



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 134-2000

To adopt Amendment Number OP93- **139**
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- 139 to the 1984 Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this **26** day of, **June**, 2000.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

Approved as to Content:

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

AMENDMENT NUMBER OP 93- 139
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to facilitate the construction of a high school by the Dufferin Peel Catholic District School Board on a site of approximately 6.356 hectares (15.72 acres) at the south-east intersection of a designated east-west collector road and Dixie Road, south of Countryside Drive. A church reserve designation of approximately 1.27 hectares (3.13 acres) is shown in this locale. Therefore, to enable the full development of the lands along the intersection of the east-west collector road and Dixie Road for church purposes the amendment also relocates the church designation to the north-east corner of the designated east-west collector road and Dixie Road. To provide a better land use interface with the proposed school, the amendment also deletes a "Neighbourhood Commercial" and "Highway Commercial" land use designation at the north-east corner of the designated east-west collector road and Dixie Road to facilitate the relocation of the aforementioned church and to permit single family residential development. These commercial designations will be re-introduced through a subsequent application to amend the Official Plan and a draft plan of proposed subdivision. Finally, the amendment deletes a medium density residential designation that abuts the proposed school designation to the east to facilitate the construction of the school in this locale. The medium density dwelling units implied in the medium density designation have been transferred to other lands owned by the applicant. The various textual changes to facilitate these amendments are outlined on Schedule "A" to this amendment.

2.0 Location

The lands subject to this amendment comprise a portion of a 20 hectare (50 acre) parcel located at the south-east quadrant of Countryside Drive and Dixie Road. Specifically, the proposed high school will be located on a site of approximately 6.356 hectares (15.72 acres) with frontage on Dixie Road and flankage along a designated east-west collector road that intersects with Dixie Road. The proposed institutional (church) designation will be located adjacent to the proposed high school on the north side of the aforementioned east-west collector road. The lands are within Lots 15, Concession 4, E.H.S.

3.0 Amendment and Policies Relative Thereto:

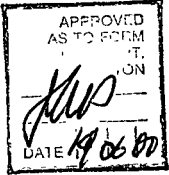
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (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- _____

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 Part IV, Chapter 28, as amended) are hereby further amended:

- (1) by changing on Schedule SP 28 (A) Secondary Plan Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Institutional (Church)" to "Separate High School";
- (2) by changing on Schedule SP 28 (A) Secondary Plan Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Medium Density Residential" to "Separate High School";

- (3) by changing on Schedule SP 28 (A) Secondary Plan Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Neighbourhood Commercial" and "Highway Commercial" to "Institutional (Church)";
- (4) by changing on Schedule SP 28 (A) Secondary Plan Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Neighbourhood Commercial" to "Low Density Residential"; and,
- (5) by changing on Schedule SP 28 (A) Secondary Plan Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low Density Residential" to "Separate High School".

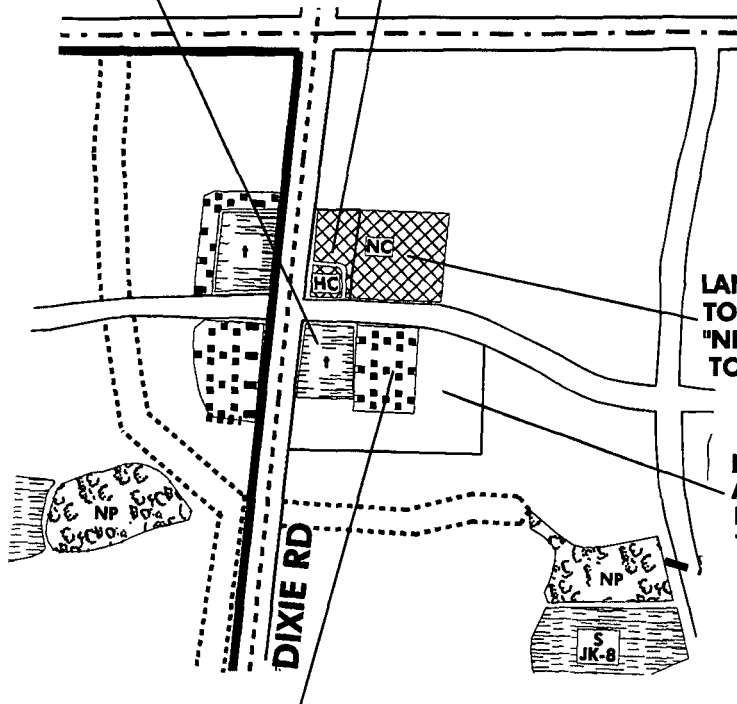


Approved as to Content:

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

LAND SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "INSTITUTIONAL (CHURCH)" TO "SEPERATE HIGH SCHOOL"

LAND SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "NEIGHBOURHOOD COMMERCIAL" AND "HIGHWAY COMMERCIAL" TO "INSTITUTIONAL (CHURCH)"





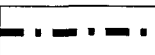
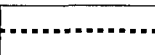

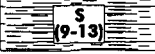


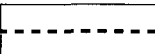
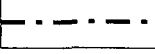
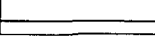



LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "NEIGHBOURHOOD COMMERCIAL" TO "LOW DENSITY RESIDENTIAL"

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

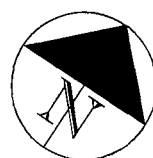
LAND SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "MEDIUM DENSITY RESIDENTIAL" TO "SEPERATE HIGH SCHOOL"

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

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighbourhood Park
-  Pedestrian / Bicycle Links
-  Major Drainage Facility
-  Institutional (Hospital, Church ⊕, Fire Station, Library ⊙, Police Station)
-  Separate High School*
-  Neighbourhood Commercial
-  Highway Commercial
-  Major Arterial Road
-  Minor Arterial Road
-  Collector Road
-  Special Policy Area Number One

OFFICIAL PLAN AMENDMENT OP93 #. 139

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2000 05 03

Drawn by: CJK

File no. C4E15.2

Map no. 28-27L