

AMENDMENT NUMBER OP93- 141
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 141
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 of the lands shown outlined on Schedules A, B and C to this Amendment to permit the development of the subject lands for Private Recreation Commercial purposes and to provide specific policies for the development of the subject lands.

The subject lands are proposed to be developed for golf course, driving range and accessory purposes.

2.0 Location:

The lands subject to this amendment are located on the north side of Bovaird Drive (Highway No. 7), approximately 255 metres (836.6 feet) west of Heart Lake Road. The subject lands have an area of approximately 42.94 hectares (106.1 acres) with a lot frontage of approximately 467 metres (1532 feet) on Bovaird Drive.

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 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 "Residential" and "Open Space" to "Private Commercial Recreation", as shown on Schedule A to this amendment;
- (2) by reducing the extent of the area within the "Special Policy Area" boundary on Schedule 'A' General Land Use Designations thereto, by removing therefrom the lands subject to this amendment, as shown on Schedule A to this amendment;
- (3) by changing on Schedule "E" Open Space thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from "Open Space" to "Private-Commercial Recreation";

- (4) by deleting from the second sentence of the introductory paragraph pertaining to The Brampton Esker in Section 4.1.4 thereof, the words "the limits of the area having potential" and substituting therefor the words "areas within or abutting areas having potential";
- (5) by adding, to the list of amendments pertaining to Secondary Plan Area Number 4: Heart Lake East, as set out in Part II: Secondary Plans, Amendment Number OP93- 141.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Heart Lake East Secondary Plan (being Chapter C53 of Section C of Part C, and Plate Number 45 thereto, as amended) are hereby further amended:

- (1) by expanding the boundaries of Plate 45 thereto, to include the land area shown outlined on Schedule C to this amendment as "Lands Subject To This Amendment" and by outlining this area on Plate 45 as "Private Commercial Recreation";
- (2) by adding, to the legend of Plate 45 thereto, the symbol and notation "Private Commercial Recreation", as shown on Schedule C to this amendment;
- (3) by adding to Plate 45 thereto, a Minor Arterial Road, as shown on Schedule C to this amendment;
- (4) by adding thereto the following policies:

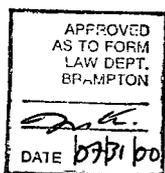
"11.0 PRIVATE COMMERCIAL RECREATION

11.1 The area designated on Plate 45 as Private Commercial Recreation, on the north side of Bovaird Drive, west of Heart Lake Road, defines the limits of the former aggregate extraction area associated with the geological feature known as the Brampton Esker. The subject lands are approximately 42.94 hectares (106 acres) in lot area and located in Part of Lots 11 and 12, Concession 2, E.H.S. Aggregate extraction has ceased and the site is to be rehabilitated and redeveloped for golf course, driving range and accessory uses only, subject to the following:

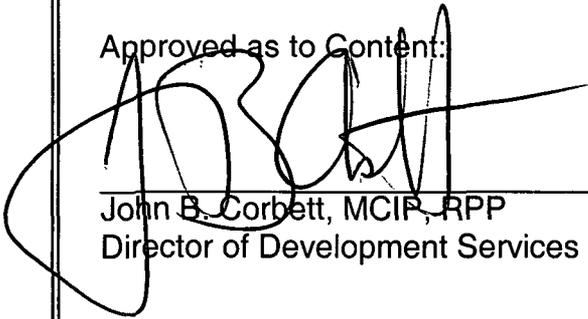
- (a) The subject lands shall be rehabilitated in accordance with an approved rehabilitation

plan as required by the Aggregate Resources Act and reviewed by the Ministry of Natural Resources or its designate and approved by the City of Brampton;

- (b) The ultimate final surface water level in Esker Lake North will be controlled at an elevation of 232.5 metres AMSL. A geotechnical study shall be prepared to address slope stability around Esker Lake North once it has been reduced to this level;
- (c) A detailed engineering, drainage and storm water implementation report shall be prepared to the satisfaction of the City;
- (d) Prior to the initiation of any site grading or servicing, a detailed soils investigation of the subject lands shall be prepared by a qualified geotechnical engineer;
- (e) A portion of the future Heart Lake Road diversion to Highway No. 7 (Bovaird Drive) will be constructed on the subject lands. The proposed alignment is shown on Plate 45. This road will be dedicated and developed to function as a minor arterial road, in accordance with the relevant policies of the Official Plan, and have a minimum right-of- way width of 30.0 metres;
- (f) Development of the lands shall be controlled by an appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 40 of the Planning Act, R.S.O. 1990, as amended."

