



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

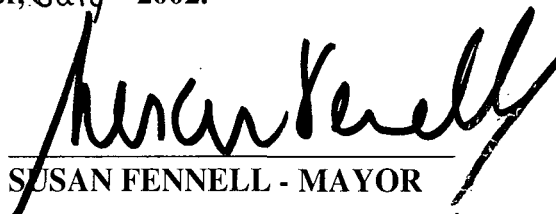
Number 199-2002

To adopt Amendment Number OP93-192
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:

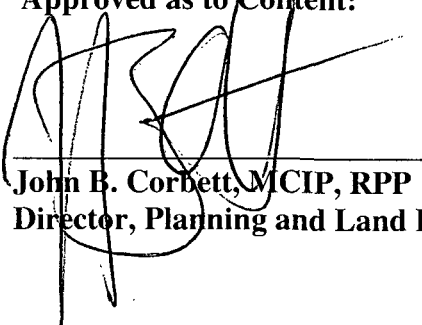
1. Amendment Number OP93- 192 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

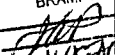
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 17th day of, July 2002.


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 11/15/02

AMENDMENT NUMBER OP93- 192
to the Official Plan of the
City of Brampton Planning Area

**AMENDMENT NUMBER OP 93-192
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this amendment is to revise certain designations within the Vales of Castlemore Secondary Plan and to provide detailed policies for the development of lands within the “Upscale Executive Housing Special Policy Area” in accordance with policy section “4.1.2 UPSCALE EXECUTIVE HOUSING” in the City’s Official Plan. The policies contained in this amendment conform to the spirit and intent of Section 4.1.2 in the Official Plan in the following respects:

- Minimum lot frontages for single family detached homes of 15 metres (50 feet).
- A maximum net density of 14.5 units per net hectare (6.0 units per net acre).
- A variety of lot sizes up to and beyond 26 metre (85 feet) lot widths, with sufficient sized lots to accommodate three car garages.
- Distinct and high quality housing forms with lots greater than 21 metres (70 feet) frontage as anchors to the Upscale Executive Community.
- A buffer of appropriately sized lots to provide an interface with abutting lower density areas, and in particular, through the provision of 21 metre (70 foot) wide and/or 24 metre (80 foot wide) lots along the west side of Goreway Drive.
- An Upscale Executive Community that benefits from proximity to open space and natural features.
- Proximity to transportation systems that are well connected to the Greater Toronto Area.
- A Minimum of 500 Upscale Executive Lots.
- Urban design attributes that reflect the upscale nature of the community.

2.0 Location

The lands subject to this amendment are bounded by Goreway Drive on the east, Castlemore Road on the south, and the valleylands of the west Humber River west Humber Valley on the west as identified on Schedule A to this amendment. The lands are within Part of Lots 11, 12, 13 and 14, Concession 7, N.D.

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 42: Vales of Castlemore, as set out in Part II: Secondary Plans, Amendment Number OP93- 192
- (2) by adding to the legend on Schedule SP 42(a): “Executive Residential”;

-2-

- (3) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Low Density 1” to “Stormwater Management”;
- (4) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Low Density 1” to “Neighbourhood Park”;
- (5) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area”, “Place of Worship” and “Low Density 1” to “Executive Residential”;
- (6) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Low Density 1” to “Executive Residential”;
- (7) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Elementary School” to “Executive Residential”;
- (8) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Neighbourhood Park” to “Executive Residential”;
- (9) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Low Density”, “Low Density 1” and “Parkette” to “Collector Road”;
- (10) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area”, “Low Density”, “Low Density 1” and “Parkette” to “Elementary School”;
- (11) by changing on Schedule SP 42(a) the land use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Housing Special Policy Area” and “Low Density” to “Executive Residential”;
- (12) by deleting Policies 3.1.1 a to 3.1.1f and replacing them with the following:

“Vales South- Upscale Executive Housing Area

- 3.1.1 a The lands currently designated “Upscale Executive Housing Special Policy Area” and “Executive Residential” comprises the Vales South- Upscale Executive Housing Area and is considered to have appropriate characteristics to accommodate a successful upscale executive housing community in accordance with the policies, principles, and standards set out in SECTION 4.1: RESIDENTIAL, PART 1: THE GENERAL PLAN.

