



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

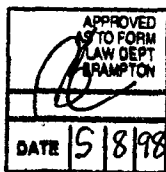
Number 184-98

To Adopt Amendment Number OP 93-97
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- 97 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- 97 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 August, 1998 .



PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

Approved as to Content:

William H. Winterhalt, M.C.I.P., R.P.P.
Director, Planning, Policy and Research

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AMENDMENT NUMBER OP93-97
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purposes of this amendment are:

- to amend the policies of the Official Plan to state that the location of new Parkettes will generally be determined at the subdivision stage based on stated criteria and not designated in the secondary plans;
- to add this amendment to the list of amendments set out in Part II, Secondary Plans, pertaining to Secondary Plan 28: Sandringham Wellington (Springdale), Secondary Plan 40: Bram West, Secondary Plan 41: Bram East, and Secondary Plan 42: Vales of Castlemore.
- to delete Parkettes designations from the “Secondary Plan designations” schedules of these same secondary plans and to delete the related Parkette policies therefrom.

These changes are a result of:

- the limited parkland and facility resources that the City can provide to each neighbourhood;
- an improved process of locating parkettes within the secondary plan at the Draft Plan of Subdivision approval stage based on area specific needs; and
- the changes in the new Development Charges Act which limits the city’s resources for parkland acquisition.

2.0 Location:

The lands subject to this amendment constitute the whole of the City of Brampton Planning Area with respect to general park hierarchy policy adjustments, but with a particular focus on various portions of the following secondary plans with respect to specific secondary plan policy and mapping adjustments:

- The Sandringham-Wellington (28) Secondary Plan which encompasses an area of approximately 1,630 hectares (4030

acres) bounded by Bovaird Drive on the south, Heart Lake Road to the west, Countryside on the north and Airport Road on the east;

- The Bram West (40) Secondary Plan which encompasses an area of approximately 2,120 acres (5,240 acres) bounded by the Brampton Border to the south, Winston Churchill Boulevard to the west and the Credit River to the northeast;
- The Bram East (41) Secondary Plan which is bounded by the Clairville Conservation Area to the south, Goreway Drive to the west, Castlemore Road to the north, and Highway 50 to the east: and
- The Vales of Castlemore (42) Secondary Plan which encompasses an area of approximately 457 hectares (1116 acres) bounded by Castlemore Road on the south, Airport Road on the west, Countryside Drive on the north and Goreway Drive on the east.

3.0 Amendments and Policies Relative Thereto:

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

- (1) By deleting the third paragraph of the Introduction to Section 4.5 thereof and substituting therefor the following:
 “The Tableland Parks category incorporates the sub-designation “City Wide Park” which is shown on Schedule “E” and in the Secondary Plans, the sub-designations “Community Park” and “Neighbourhood Park” which are shown in the Secondary Plans, and the sub-category of “Parkettes”. “Parkettes” are generally designated in the older Secondary Plans, but generally not shown or designated in the newer Secondary Plans since they are provided as appropriate as a component of Subdivision Plan design and processing in accordance with the criteria in this Plan.”
- (2) by deleting from section 4.5.4.1 thereof the word “Parkettes,”
- (3) by deleting from section 4.5.4.7 thereof the first bullet list item “all active tableland parks;” and substituting therefor “all City Wide Parks Community Parks, Neighbourhood Parks and some Parkettes; “

- (4) by deleting the word “additional” at the beginning of section 4.5.4.8 thereof and substituting the words “Parkettes or other additional”,
- (5) by deleting from section 4.5.6.4 (ii) Size of Parks the words “**generally be in the range of 0.6 to 0.8 hectares (1.5 to 2.0 acres)**” thereof and substituting therefor the words “**generally be in the range of 0.6 to 1.2 hectares (1.5 to 3.0 acres)**”,
- (6) by renumbering sections 4.5.6.4 to 4.5.6.13 as sections 4.5.6.6 to 4.5.6.15.
- (7) by adding to section 4.5.6 Park Hierarchy thereof, the following new sections 4.5.6.4 and 4.5.6.5:

4.5.6.4 “The City shall consider the need for Parkettes within neighbourhoods at the draft plan of subdivision stage of the planning process based on the following criteria:

- Location relative to another neighbourhood park or existing or planned parkette
- Separation from a neighbourhood park or another parkette by a major or minor arterial road, natural feature or other barrier
- Density of the neighbourhood
- Total population of the neighbourhood in relation to planned facilities
- Expressed community needs”

4.5.6.5 “The Community Services Department shall provide and maintain for inclusion as an appendix to each of the new developing secondary planning areas a general land use map showing intended parkette locations to provide guidance to the process of subdivision design and review.”