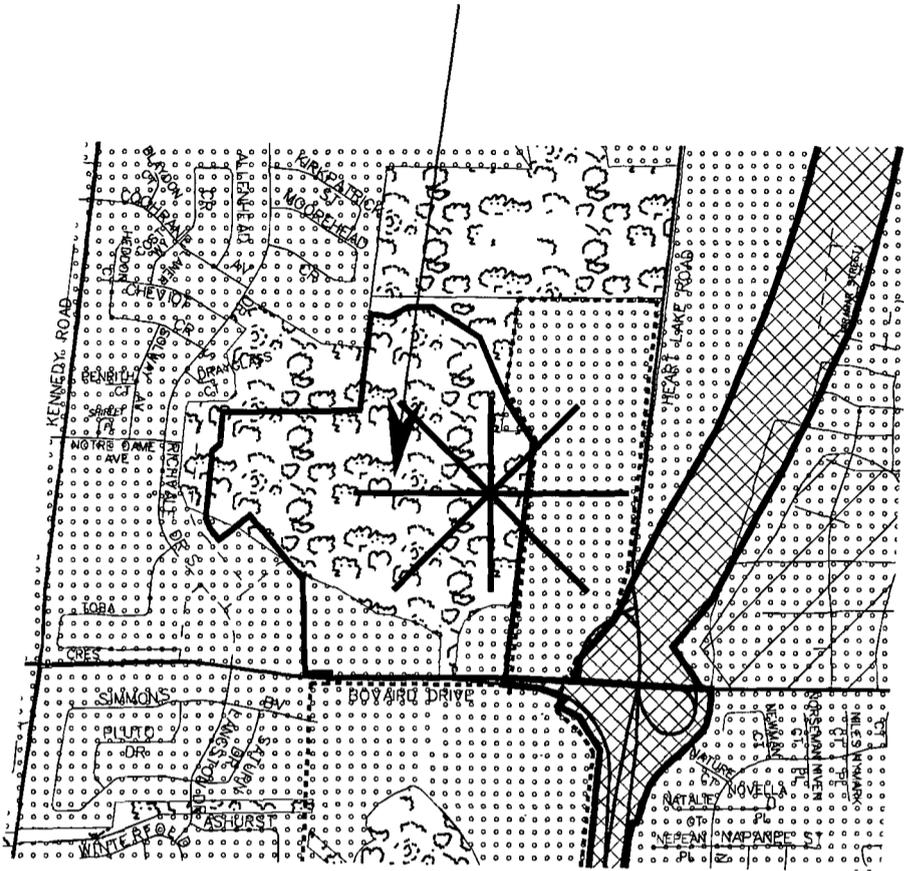


Approved as to Content:

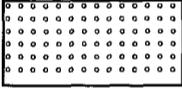
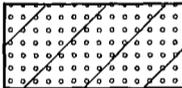
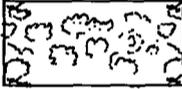
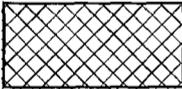
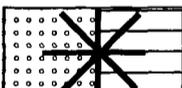
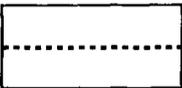


John B. Corbett, MCIP, RPP
Director of Development Services

LANDS SUBJECT TO THIS AMENDMENT TO BE REMOVED FROM "SPECIAL POLICY AREA BOUNDARY" AND REDESIGNATED FROM "RESIDENTIAL" AND "OPEN SPACE" TO "PRIVATE COMMERCIAL RECREATION"

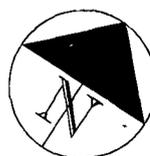


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **RESIDENTIAL**
-  **REGIONAL RETAIL**
-  **OPEN SPACE**
-  **PRIVATE COMMERCIAL RECREATION**
-  **PROVINCIAL FREEWAYS (407/410/427)**
-  **SPECIAL POLICY AREA**
-  **TRANSPORTATION CORRIDOR CONCEPTUAL ALIGNMENT**
-  **SPECIAL POLICY AREA BOUNDARY**