- 3.1.1b** The Vales South- Upscale Executive Housing Area is to be developed in conjunction with the southerly lands designated executive residential in accordance with a community vision that includes the following principles:
- integration of the community development concept with the natural environment and features, including maintaining visual and physical access to the valleylands;
 - establishment of community gateways through the use of design features such as medians, gateway structures and special corner lots;
 - creation of special streets of distinctive character, emphasizing view corridors to the valleylands, through the use of design measures including medians, manor houses and vista blocks and/or parkettes;
 - establishment of community focal points through the location and design of neighbourhood parks and institutional uses; and,
 - provision of a variety of high quality housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.
- 3.1.1c** The “Design Workbook for Brampton’s Upscale Executive Special Policy Areas” is a guide to ensure that design attributes of the Vales South- Upscale Executive Housing Area are thoroughly compatible with their Upscale Executive Housing role.
- 3.1.1d** A minimum of 500 executive housing units having lot sizes of approximately 464.5 square metres (5,000 square feet), with a minimum lot frontage of 15 metres (50 feet) are to be provided.
- 3.1.1e** Maximum density of 14.8 units per net residential hectare (6 units per net residential acre).
- 3.1.1f** Prior to draft plan of subdivision approval, a “community vision block plan” shall be prepared and approved by the City which establishes a street hierarchy, a community open space plan and a built form plan to achieve upscale executive housing principles. The “community vision block plan” shall also address and incorporate the requirements of Section 5.8 regarding Urban Design Guidelines to the greatest extent practicable.
- 3.1.1g** As a condition of draft plan of subdivision approval, proponents shall submit for the approval of the City architectural and urban design concepts for residential forms of development in accordance with the overall community vision block plan required by Policy 3.1.1f.
- 3.1.1 h** The lands currently designated “Upscale Executive Housing Special Policy Area” are intended to be studied in greater detail in accordance with the policies, principles, and standards set out in SECTION 4.1: RESIDENTIAL, PART 1: THE GENERAL PLAN and policy sections 3.1.1b to 3.1.1g to determine methods for implementing an upscale executive housing community to the satisfaction of the City.”

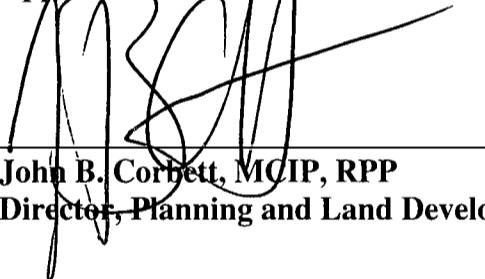
(3) by adding after Policy Section 3.1.30 the following:

“Executive Residential

3.1.31 In the area designated Executive Residential only upscale executive housing development is permitted in accordance with policy sections 3.1.1 a to 3.1.1 g with the following specific policies applying:

- i) only single detached homes shall be permitted.**
- ii) a maximum density of 14.8 units per net residential hectare (6.0 units per net residential acre).**
- iii) a minimum lot area of approximately 464.5 square metres (5000 square feet).**
- iv) a minimum lot depth of 30 metres (100 feet).**
- v) lot widths of 21 metres (70 feet) and/or 24 metres (80 feet) for lots abutting Goreway Drive, with a minimum lot widths of 18 metres (60 feet) for lots abutting the valley of the West Branch of the West Humber River, and a minimum lot width of 15 metres (50 feet) for the remainder of the area.”**

Approved as to Content:



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

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" AND "LOW DENSITY 1" TO "STORMWATER MANAGEMENT"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" AND "LOW DENSITY 1" TO "NEIGHBOURHOOD PARK"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" AND "PLACE OF WORSHIP" AND "LOW DENSITY" TO "EXECUTIVE RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" AND "LOW DENSITY 1" TO "EXECUTIVE RESIDENTIAL"