- (8) 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- 97 to the document known as the City of Brampton Official Plan.

- (9) by changing on Schedule "SP28(A)," Secondary Plan Designations, thereto the designations of the lands shown on the Schedule "A" to this amendment in the manner indicated on said Schedule "A" and described as follows:
- (i) delete the Parkette designation located south of Countryside Drive and west of Dixie Road, and substitute therefor Low Density Residential;
 - (ii) delete the Parkette designation located south of Countryside Drive and east of Dixie Road, and substitute therefor Low Density Residential;
 - (iii) delete the Parkette designation located approximately mid-way between Sandalwood Parkway and Countryside Drive, immediately east of Bramalea Road, and substitute therefor Low Density Residential;
 - (iv) delete the Parkette designation located south of Countryside Drive, immediately west of Torbram Road, and substitute therefor Low Density Residential;
 - (v) delete the Parkette designations located south of Countryside Drive and east of Torbram Road, and substitute therefor Low Density Residential;
 - (vi) delete the Parkette designation located just south of Countryside Drive and west of Airport Road, and substitute therefor Low Density Residential;
 - (vii) delete the Parkette designation located approximately mid-way between Sandalwood Parkway and Countryside Drive, immediately west of Airport Road, and substitute therefor Low Density Residential;
 - (viii) delete the Parkette designation located north of Sandalwood Parkway and east of Torbram Road, and substitute therefor High Density Residential;

- (ix) delete the Parkette designation located south of Sandalwood Parkway between Highway 410 extension and Heart Lake Road, and substitute therefor Medium Density Residential; and
 - (x) delete the Parkette designation located north of Sandalwood Parkway between Highway 410 extension and Heart Lake Road, and substitute therefore Medium Density Residential.
- (10) by amending Chapter 28 of Part II thereof as follows:
- (i) by deleting section 5.2.2 thereof in its entirety and substituting therefor the following:

“5.2.2

All Neighbourhood Parks and Community Parks are specifically designated on Schedule SP28(A) in accordance with the relevant policies of the General Plan. Only some Parkettes in the southerly, early development portions of the Secondary Plan are specifically designated, while the need for Parkettes in the remaining portions of the Plan will be assessed at the Subdivision Approval stage of the planning process in accordance with the relevant policies and criteria of the General Plan.
 - (ii) by deleting therefrom Table 4 (Public Open Space Structure for Secondary Plan Number 28) in its entirety.
- (11) by adding to the list of amendments pertaining to Secondary Plan Area Number 40: Bram West Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93 -97 to the document known as the City of Brampton Official Plan
- (12) by changing on Schedule “SP40(A)”, Secondary Plan Designations, thereto the designations of the lands shown on the Schedule “B” to this amendment in the manner indicated on said Schedule “B” and described as follows:

- (i) delete the Parkette designation located north of Steeles Avenue, west of the Credit River, and substitute therefor Low / Medium Density Residential; and
 - (ii) delete the Parkette designation located north of Steeles Avenue and east of the Credit River and substitute therefor Low / Medium Density Residential.
- (13) by adding to the list of amendments pertaining to Secondary Plan Area Number 41: Brameast Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-97 to the document known as the City of Brampton Official Plan.
- (14) by amending on Schedule "SP41(A)", Secondary Plan Designations, thereto the designations of the lands shown on the Schedule "C" to this amendment in the manner indicated on said Schedule "C" and described as follows:
 - (i) delete the Parkette designation located south of Castlemore Road and east of Goreway Drive, and substitute therefor Low Density Residential;
 - (ii) delete the two (2) Parkette designations located between Goreway Drive and McVean Drive and north of Williams Parkway and substitute therefor Low / Medium Density Residential;
 - (iii) delete the Parkette designation located south of Castlemore Road and east of McVean Drive and substitute therefor Low/Medium Density Residential;
 - (iv) delete the Parkette designation located approximately mid-way between McVean Drive and The Gore Road and south of Williams Parkway and substitute therefor Low/Medium Density Residential;
 - (v) delete the two (2) Parkette designations located between The Gore Road and Highway 50 and south of Williams Parkway and substitute therefor Low / Medium Density Residential; and

