



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 232-97

To Adopt Amendment Number OP93- 75
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- 75 to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number OP93- 75 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 15th day of October, 1997.

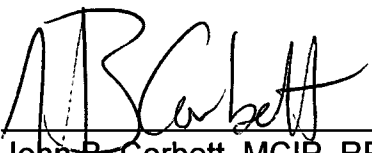


 PETER ROBERTSON - MAYOR



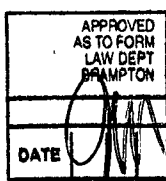
 LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:



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

03/96



Background Material to
Amendment Number OP93- 75

Attached is a copy of a planning report dated March 4, 1996, and a copy of a report dated April 4, 1996 forwarding the notes of the Public Meeting held on April 3, 1996, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Region of Peel

February 29, 1996

AMENDMENT NUMBER OP93- 75
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 75
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 outlined on Schedule A to permit the development of the subject lands for commercial purposes and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment comprise a total area of approximately 7.63 hectares (18.86 acres), and are generally located on the north and east side of Gillingham Drive, within the east half of Lot 10, Concession 1, W.H.S., in the City of Brampton.

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 6: Brampton West as set out in Part II: Secondary Plans, Amendment Number OP93- 75.

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 Brampton West Secondary Plan (being Chapter 6(a) of Part IV - Secondary Plans, as amended) are hereby further amended:

(1) by adding to the legend of Schedule SP6(a) thereto, the symbol and notation "Highway Commercial".

(2) by changing on Schedule SP6(a) thereto, the land use designation of the lands as shown outlined on Schedule A to this amendment from "High Density Residential" and "Service Commercial" to "Highway Commercial".

(3) by deleting from the legend of Schedule SP6(a) the symbol and notation "Service Commercial".

- (4) by deleting Section 7.0 Service Commercial and policies 7.1, 7.2, 7.3, 7.4 and 7.5 of Chapter 6(a) of Part IV and substituting therefore the following:

"7.0 Highway Commercial

- 7.1 Lands designated for Highway Commercial purposes on Schedule SP6(a) shall be developed in accordance with the policies set out in sections 2.2.4.3 to 2.2.4.8.
- 7.2 Lands designated Highway Commercial on Schedule SP6(a) shall have a site area of approximately 7.6 hectares.
- 7.3 Retail warehousing may be permitted and the minimum gross floor area shall be set out in the zoning by-law."

- (5) by deleting policy 4.1 of Chapter 6(a) of Part IV and substituting therefore the following:

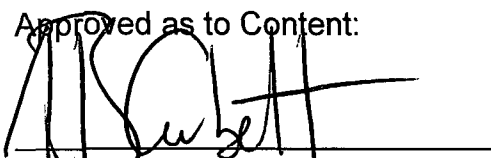
"4.1 The housing mix targets shall be as indicated in Table 1 and shall apply to the whole of New Development Area 5:

