



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

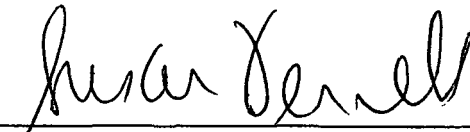
Number 260-2005

To Adopt Amendment Number OP93-249
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 OP93-249 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

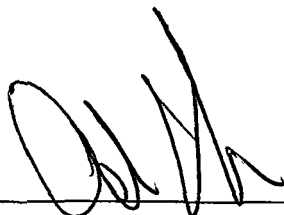
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 15th day of August 2005.



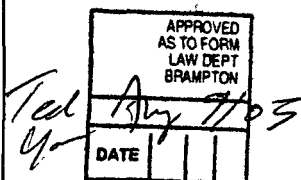
 SUSAN FENNELL - MAYOR



 LEONARD J. MIKULICH - CLERK



Approved as to Content
 Adrian Smith, M.C.I.P., R.P.P.
 Director of Planning and Land Development Services



AMENDMENT NUMBER OP93- 249
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change land use designations in the Bram East Secondary Plan area to facilitate the Bram East Sub-Area 1 Block Plan.

Specifically, this policy amendment will:

- Redesignate lands from “Low Density Residential” to “Low Density Residential – Special Policy Area 7” (the special policy will reduce the minimum lot size requirement for lots adjacent to the “Estate Residential” designation),
- Replace a “Neighbourhood Retail” designation with a “Convenience Retail” designation,
- Relocate a “Convenience Retail” designation approximately 500 metres to the east,
- Redesignate lands from “Convenience Retail” to “Low / Medium Density Residential.

2.0 Location:

The lands subject to this amendment are located in the area known as Bram East Sub-Area 1. This area is generally located south of Castlemore Road, west of Highway 50, East of the Gore Road and north of Cottrelle Boulevard.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 41 : The Bram East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 249.
- (2) by changing only on Schedule SP41(a) thereto, the designation of the lands so indicated on Schedule ‘A’ to this amendment from
 - i. “Low Density Residential” to “Low Density Residential – Special Policy Area 7”
 - ii. “Neighbourhood Retail” to “Convenience Retail”
 - iii. “Mixed Commercial / Industrial” to “Convenience Retail”
 - iv. “Convenience Retail” to “Low/Medium Density Residential. This amendment will occur in two locations on the subject area

(3) By adding to the legend on Schedule SP41(a) "Special Policy Area 7 (Low Density Residential)"

(4) By adding to Section 3.1 of the Bram East Secondary Plan, the following:

"Special Policy Area 7 (Low Density Residential)"

3.1.20(d) Notwithstanding the "Low Density Residential" designation and the requirements in Section 3.1.20 of this Secondary Plan having a minimum lot size of 2000 square metres (0.5 acres) for all lots that are adjacent to "Estate Residential" designations and a minimum lot width requirement of 15.2m (50 feet), residential uses within the lands shown as "Special Policy Area 7" on Schedule SP41(a) are permitted at a maximum density of 23 units per net hectare (9.3 units per net acre) provided:

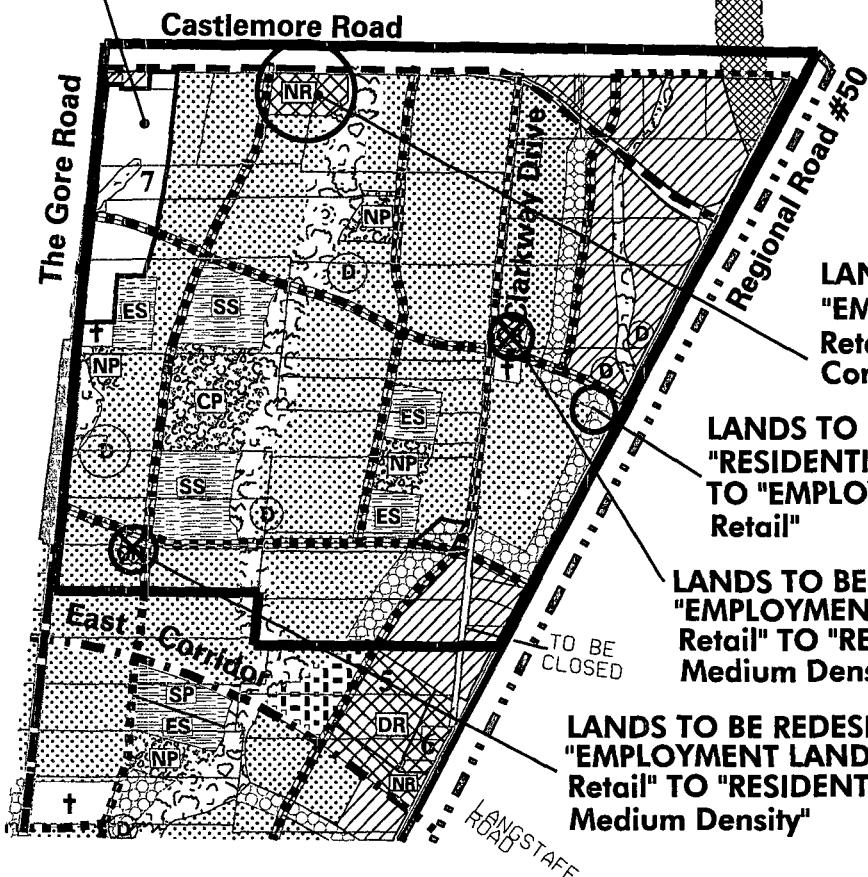
- i) Lots facing or abutting The Gore Road have a minimum lot size of 910sq.m. (9,800sq.ft.) and a minimum lot width of 21m. (70ft.), and
- ii) All dwellings have a design compatible with the Estate Residential dwellings, in accordance with approved design guidelines."



Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL LANDS - Low Density" TO "RESIDENTIAL LANDS - Low / Medium Density - Special Policy Area 7"

Transportation Corridor
Conceptual Alignment
(Awaiting Provincial Approval)



LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - Neighbourhood Retail" TO "EMPLOYMENT LANDS - Convenience Retail"

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL LANDS - Medium Density" TO "EMPLOYMENT LANDS - Convenience Retail"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - Convenience Retail" TO "RESIDENTIAL LANDS - Low/ Medium Density"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - Convenience Retail" TO "RESIDENTIAL LANDS - Low/ Medium Density"

EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

	Bram East Sub Area 1 Boundary		Collector Road
	Local Road		Valleyland
	RESIDENTIAL LANDS: Low Density		Community Park
	Low / Medium Density		Neighbourhood Park
	Medium Density		Storm Water Management Facility
	Cluster / High Density		INSTITUTIONAL: Elementary School (JK-5 or JK-8)
	EMPLOYMENT LANDS: Office Node		Senior Public School (6-8)
	Mixed Commercial/Industrial		Secondary School (9-O.A.C.)
	District Retail		Place Of Worship
	Neighbourhood Retail		Special Policy Area 5 (Residential/Commercial)
	Convenience Retail		Special Policy Area 6 (Commercial)
	ROAD NETWORK Highway		Special Policy Area 7 (Low Density Residential)
	Major Arterial		Secondary Plan Boundary