OFFICIAL PLAN AMENDMENT OP93# 141

Schedule A



CITY OF BRAMPTON
Planning and Building

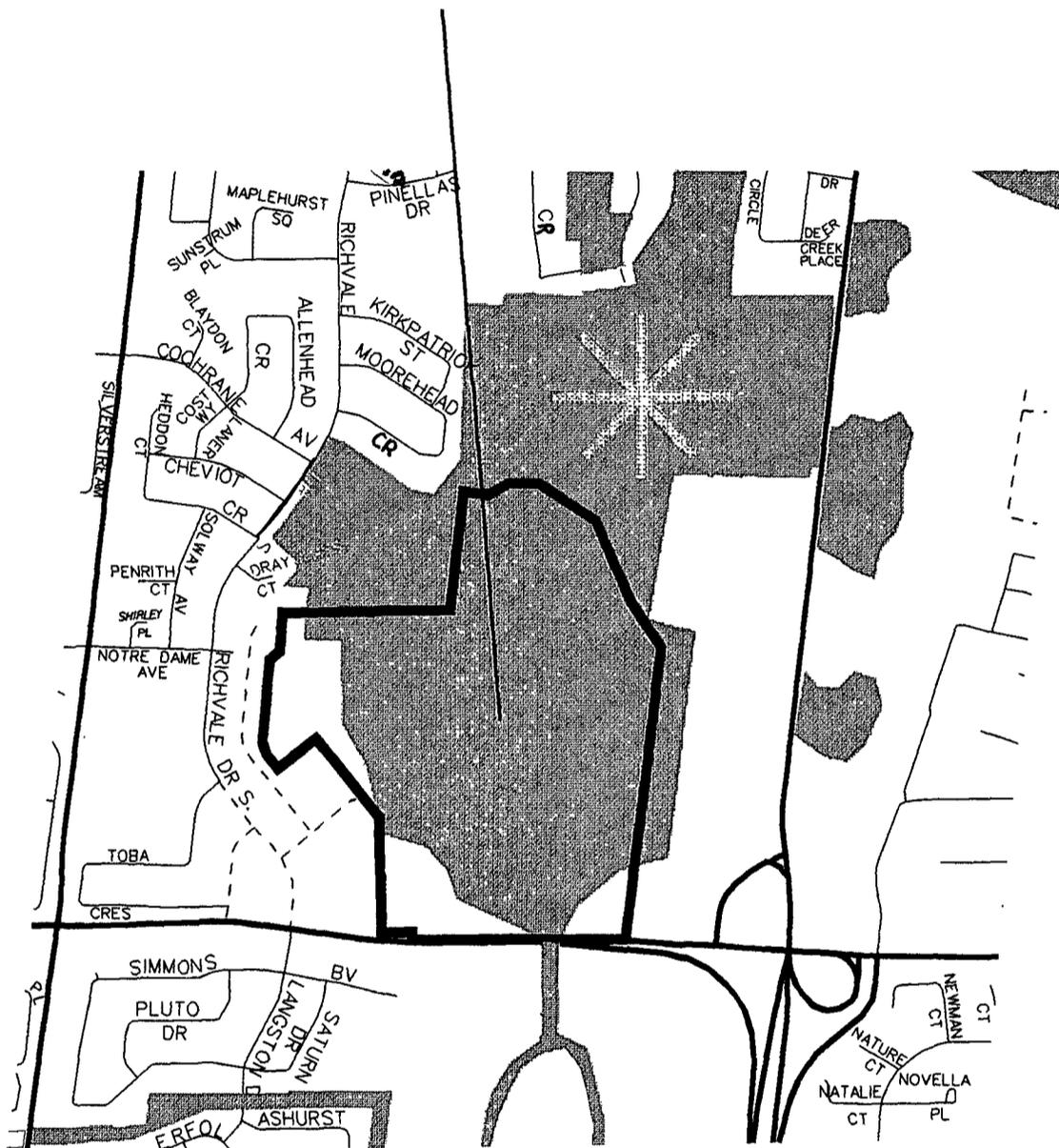
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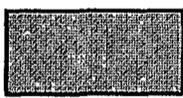
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Map no. 26-48G

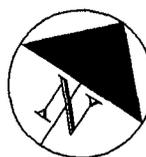
LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "OPEN SPACE" TO "PRIVATE COMMERCIAL RECREATION"



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

-  **OPEN SPACE**
-  **CITY - WIDE PARK**
-  **PRIVATE COMMERCIAL RECREATION**

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CITY OF BRAMPTON
Planning and Building