Table 1

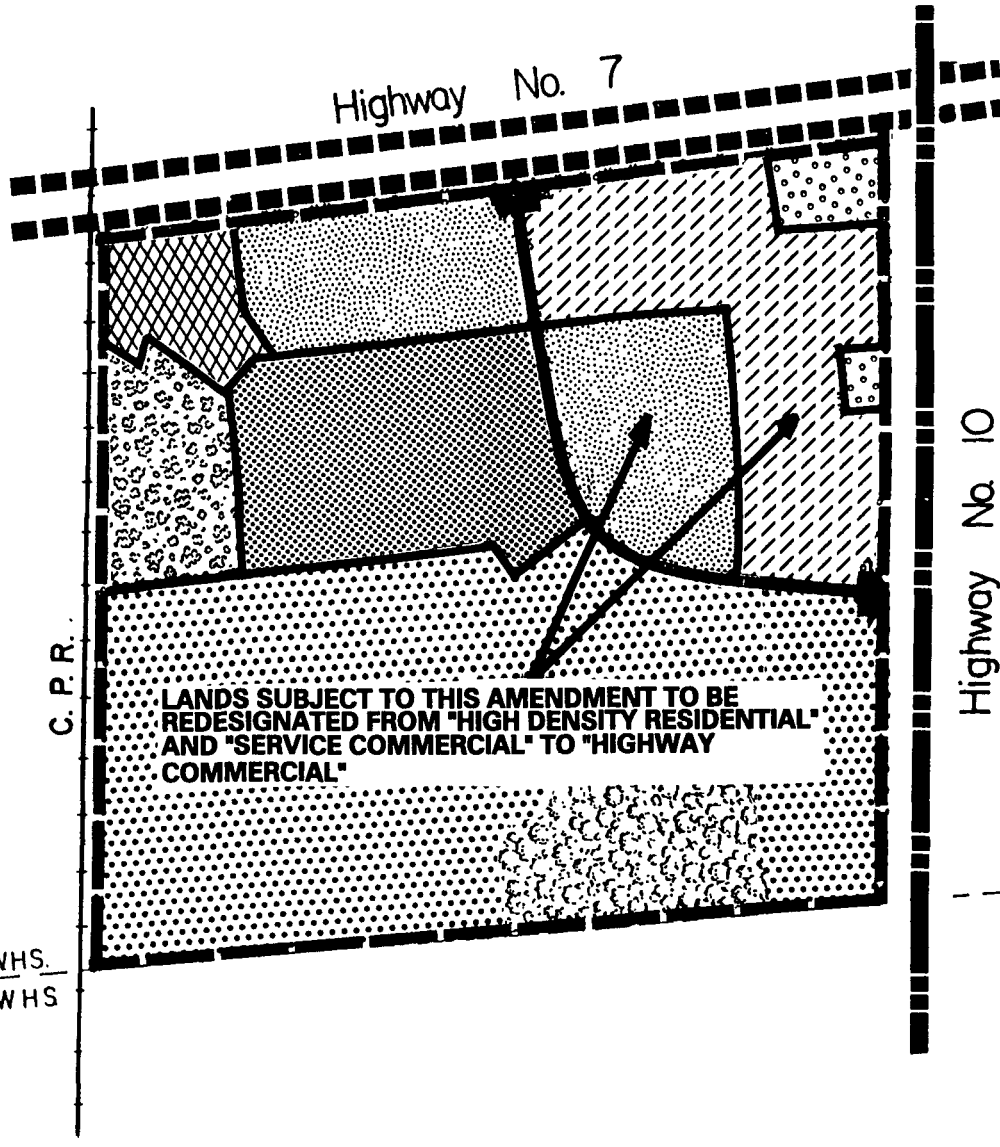
<u>Housing Type</u>	<u>Percent of Total Dwelling Type</u>
Single detached density type	16 - 19%
Semi detached density type	24 - 27%
Townhouse density type	7 - 11%
Apartment density type	42 - 53%"

- (6) by deleting in policy 5.3 of Chapter 6(a) of Part IV the reference to the size of the Neighbourhood Park, "... 2.0 hectares (5.0 acres)" and substituting it with "1.2 hectares (3.0 acres)".

Approved as to Content:



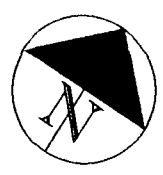
John B. Corbett, MCIP, RPP
Director of Development Services



LOT 10 CON. 1 WHS.
LOT 9 CON. 1 WHS

- New Development Area 5 Boundary
- Highway Commercial Special
- Low Density Residential
- Open Space
- Provincial Highway
- Minor Collector Road
- Road Access Subject to M.T.C. Approval
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL - SPECIAL POLICY AREA
- SERVICE COMMERCIAL
- NEIGHBOURHOOD PARK
- MAJOR ARTERIAL ROAD

OFFICIAL PLAN AMENDMENT No. OP93- 75



CITY OF BRAMPTON
Planning and Building

Date: 1996 04 15 Drawn by CJK
File no C1W10 6 Map no 42-142K

Schedule A to By-law 232-97

SUBJECT PROPERTY