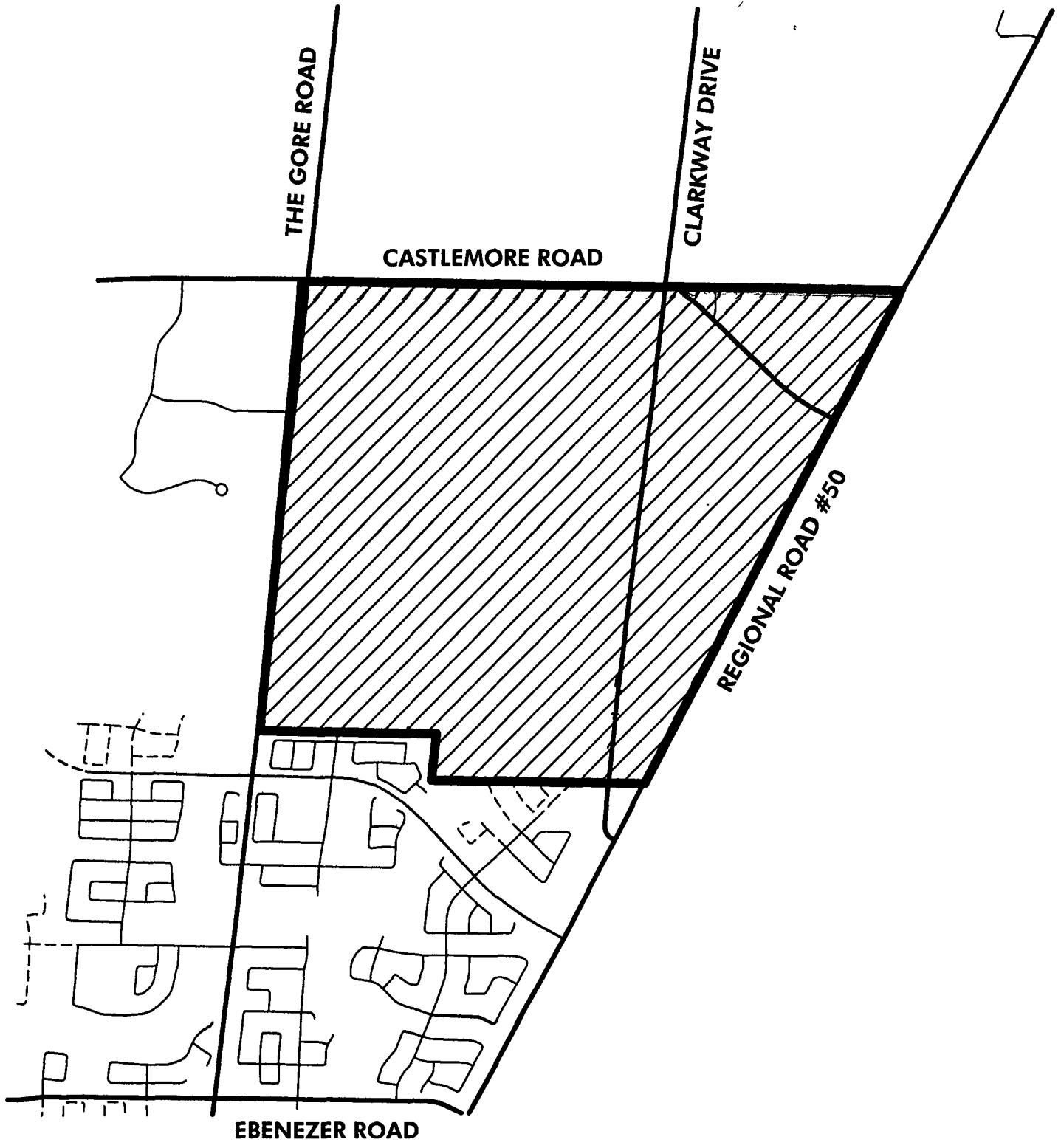
OFFICIAL PLAN AMENDMENT OP93 #. 249



CITY OF BRAMPTON
Planning, Design and Development

Schedule A By-law 260-2005

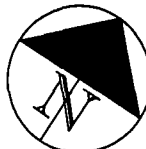
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 **BRAM EAST SUB-AREA 1 LANDS**

Key Map By-Law

260-2005



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2005 07 26

Drawn by: CJK

File no: beasub1a

Map no. -

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
260-2005 being a by-law to adopt Official Plan Amendment OP93-249
Bram East Secondary Plan - File P26SP 41

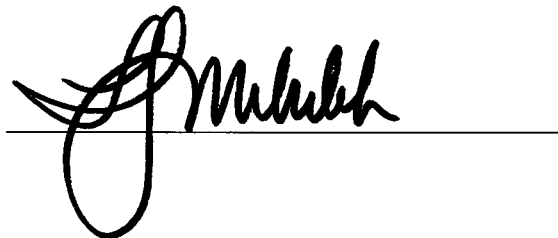
DECLARATION

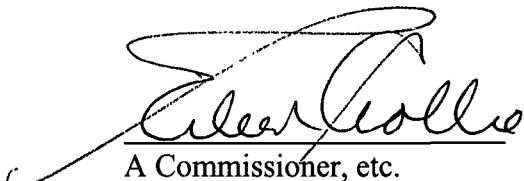
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

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 260-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of August, 2005, to adopt Amendment Number OP93-249 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 260-2005 as required by section 17(23) of the *Planning Act* was given on the 25th day of August, 2005 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. OP93-249 is deemed to have come into effect on the 15th day of September, 2005, 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)
18th day of October, 2005.)





A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.