



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

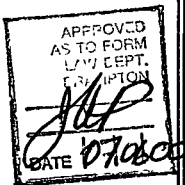
Number 119-2000

To Adopt Amendment Number OP93- 138
to the 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 OP93- 138 to the 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 Region of Peel for approval of Amendment Number OP93- 138 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 12th day of June, 2000.



PETER ROBERTSON - MAYOR

~~LEONARD J. MIKULICH~~ CLERK
KATHRYN ZAMMIT DEPUTY CITY CLERK

Approved as to Content:

John B. Corbett, MCIP, RPP
Director of Development Services

AMENDMENT NUMBER OP93 - 138
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- ◆ change the land use designations for the subject lands as shown outlined on Schedule “A” to this amendment from “Open Space” to “Residential”;
- ◆ expand the area identified pertaining to the new housing mix and density categories;
- ◆ recognize the realignment of Sandalwood Parkway; and,
- ◆ establish a Community Park/Secondary School Campus.

The lands subject to this amendment will be developed as a low density residential community with a large multi-use community park/secondary school campus containing two secondary schools, a library, a fire station and sportsfields. New policies have been made and old policies amended to accommodate this new land use designation in the secondary plan.

2.0 Location:

The lands subject to this amendment are located between Airport Road and Torbram Road approximately 1 kilometre north of Bovaird Drive. The property has an interrupted frontage on the east side of Torbram Road of approximately 474.49 metres (1556.74 feet) and a 447.55 metre (1468.34 foot) frontage on the west side of Airport Road. The property has an area of 81.832 hectares (202.204 acres) and is located in part of Lots 12 and 13, Concession 6, E.H.S. in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 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 28: Sandringham – Wellington, as set out in Part II: Secondary Plans, Amendment Number OP93- 138 ;

- 2) 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 "Open Space" to "Residential";
 - 3) by deleting on Schedule "D" (Environmental Features) thereto, the Woodlots designation pertaining to the subject lands as shown outlined on Schedule "B" to this amendment;
 - 4) by deleting on Schedule "E" (Open Space) thereto, the Open Space designation on the subject lands as shown on Schedule "C" to this amendment; and,
 - 5) by extending the area identified on Schedule G (Secondary Plans) thereof, for the New Housing Mix and Density Categories, to include the crosshatched area shown outlined on Schedule "D" to this amendment.
- 3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandringham – Wellington Secondary Plan (being Chapter 28 of Part IV – Secondary Plans, as amended) are hereby further amended:
- (1) by changing on Schedule SP28(A) (Secondary Plan Designations) thereto, the alignment of the Minor Arterial Road known as Sandalwood Parkway from its existing designated alignment further south to the alignment between the two southerly east-west valleys as shown on Schedule "E" to this amendment;
 - (2) by changing on Schedule SP28(A) (Secondary Plan Designations) thereto, the alignment of the Collector Road known as Mountainash Boulevard from its existing designated alignment further east to the alignment as shown on Schedule "E" to this amendment;
 - (3) by adding on Schedule SP28(A) (Secondary Plan Designations) thereto, a second Minor Collector Road Access on the north side of Sandalwood Parkway, slightly west of Mountainash Boulevard, and deleting therefrom the Minor Collector Road access on the north side of Sandalwood Parkway just east of Mountainash Boulevard, as shown on Schedule "E" to this amendment;

- (4) by deleting from the map and Legend of Schedule SP28(A) (Secondary Plan Designations) thereto, the symbol of Senior School Campus and substituting therefor on both the map and Legend, the symbol of Community Park/Secondary School Campus;
- (5) by changing on Schedule SP28(A) (Secondary Plan Designations) thereto the designations of the lands shown outlined on Schedule "E" to this amendment from the current designations referenced below to the new designations indicated on Schedule "E" to this amendment as follows:
 - (i) the Institutional (Church) designation, the Institutional (Fire Station) designation, the Parkette designation, the Medium Density designation, the High Density designation, the Convenience Commercial designation and the Neighbourhood Commercial designation which are located on the north side of Sandalwood Parkway south of the east-west valley are deleted and replaced by a Low Density Residential designation;
 - (ii) the Highway Commercial designation located at the southwest quadrant of Airport Road and Sandalwood Parkway is amended by increasing the size of the designation to approximately 1.6 hectares (3.9 acres);
 - (iii) the Institutional (Church) designation located north of the Trans-Canada Pipeline Right-of-Way and east of Mountainash Road is deleted and replaced in a Low Density Residential designation;
 - (iv) a triangular parcel of land having an area of approximately 0.8 hectares (2 acres) and designated Low Density Residential, located south of the Trans-Canada Pipeline Right-of-Way and east of Mountainash Road is deleted and replaced in a Parkette designation; and,
 - (v) the lands located south of the re-aligned Sandalwood Parkway between Torbram Road and a line one lot depth to the west of Mountainash Boulevard are redesignated from Senior School Campus, Community Park and Woodlot to Community Park/Secondary School Campus and Institutional (Fire Station).
- (6) by renaming Schedule SP28(c) (Lands Subject to the New Housing Mix and Density Categories) as Schedule SP28(D);