- (vi) delete the six (6) Parkette designations located between The Gore Road and Highway 50 and north of Williams Parkway and substitute therefor Low / Medium Density Residential.
- (15) by amending Chapter 41 of Part II thereof as follows:
- (i) by deleting therefrom section 3.3.8 and the associated heading "Parkettes"; and
 - (ii) by renumbering sections 3.3.9 to 3.3.17 thereof as sections 3.3.8 to 3.3.16
- (16) by adding to the list of amendments pertaining to Secondary Plan Area Number 42: Vales of Castlemore Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-97 to the document known as the City of Brampton Official Plan
- (17) by changing on Schedule "SP42(A)" Secondary Plan Designations, thereto the designations of the lands shown on the Schedule "D" to this amendment in the manner indicated on said Schedule "D" and described as follows:
- (i) delete the two (2) Parkette designations located north of the Trans Canada Pipeline, and substitute therefor Low Density Residential;
 - (ii) delete the two (2) Parkette designations located east of Airport Road, south of the Trans Canada Pipeline and north of Castlemore Road, and substitute therefor Low/Medium Density Residential; and
 - (iii) delete the Parkette designation located south of the Trans Canada Pipeline, north of Castlemore Road and west of Goreway Drive and substitute Low Density Residential.
- (18) by amending Chapter 42 of Part II thereof as follows:
- (i) by deleting therefrom section 3.3.7 and the associated heading "Parkettes"; and

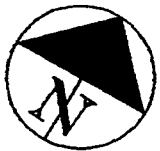
- (ii) by renumbering sections 3.3.8 to 3.3.15 thereof as sections 3.3.7 to 3.3.14.

Approved as to Content:



William H. Winterhalt
Director, Planning, Policy and Research

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OFFICE CONSOLIDATION

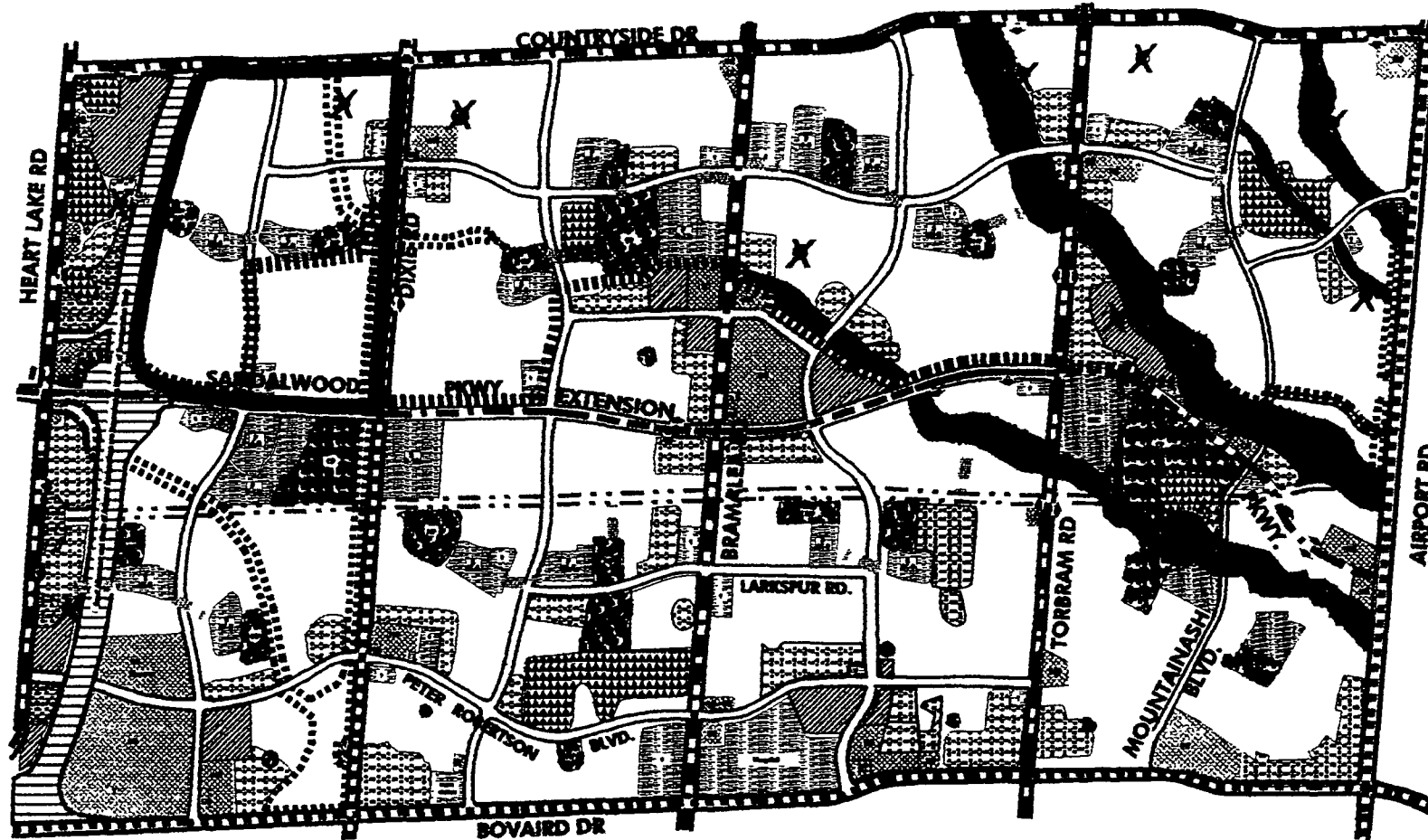
THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

