) the number of structurally detached dwellings equals at least 100% of the originally required minimum number of single family density lots plus 20% of the originally required minimum number of semi-detached density lots within Sub-Area 15(b), based on the proposed total unit count;
- (v) when requested, an analysis satisfactory to the City and the School Boards demonstrates that any resulting shifts in expected student yields can be reasonably accommodated;
- (vi) when requested, an analysis satisfactory to the City and any other affected transportation jurisdictions demonstrates that any resulting shifts in expected traffic generation can be reasonably accommodated;
- (vii) when requested, appropriate reviews or analyses demonstrate to the satisfaction of the City that the additional dwelling units can be reasonably accommodated with respect to any increased demands for other essential services such as parks and recreation, libraries and health services; and

- (viii) the extra dwelling units to be added to any density category pursuant to this policy are provided in a variety of structural dwelling unit types or lot shapes so that the overall variety of housing forms in the development is not substantially decreased. "