- (7) by changing the reference to Schedule SP28(c) in policies 5.1.14b, 5.1.14c and 5.1.14d to Schedule SP28(D);
- (8) by changing on SP28(D) the land use designations of the lands shown outlined on Schedule "E" to this amendment;
- (9) by extending the southerly boundary of Schedule SP28(D) (Lands Subject to the New Housing Mix and Density Categories) down to the southerly east-west valley as shown outlined on Schedule "F" to this amendment;
- (10) by deleting therefrom, policy 5.2.4 in its entirety;
- (11) by deleting therefrom the last sentence of policy 5.3.5 and substituting therefor the following:

"The other three Neighbourhood Centres will be subject to the floor area size ranges specified in policy 2.2.3.1 of Part II of this Plan."

- (12) by deleting therefrom the last sentence of policy 5.4.5 in its entirety.
- (13) By adding the following policy after policy 5.4.9:

"5.4.9.1 Community Park/Secondary School Campus

City Council encourages the development of multi-use school/park campuses involving shared buildings and shared recreational facilities. The Community Park/Secondary School Campus designation shown on Schedule SP28(A) shall have a minimum site area of 20.235 hectares (50 acres). This campus shall consist of but not be limited to the following:

- ◆ a separate secondary school;
- ◆ a public secondary school; and,
- ◆ a community park including sports fields, a recreation centre and other community uses and facilities such as a library and a fire station.

Development of these lands shall proceed in a comprehensive manner with shared parking and access arrangements. Access will be controlled by 0.3 metre reserves where the designation abuts Sandalwood Parkway and Torbram Road and driveway locations shall be determined at the site plan approval stage.

The boundaries of the existing wooded areas within or adjacent to the Community Park/Secondary School Campus designation shall be assessed during the development of the lands to determine the ultimate limits of these features including protection measures as required. A tree preservation plan shall be required to preserve and maintain as many trees as possible.”

(14) by deleting therefrom the last sentence of policy 5.4.19 in its entirety;

(15) by adding to policy 6.1.12 thereto, the following:

“Notwithstanding the foregoing, local road connections will be permitted on the north side of Sandalwood Parkway between Torbram Road and Airport Road. Parallel frontage roads will be encouraged in preference to local road connections where possible to enhance the Sandalwood Parkway streetscape and to accommodate moderate volumes of traffic at medium speeds.”

(16) By deleting policy 6.2.5 therefrom in its entirety and substituting therefor the following:

“6.2.5 Driveway accesses from Sandalwood Parkway Extension shall be required to adequately serve the Community Park and the Community Park/Secondary School Campus that are designated along its south side. These accesses shall be joint ones that shall be shared to also serve the adjacent senior school and high school sites as specified in policy 6.2.17 of this Section as it relates to the Community Park and the Community Park/Secondary School Campus.”

(17) By deleting policy 6.2.17 therefrom in its entirety and substituting therefor the following:

“6.2.17 Integrated driveway access shall be provided from Sandalwood Parkway extension to serve the combined senior school/high school and Community Park designations abutting Sandalwood Parkway Extension just west of Dixie Road. Only one combined and centrally located full driveway access from/to Sandalwood Parkway Extension shall be provided to serve the school(s) and Community Park. An unrestricted access to the abutting Collector Road

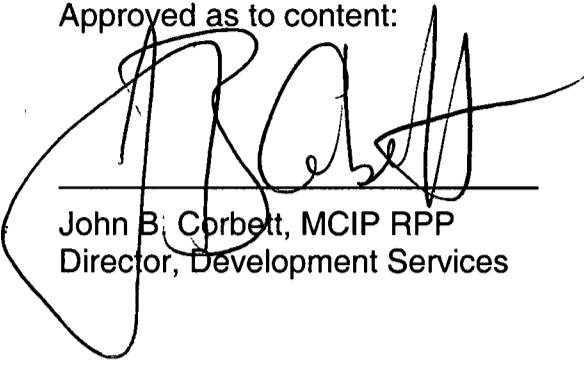
together with an integrated internal driveway system, will be required to adequately serve users of the Community Park and of the school sites while satisfying the criteria referred to in policy 6.2.16 of this Section. Two integrated driveway accesses shall be provided from Sandalwood Parkway to serve the Community/Park Secondary school Campus located east of Torbram Road. Notwithstanding the foregoing, alternative temporary or permanent access arrangements will be permitted if required to accommodate school or park development timing problems or to deal with the elimination or shifting of one or more of the campus components.”

- (18) by adding to the end of policy 7.3.1 (i), the following:

“Notwithstanding the foregoing, the lands designated Low Density Residential abutting the Trans-Canada Pipeline Right-of-Way between Torbram Road and Airport Road, north of the southerly Valleyland designation with abutting rear yards, or side yards in the case of flanking lots shall be a minimum of 10 metres deep so that building walls are located at least 10 metres away from the nearest edge of the pipeline right-of-way easement.”