As It Relates To Secondary Plan Area No.28

Schedule SP 28(A)
Secondary Plan Designations

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 (Hospital, Church, Fire Station, Library, Police Station)
- Public Elementary School *
- Public Senior Elementary School*
- Public High School *
- Separate Elementary School*
- Separate High School*
- 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
- Phase 1 / Phase 2 Boundary
- Special Policy Area Number One

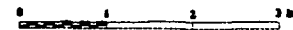


Parkettes Designations To Be
Removed From Secondary Plan



City of Brampton

Consolidation Date January 1998



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

Schedule SP 40 (a) BRAM WEST SECONDARY PLAN AREA No. 40 (a)

RESIDENTIAL LANDS:

- Low Density
- Low / Medium Density
- Medium Density
- Cluster / High Density
- Village Residential
- Community Centre
- Residential Policy Area

EMPLOYMENT LANDS:

- Standard Industrial
- Prestige Industrial
- Employment Estates
- Highway & Service Commercial
- Office Node Commercial
- Neighbourhood Commercial
- Convenience Commercial
- Churchville Heritage Conservation District
- Secondary Plan Boundary

OPEN SPACE:

- Valleyland
- City Wide Park
- Community Park
- Neighbourhood Park
- Parkette
- Cemetery
- Woodlot
- SWM Facility (Quantity)

INFRASTRUCTURE:

- Parkway Belt West
- Trans-Canada Pipeline
- Ontario Hydro Power Corridor
- Canadian Pacific Railway

INSTITUTIONAL

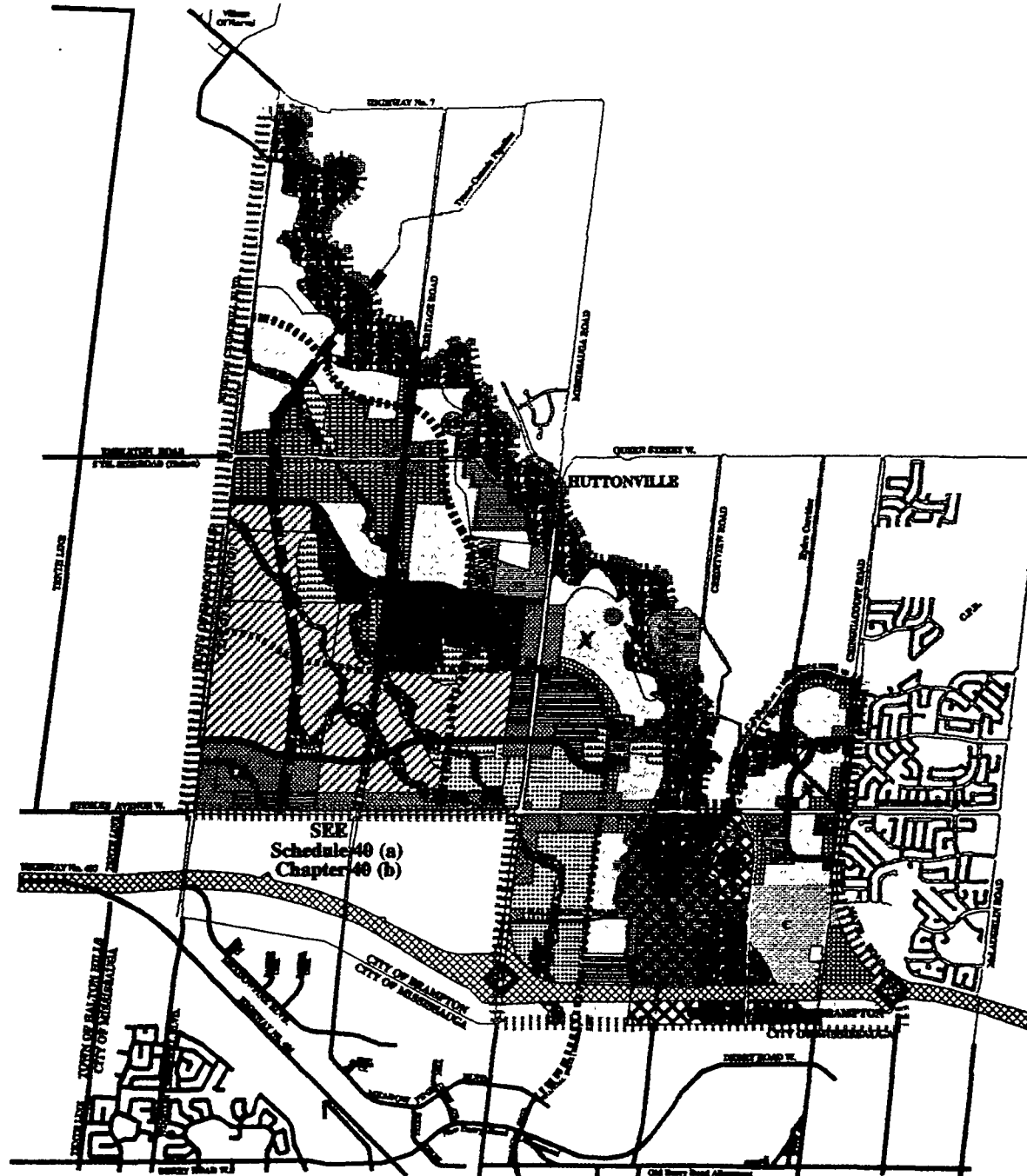
- Secondary School
- Elementary School
- Place Of Worship (Reserve)
- Fire Station

