



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 157-2004

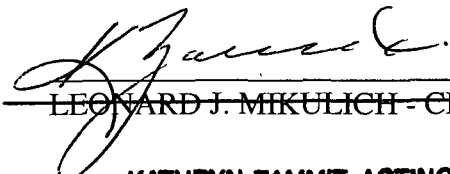
To adopt Amendment Number OP93- 232
to the Official Plan of the City
of Brampton Planning Area

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:

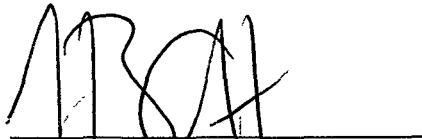
1. Amendment Number OP93- 232 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 14th day of, June 2004.



SUSAN FENNELL - MAYOR


LEONARD J. MIKULICH - CLERK
KATHRYN ZAMMIT, ACTING CITY CLERK

Approved as to Content:



John B. Corbett, MCIP, RPP
Director, Planning and Land Development Services

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 12/26/04

AMENDMENT NUMBER OP 93- 232
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to facilitate the development of an amended draft approved plan of subdivision filed by MATTAMY (SPRINGPARK) LIMITED (Files: 21T-98015B and 21T-98034B and C7E10.2 (B)). More specifically, this amendment:

- (i) deletes a "Medium Density Residential" designation at the south-east corner of Airport Road and Castlemore Road and replaces it with a "Highway and Service Commercial" designation and a "Low Density Residential" designation. This facilitates the development of a highway and service commercial block having an area of approximately 0.89 hectares (2.1 acres) at the intersection of Airport Road and Castlemore Road, with semi-detached residential uses extending easterly to the north/south collector road;
- (ii) deletes a "Medium Density Residential" at the intersection of Airport Road and the east/west collector road from Airport Road and replaces it with a "Low Density Residential" designation that facilitates the development of semi-detached residential uses;
- (iii) varies the requirement that 60% of the development in the "Low Density Residential" designation comprise single detached structural units, in favour of 50% of the development in this designation constituting single detached structural units; and,
- (iv) increases the overall maximum permitted density in the "Low Density Residential" designation from 11.0 units per net residential acre to 11.8 units per net residential acre.

2.0 Location

The lands subject to this amendment are located at the south-east quadrant of Airport Road and Castlemore Road, and are within Part of Lots 9 and 10, Concession 7, N.D.

3.0 Amendment and Policies Relative Thereto:

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

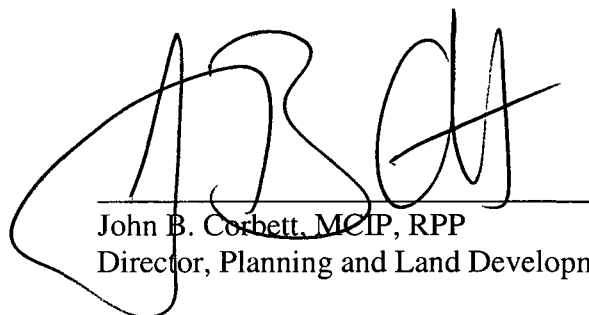
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 14: Gore Industrial North, as set out in Part II: Secondary Plans, Amendment Number OP93- 232

- (2) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from "Medium Density Residential" to "Highway and Service Commercial" and "Low Density Residential".
- (3) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from "Medium Density Residential" to "Low Density Residential".
- (4) by deleting policy 3.1.6 thereof, and replacing it with the following new subsection as 3.1.6

" Low Density Residential

3.1.6 In areas designated "Low Density Residential" on Schedule SP 14(a), single detached and semi-detached structural units are permitted at a maximum density of 11.8 units per net residential acre. In addition, 50% of the development within the "Low Density Residential" designation shall be single detached structural units."

Approved as to Content:



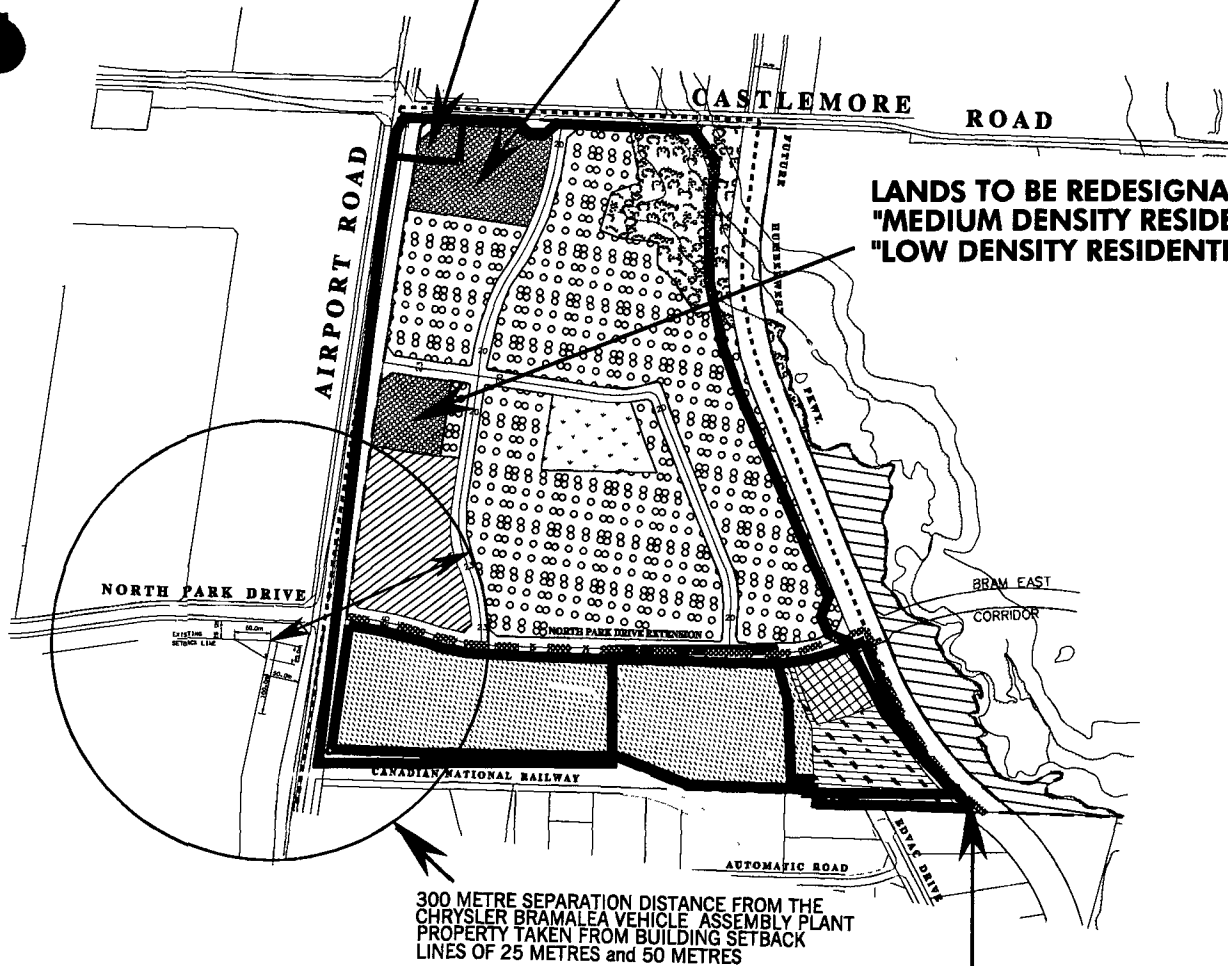
John B. Corbett, MCIP, RPP
Director, Planning and Land Development Services

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**LANDS TO BE REDESIGNATED FROM
"MEDIUM DENSITY RESIDENTIAL" TO
"HIGHWAY & SERVICE COMMERCIAL"**

**LANDS TO BE REDESIGNATED FROM
"MEDIUM DENSITY RESIDENTIAL" TO
"LOW DENSITY RESIDENTIAL"**

**LANDS TO BE REDESIGNATED FROM
"MEDIUM DENSITY RESIDENTIAL" TO
"LOW DENSITY RESIDENTIAL"**
















300 METRE SEPARATION DISTANCE FROM THE CHRYSLER BRAMALEA VEHICLE ASSEMBLY PLANT PROPERTY TAKEN FROM BUILDING SETBACK LINES OF 25 METRES and 50 METRES

L.B.P.I.A. OPERATING AREA BOUNDARY
SEE CITY OF BRAMPTON OFFICIAL
PLAN SCHEDULE 'A' AND AIRCRAFT
NOISE POLICIES, SECTION 4.4.11

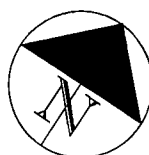
EXTRACT FROM SCHEDULE SP14(A) TO THE GORE INDUSTRIAL NORTH SECONDARY PLAN

DESIGNATIONS

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  CLASS B HERITAGE (9885 AIRPORT ROAD)
-  OPEN SPACE - NEIGHBOURHOOD PARK
-  OPEN SPACE - VALLEY LAND
-  HIGHWAY & SERVICE COMMERCIAL
-  HIGHWAY COMMERCIAL
-  PRESTIGE INDUSTRIAL
-  STORMWATER DETENTION FACILITY
-  SPECIAL STUDY AREA
-  MAJOR & MINOR ARTERIAL ROADS
-  COLLECTOR ROAD
-  AREA SUBJECT TO AMENDMENT

OFFICIAL PLAN AMENDMENT OP93 #. 231

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 06 01

Drawn by: CJK

File no. C7E10.2

Map no. 49-39P

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law
157-2004 being a by-law to adopt Official Plan Amendment OP93-232
Mattamy (Springpark) Limited - File C7E10.2B

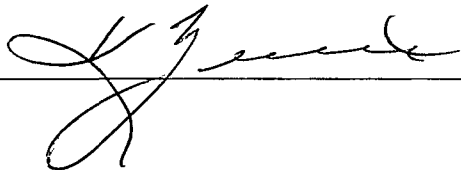
DECLARATION

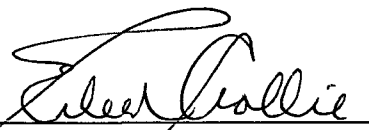
I, Kathryn L. Zammit, of the Town of Caledon, Region of Peel, do solemnly declare that:

1. I am the Acting Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 157-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 14th day of June, 2004, to adopt Amendment Number OP93-232 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 157-2004 as required by section 17(23) of the *Planning Act* was given on the 23rd day of June, 2004, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-232 is deemed to have come into effect on the 14th day of July, 2004, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
20th day of July, 2004.)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**