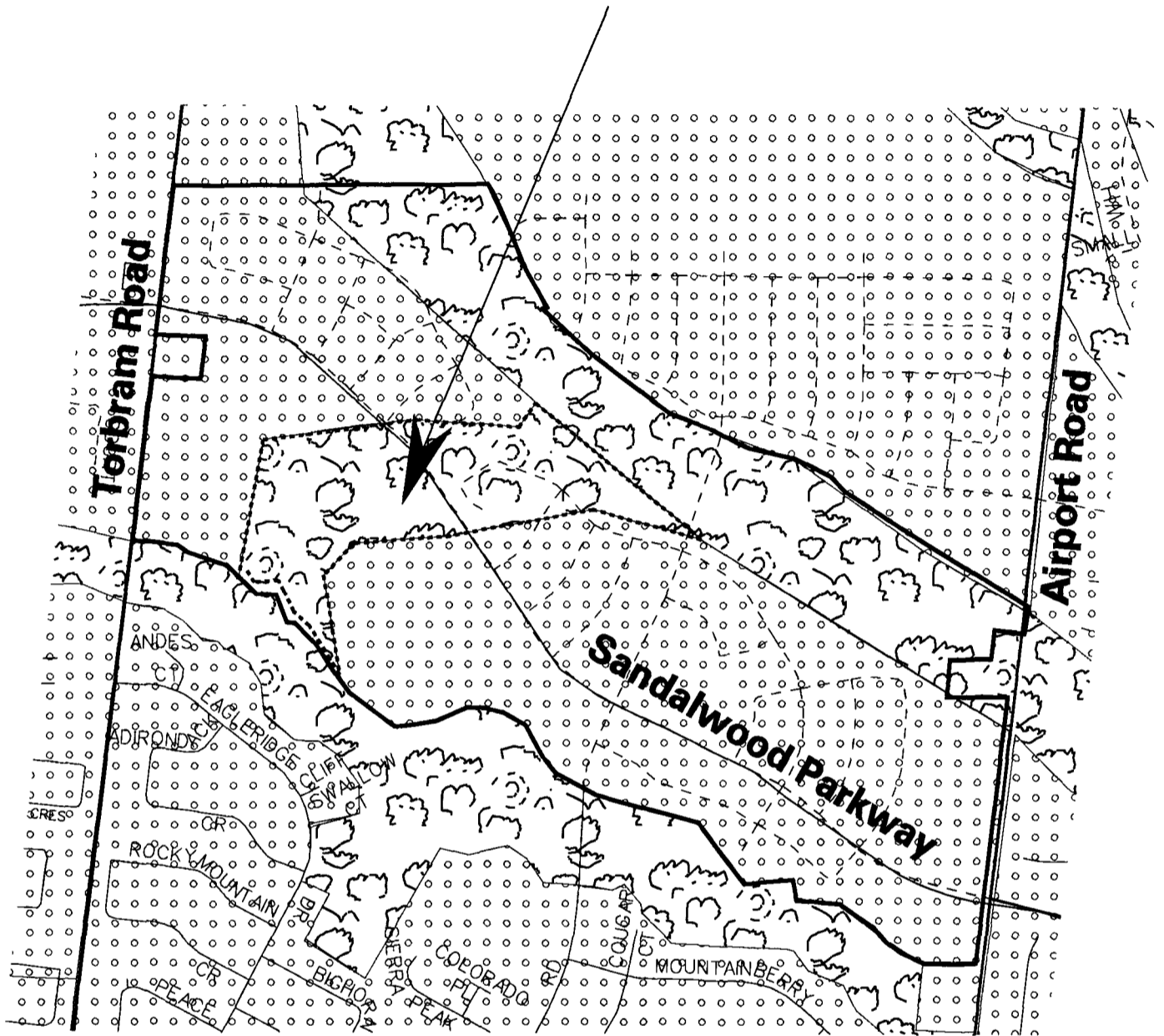
- (19) by amending Schedule SP28(B) (Sub-Area & Location Reference Map) thereto to show the realigned Sandalwood Parkway and the adjusted boundary between Sub-Areas 5 and 10 that coincides with this realigned road as shown on Schedule “G” to this amendment;
- (20) by deleting from Schedule SP28(B) (Sub-Area & Location Reference Map) thereto, the southerly portions of the High Density Residential Designation Location Reference A9 and the Medium Density Residential Designation Location Reference T28 and the entire Medium Density Residential Designation Location Reference T15 as shown outlined on Schedule “G” to this amendment; and,
- (21) by changing Table 3, of Appendix A, to delete the row pertaining to the T15 Designation Location Reference Number, and to change the total accordingly.

Approved as to content:

A large, stylized handwritten signature in black ink, appearing to read 'J. Corbett', is written over a horizontal line. The signature is highly cursive and loops around the line.