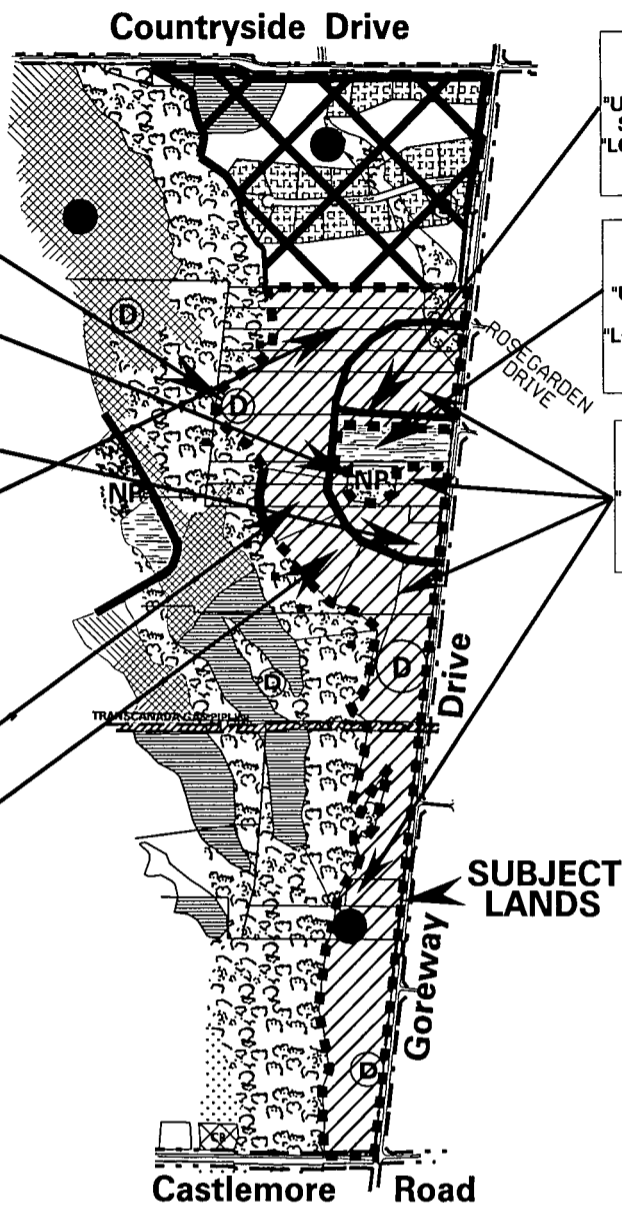
LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" AND "ELEMENTARY SCHOOL" TO "EXECUTIVE RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA" AND "NEIGHBOURHOOD PARK" TO "EXECUTIVE RESIDENTIAL"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA," AND "LOW DENSITY," "LOW DENSITY 1," AND "PARKETTE" TO "COLLECTOR ROAD"

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA," "LOW DENSITY," "LOW DENSITY 1" AND "PARKETTE" TO "ELEMENTARY SCHOOL"

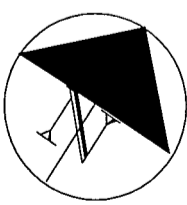
LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA," AND "LOW DENSITY" TO "EXECUTIVE RESIDENTIAL"



EXTRACT FROM SCHEDULE SP42(a) OF THE DOCUMENT KNOWN AS THE VALES OF CASTLEMORE SECONDARY PLAN

RESIDENTIAL LANDS :		COMMERCIAL LANDS :		INSTITUTIONAL :	
	Estate Residential		Convenience Retail		Place of Worship
	Low Density	OPEN SPACE :			Elementary School
	Low Density 1		Link Park		"Upscale Executive Housing Special Policy Area"
	Low Density 2		Conservation Lands	ROAD NETWORK :	
	Low / Medium Density		Valleyland	- - - - -	Major Arterial
	Medium Density		Neighbourhood Park	- - - - -	Minor Arterial
	Executive Residential		Woodlot	— — — — —	Collector Road
			Parkette	— — — — —	Local Access
			Stormwater Management	UTILITIES :	
				- - - - -	Trans - Canada Pipeline

OFFICIAL PLAN AMENDMENT OP93#.
192



CITY OF BRAMPTON
Planning and Development

Date: July 10, 2002 Drawn by: JKennedy

File no. vales amend_d.dgn Map no.
C7E13.5 / C7E14.14

Schedule A

By-law 199-2002

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
199-2002 being a by-law to adopt Official Plan Amendment
OP93-192 (Mattamy Castlemore Limited [File: C7E13.5] and
Fanshore Investment Inc. {Gore} File C7E14.4

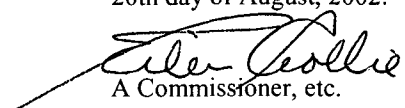
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 199-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 17th day of July, 2002 to adopt Amendment Number OP93-192 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 199-2002 as required by section 17(23) of the *Planning Act* was given on the 26th day of July, 2002, 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 sections 17(24) of the *Planning Act* on or before the final date for filing objections
5. OP93-192 is deemed to have come into effect on the 16th day of August, 2002, 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 August, 2002.)


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.**