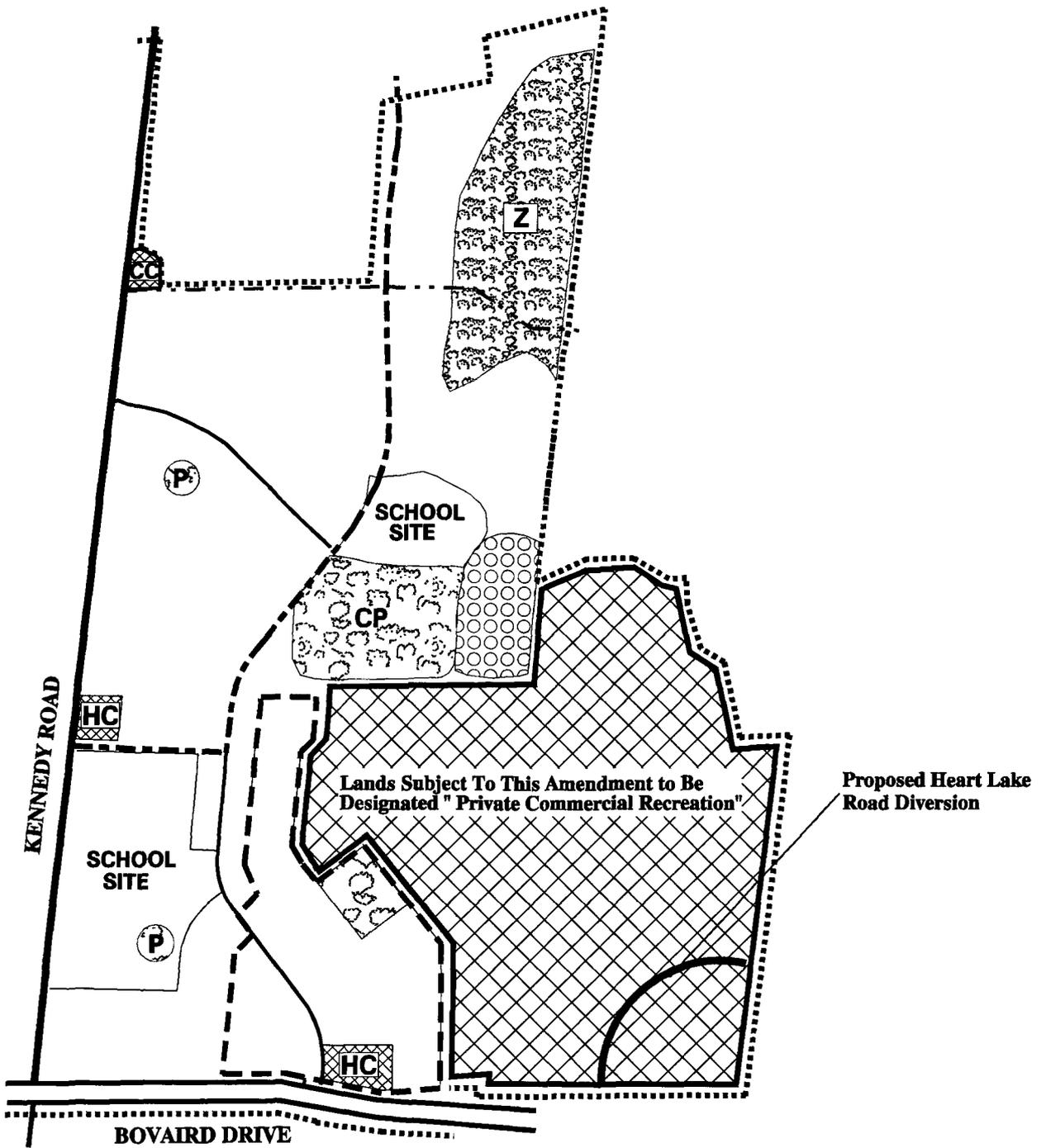
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Map no. 26-48H

Schedule B



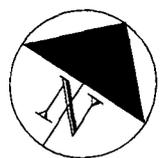
EXTRACT FROM PLATE 45 OF THE DOCUMENT KNOWN AS THE HEART LAKE EAST SECONDARY PLAN

LEGEND

	Bovaird-Kennedy Area Boundary		Public Open Space Neighbourhood Park
	Low & Medium Density Residential		Public Open Space Parkette
	Neighbourhood Commercial		Private Commercial Recreation
	Convenience Commercial		Institutional
	Highway Commercial		Provincial Highway
	Service Commercial		Minor Arterial Road
	Public Open Space Hazard Lands		Collector Road
	Public Open Space Woodlot (Z)		Minor Collector Road
	Public Open Space Gravel Pit (Brampton Esker)		Trans Canada Pipeline
	Public Open Space District Park		Special Policy Area 1
	Public Open Space Community Park		

ADD TO THE LEGEND OF PLATE 45

OFFICIAL PLAN AMENDMENT OP93# 141



CITY OF BRAMPTON
Planning and Building

Date: 2000 06 23 Drawn by: CJK
File no. C2E11.13 Map no. 26-48J

Schedule C