John B. Corbett, MCIP RPP
Director, Development Services

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"

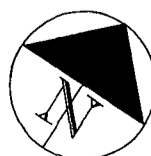


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **LANDS SUBJECT TO THIS AMENDMENT**
-  **RESIDENTIAL**
-  **OPEN SPACE**

OFFICIAL PLAN AMENDMENT OP93 - 138

Schedule A



CITY OF BRAMPTON
Planning and Building

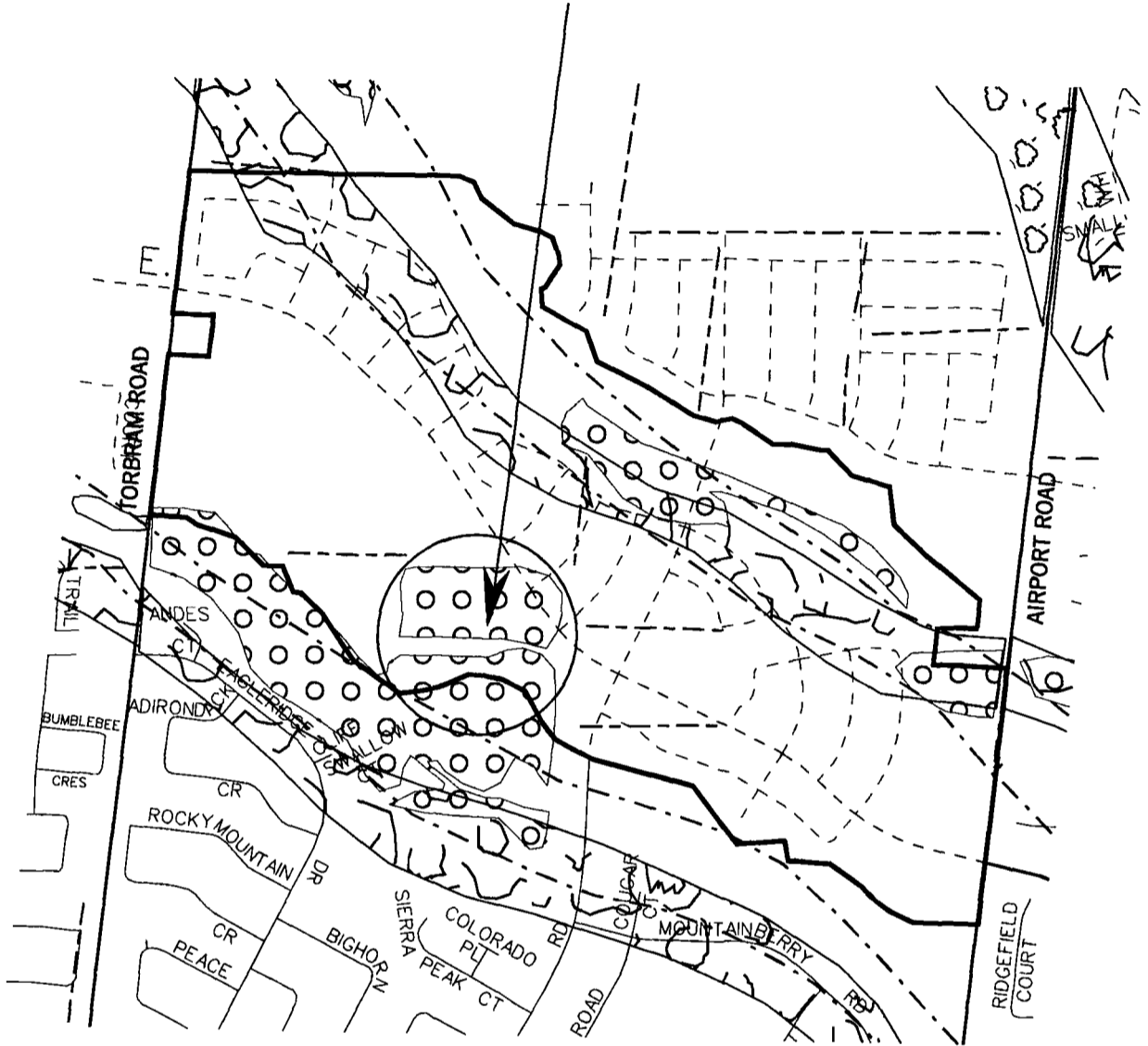
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Drawn by: CJK


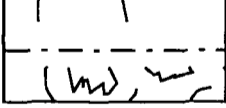
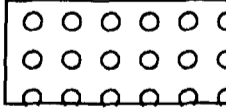
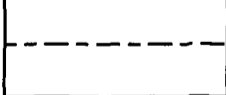
File no. C6E12.2(B)

Map no. 30-25R

WOODLOT TO BE DELETED

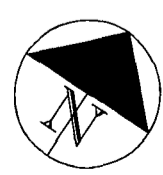


EXTRACT FROM SCHEDULE D (ENVIRONMENTAL FEATURES) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **LANDS SUBJECT TO THIS AMENDMENT**
-  **VALLEYLANDS/FLOODPLAINS**
-  **WOODLOTS**
-  **HEDGEROW**