ROAD NETWORK

- Highway 407
- Major Arterial (45-50 metres)
- Minor Arterial (36 metres)
- Major Collector Roads (26-30 metres)
- Minor Collector Roads (23-26 metres)
- Interchange

 Parkettes Designations To Be Removed From Secondary Plan

July 21, 1997
gatestamm6.dgn



OFFICIAL PLAN AMENDMENT No. 0P93-97

Schedule B



CITY OF BRAMPTON
Planning and Building

Date: 1996 08 04
File no. gatestamm6.dgn
Map no.
Drawn by: C.R.E.

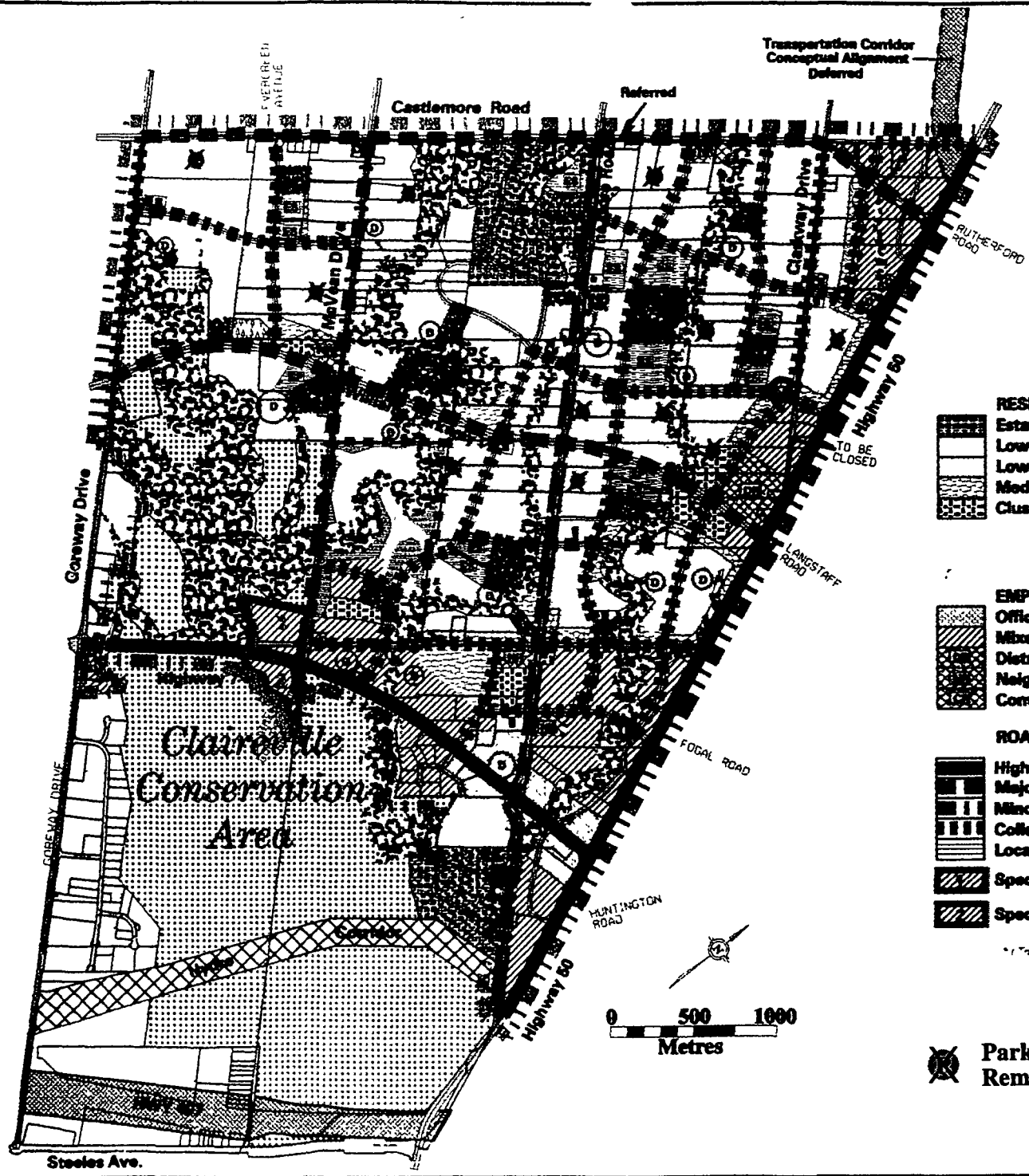
BRAM EAST SECONDARY PLAN SCHEDULE SP41 (a)