OFFICIAL PLAN AMENDMENT OP93 - 138

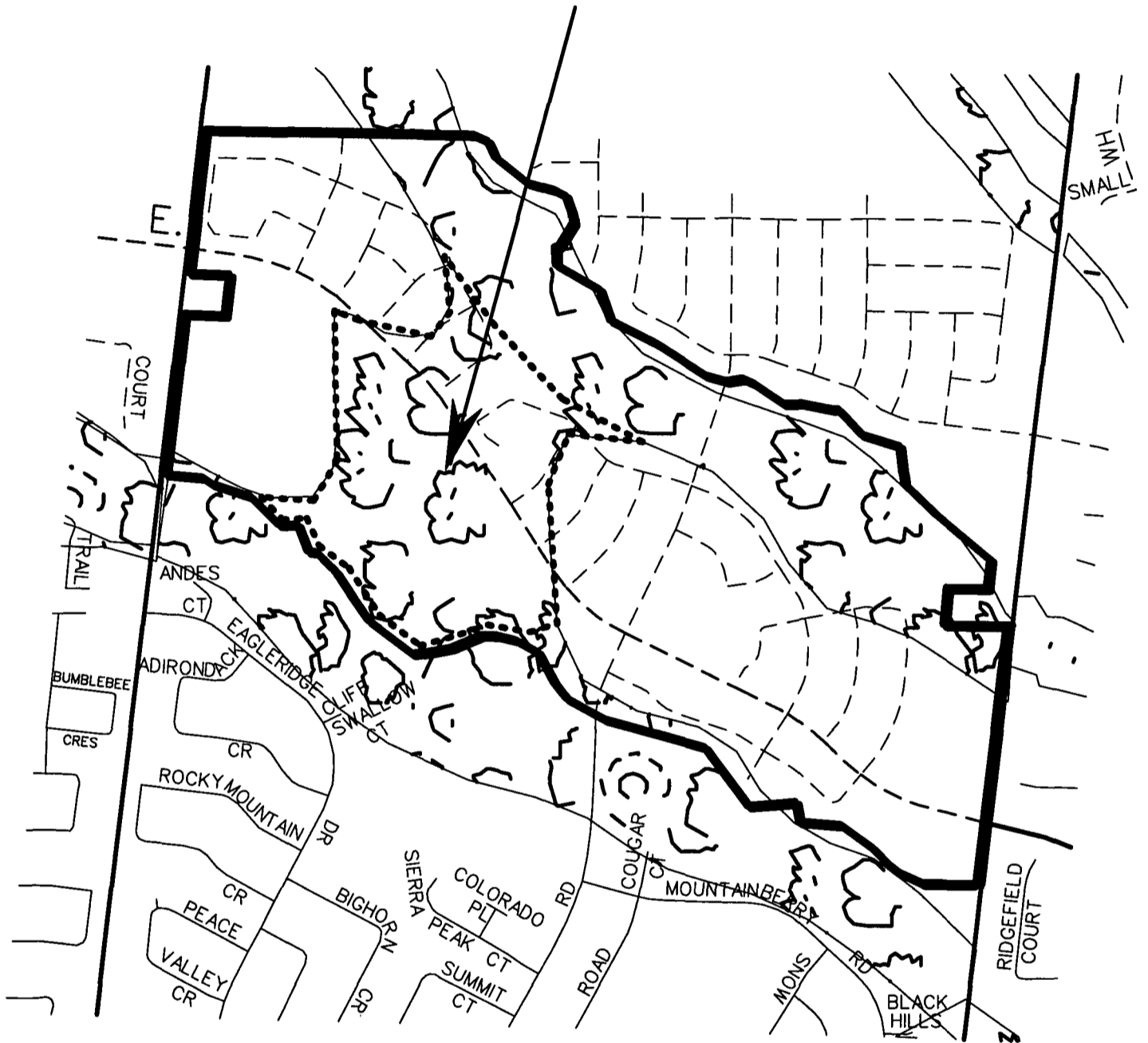
Schedule B



CITY OF BRAMPTON
Planning and Building

Date: 2000 05 30 Drawn by: CJK
File no. C6E12.2(B) Map no. 30-25S

OPEN SPACE TO BE DELETED



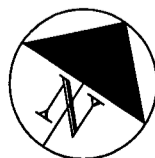
EXTRACT FROM SCHEDULE E (OPEN SPACE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN



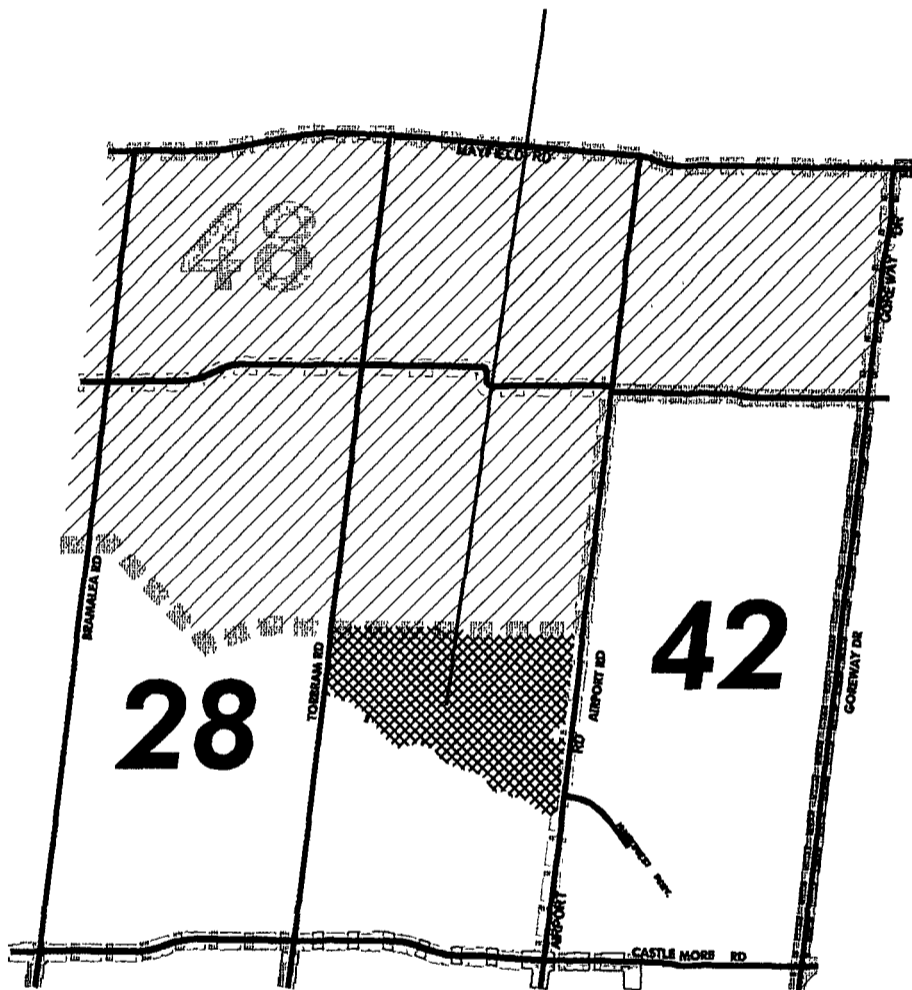
LANDS SUBJECT TO THIS AMENDMENT



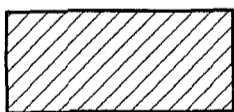
OPEN SPACE



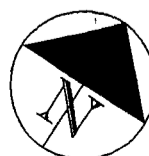
ADDITIONAL LANDS TO BE INCLUDED IN THE NEW HOUSING MIX AND DENSITY CATEGORIES



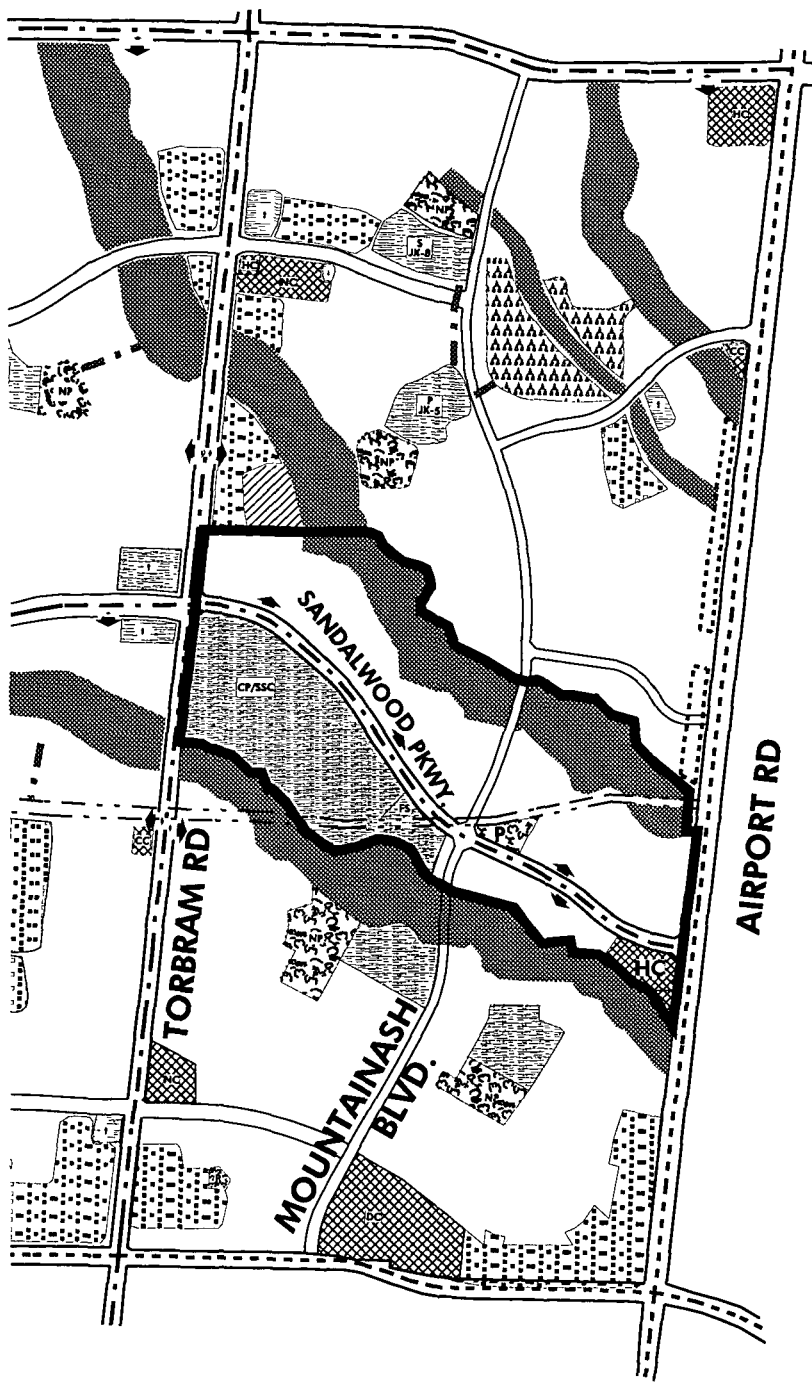
Extract From Schedule G, Secondary Plan Areas, of The Official Plan



Newer Secondary Plan Areas Or Portions Thereof Subject To The New Housing Mix And Density Categories



**EXTRACT FROM
OFFICE CONSOLIDATION SCHEDULE SP28(A) OF THE
DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN**

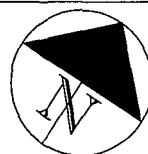
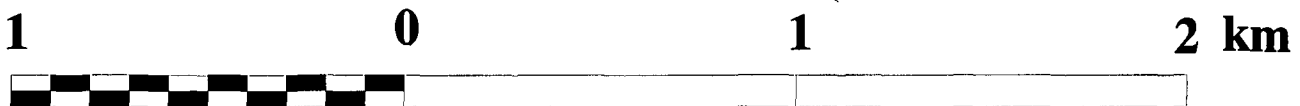


LEGEND

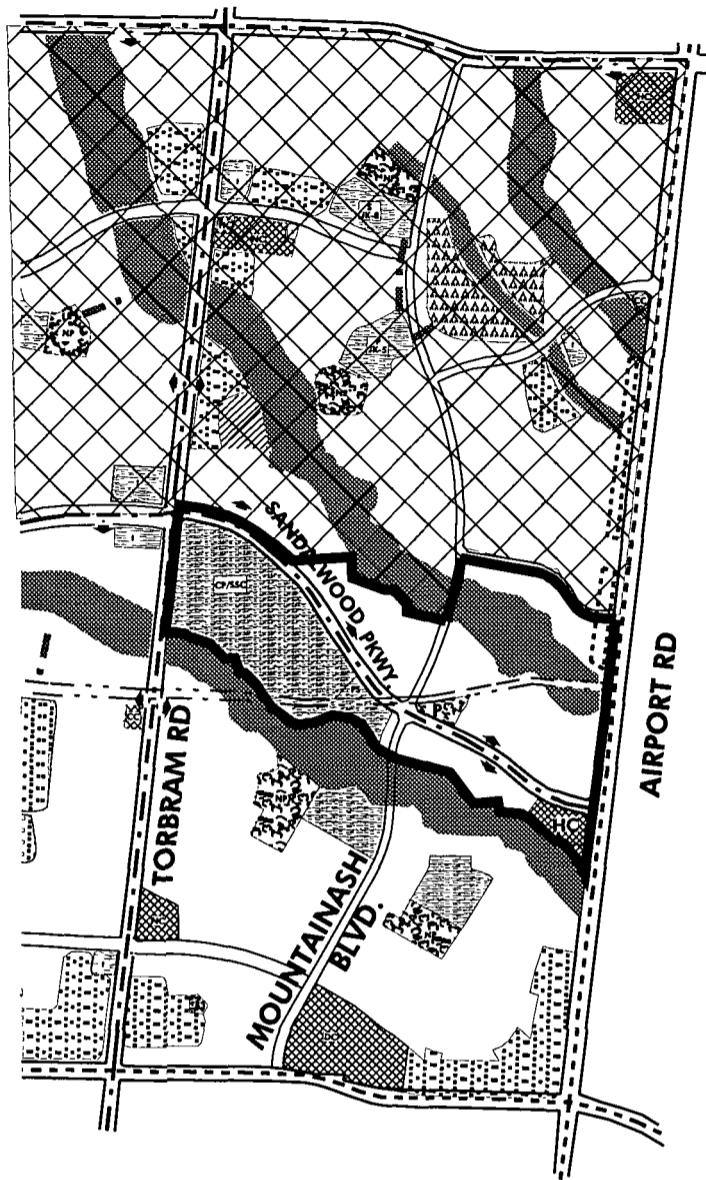
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Woodlot
- Pedestrian / Bicycle Links
- Valleyland
- Pond / Marshes
- Major Drainage Facility
- Institutional (Police Station Hospital, Church, Fire Station, Library)
- Public Elementary School *
- Public Senior Elementary School*
- Public High School *
- Separate Elementary School*
- Separate High School*
- Community Park / Secondary School Campus
- 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
- Special Policy Area Number One