- | | |
|---|---|
| RESIDENTIAL LANDS:
Estate Residential
Low Density
Low / Medium Density
Medium Density
Cluster / High Density | OPEN SPACE:
Valleyland
Conservation Lands
Private Commercial Recreation
Community Park
Neighbourhood Park
Parkettes
Woodlot
Storm Water Management Facility
Cemetery |
| EMPLOYMENT LANDS:
Office Node
Mixed Commercial / Industrial
District Retail
Neighbourhood Retail
Convenience Retail | INSTITUTIONAL:
Elementary School (JK-5 or JK-6)
Senior Public School (6-8)
Secondary School (9-O.A.C.)
Place Of Worship
Fire Hall
OPA 201 (Woodlands)
Secondary Plan Boundary |
| ROAD NETWORK
Highway
Major Arterial
Minor Arterial
Collector Road
Local Road
Special Policy Area 1 (Office)
Special Policy Area 2 (Public Use / Commercial) | |

*(Transportation Corridor Conceptual Alignment - Approvals and alignment to be determined.)

As Approved On August 29, 1997

Parkettes Designations To Be
Removed From Secondary Plan



Schedule C

OFFICIAL PLAN AMENDMENT No. 0P93-97

CITY OF BRAMPTON
 Planning and Building

Date: 1998 08 04
 File no. 1brame.dgn
 Drawn by: C.R.E.
 Map no.

VALES OF CASTLEMORE SECONDARY PLAN

Schedule SP42 (a)

- RESIDENTIAL LANDS :**
- Estate Residential
 - Low Density
 - Low Density 1
 - Low Density 2
 - Low / Medium Density
 - Medium Density
- COMMERCIAL LANDS :**
- Convenience Retail
- OPEN SPACE :**
- Link Park
 - Conservation Lands
 - Valleyland
 - Neighbourhood Park
 - Woodlot
 - Parkettes
 - Stormwater Management