Lands Subject to this Amendment

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



**EXTRACT FROM
OFFICE CONSOLIDATION SCHEDULE SP28(D) OF THE
DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN**



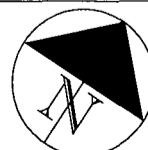
LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Woodlot
- Pedestrian / Bicycle Links
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- Institutional (Hospital, Church ⊕, Fire Station, Library ⊕, Police Station)
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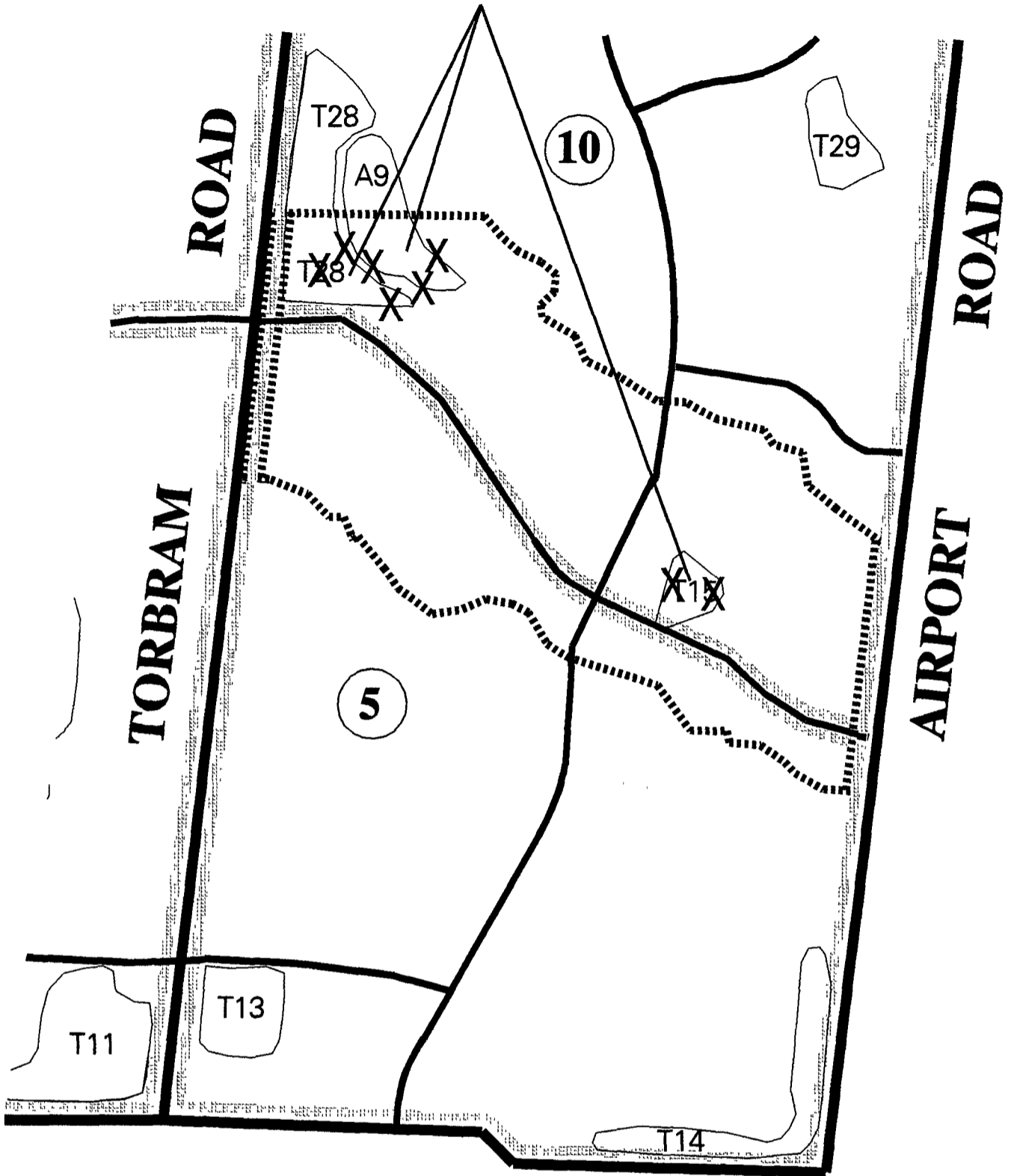
LANDS TO BE ADDED TO THE NEW HOUSING MIX AND DENSITY CATEGORIES

LANDS AFFECTED BY THE NEW HOUSING MIX AND DENSITY CATEGORIES

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

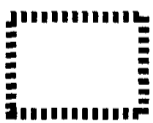


RESIDENTIAL DESIGNATION LOCATION REFERENCES TO BE DELETED



EXTRACT FROM SCHEDULE SP28(B) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

LEGEND



LANDS SUBJECT TO THIS AMENDMENT

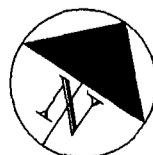


Sub - Area Reference

A1 High Density Residential Designation Location Reference

T1 Medium Density Residential Designation Location Reference

OFFICIAL PLAN AMENDMENT OP93 - 138



CITY OF BRAMPTON
Planning and Building

Date: 2000 05 25

Drawn by: CJK

File no. C6E12.2(B)

Map no. 30-23M

Schedule G