- INSTITUTIONAL :**
- Place of Worship
 - Elementary School

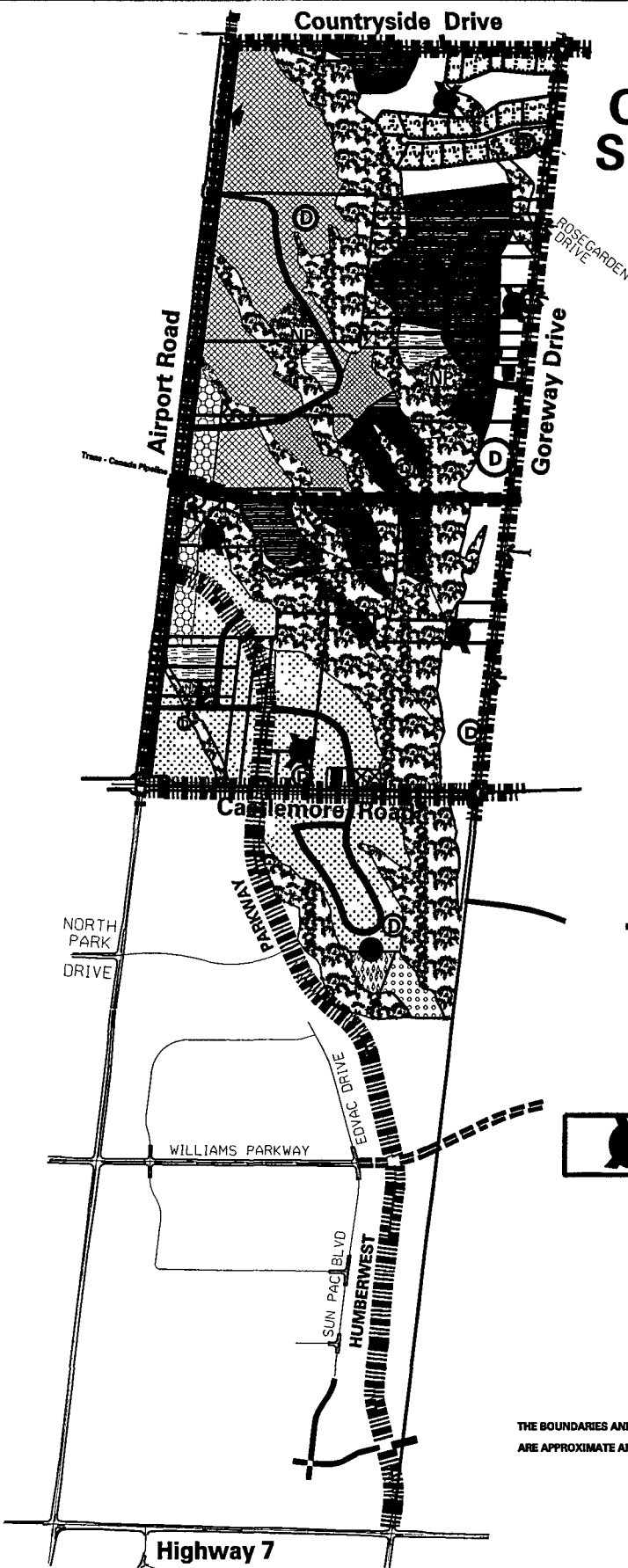
- ROAD NETWORK :**
- Major Arterial
 - Minor Arterial
 - Collector Road
 - Local Access

- UTILITIES :**
- Trans - Canada Pipeline

Parkette Designations To Be Removed From Secondary Plan

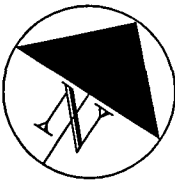


THE BOUNDARIES AND ALIGNMENTS OF DESIGNATIONS ON THIS SCHEDULE ARE APPROXIMATE AND ARE NOT INTENDED TO BE SCALED.
JANUARY 1998



OFFICIAL PLAN AMENDMENT NO 0P93-97

Schedule D



CITY OF BRAMPTON
Planning and Development

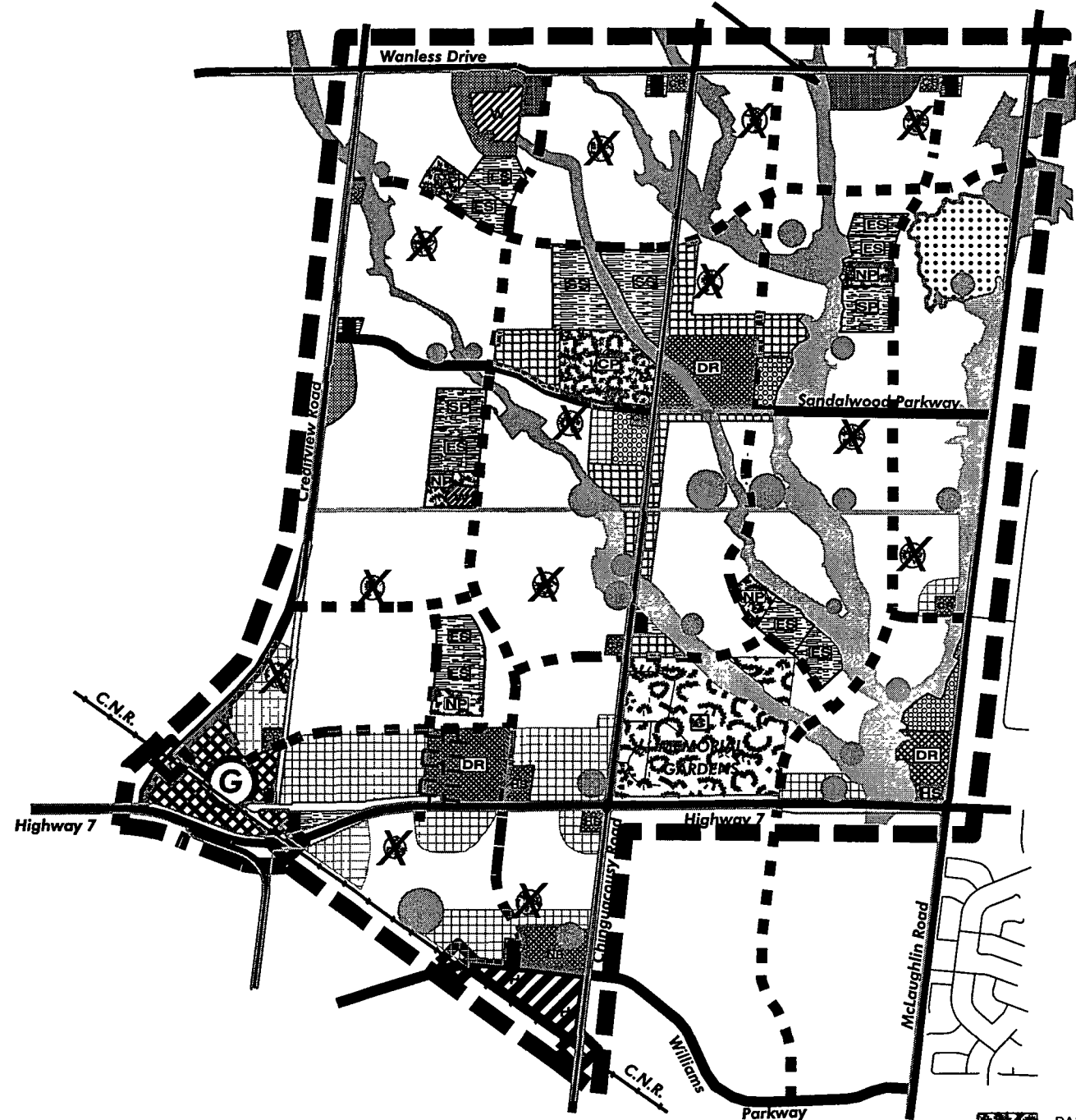
Date: 98 / 01 / 15 Drawn by: JK
File no. valcon5 / 3rd version.dgn Map no.

**PROPOSED MODIFICATIONS TO THE
FLETCHERS MEADOW SECONDARY PLAN**

1. Policy 3.3.8 respecting lands designated Parkette is modified by deleting it in its entirety and renumbering the following policies 3.3.9 to 3.3.21 as policies 3.3.8 to 3.3.20.
2. Schedule SP44(a) Fletchers Meadow Secondary Plan Land Use Plan is modified by deleting therefrom the Parkette designations as indicated on the attached marked copy of Schedule SP44 (a).

POTENTIAL REALIGNMENT
SUBJECT TO CVC / DFO APPROVAL (FISH HABITAT)

Schedule SP 44 (a) Fletcher's Meadow Secondary Plan Land Use Plan



LEGEND:

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM / CLUSTER / HIGH DENSITY RESIDENTIAL

TRANSPORTATION

- GRADE SEPARATION
- ARTERIAL ROADS
- COLLECTOR ROADS
- GO TRANSIT SITE SPECIAL POLICY AREA 1
- MIXED USE NODE
- TRANS-CANADA PIPELINE
- HYDRO
- SPILL AREA SPECIAL POLICY AREA 2
- STORM WATER MANAGEMENT FACILITY
- SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT

INSTITUTIONAL

- SENIOR PUBLIC SCHOOL
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP

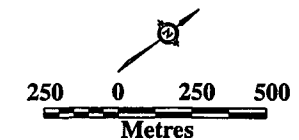
COMMERCIAL

- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SPECIAL POLICY AREA

OPEN SPACE

- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- PARKETTES
- WOODLOT
- CEMETERY
- PRIMARY VALLEY LAND
- SECONDARY VALLEY LAND

PARKETTES DESIGNATIONS TO BE REMOVED
FROM SECONDARY PLAN BY MODIFICATION



December 18, 1997
mwl/cdb/sgn
CDE