



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 270 - 2008

To Adopt Amendment Number OP06- **015**


to the Official Plan of the


City of Brampton Planning Area

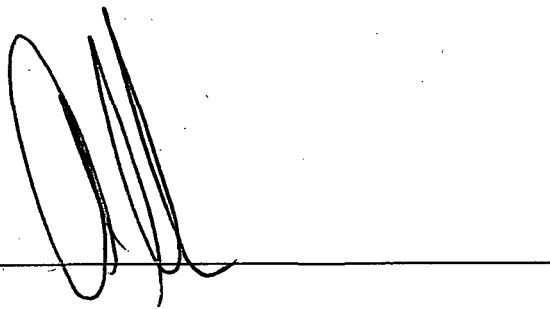
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP06- **015** 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 **12<sup>TH</sup>** day of **November** 2008.

  
 \_\_\_\_\_  
 Susan Fennell - Mayor

  
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 Kathryn Zammit - Clerk  
**PETER FAY**

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

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
CG	
DATE	25/09/08

AMENDMENT NUMBER OP06-**015**  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP06- **015**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to implement the relocation of two "Community Park" designations and a "place of worship" designation from the Bram East Secondary Plan Area to a site specific location within the Toronto Gore Estate area and to implement Executive Housing Special Policy Area 3 for the dwelling units and enclaves that will contribute to the executive housing supply.

A Special Land Use Policy Area designation will be created for the Toronto Gore Estate area site to recognize the acquisition of the lands by the City of Brampton for parkland and to facilitate the development of a place of worship use on a portion of the property for a period of 5 years after the final approval of this amendment.

2.0 Location:

Three land areas are subject to this amendment, including:

- The area known as Bram East Sub-Area 1, which is generally located south of Castlemore Road, west of Highway 50, East of the Gore Road and north of Cottrelle Boulevard.
- A property located north of Cottrelle Boulevard, east of McVean Drive.
- A land parcel located in the Toronto Gore Estate area, specifically located north of Castlemore Road and west of The Gore Road.

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 deleting and adding on Schedule "A", General Land Use Designations, the "Open Space" designations as shown outlined on Schedule 'A' to this amendment.
- (2) By deleting and adding on Schedule "E", Major Recreational Open Space, the "Community Park" designations as shown outlined on Schedule 'B' to this amendment.

(3) By adding a new Section 4.13.3.11 to the Official Plan, as follows:

“4.13.3.11 Special Land Use Policy Area 11:  
Castlemore Road / The Gore Road

The Special Land Use Policy Area on the north side of Castlemore Road, west of The Gore Road identifies an area that may develop with a place of worship, subject to the following policy.

Policies

4.13.3.11.1 A portion of the lands located north of Castlemore Road and west of The Gore Road may develop for the purposes of a place of worship, without any further amendment to this Plan, provided supporting documentation, such as a noise study, traffic study, design brief, and all requisite approvals are obtained to the satisfaction of Council. This place of worship designation will be permitted for a period of 5 years from the date of the final approval of this amendment. After such time the place of worship designation will be deleted from this site.

(4) 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 OP06-

(5) by changing on Schedule SP41(a) thereto, the designation of the lands indicated on Schedules ‘C’ and ‘D’ to this amendment from:

- i) “Open Space - Community Park” to “Open Space - Neighbourhood Park” and “Open Space - Community Park” to “Low / Medium Density Residential” (applies to both “Open Space - Community Park” designations.)
- ii) “Institutional - Place of Worship” to “Low / Medium Density Residential”

(6) by adding to Chapter 41 of Part II: Secondary Plans, the following:

“3.1.1.g Lands subject to Special Policy Area 3, located within the westerly half of Lot 8 Concession 9, Northern Division, may proceed without further amendment to

this plan, provided that arrangements, satisfactory to the City, are made through the subdivision process to demonstrate that these lands have provided their proportionate share of the upscale executive housing yield. In this regard, upscale executive housing within this area shall be developed in accordance with the following principles and policies:

- i) A minimum of 75 upscale executive housing units shall be provided, and the balance of the lots shall provide appropriate upscale context and transition.
- ii) The appropriate integration of the subdivision with the natural environment, including maintaining visual and physical access to the valleylands, where appropriate.
- iii) The presence of streetscape and architectural design and form to promote an upscale housing community and superior and strong neighbourhood character.
- iv) The provision of appropriate architectural and landscaping design treatment to create an identifiable prestige streetscape and upscale image.



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Approved as to Content

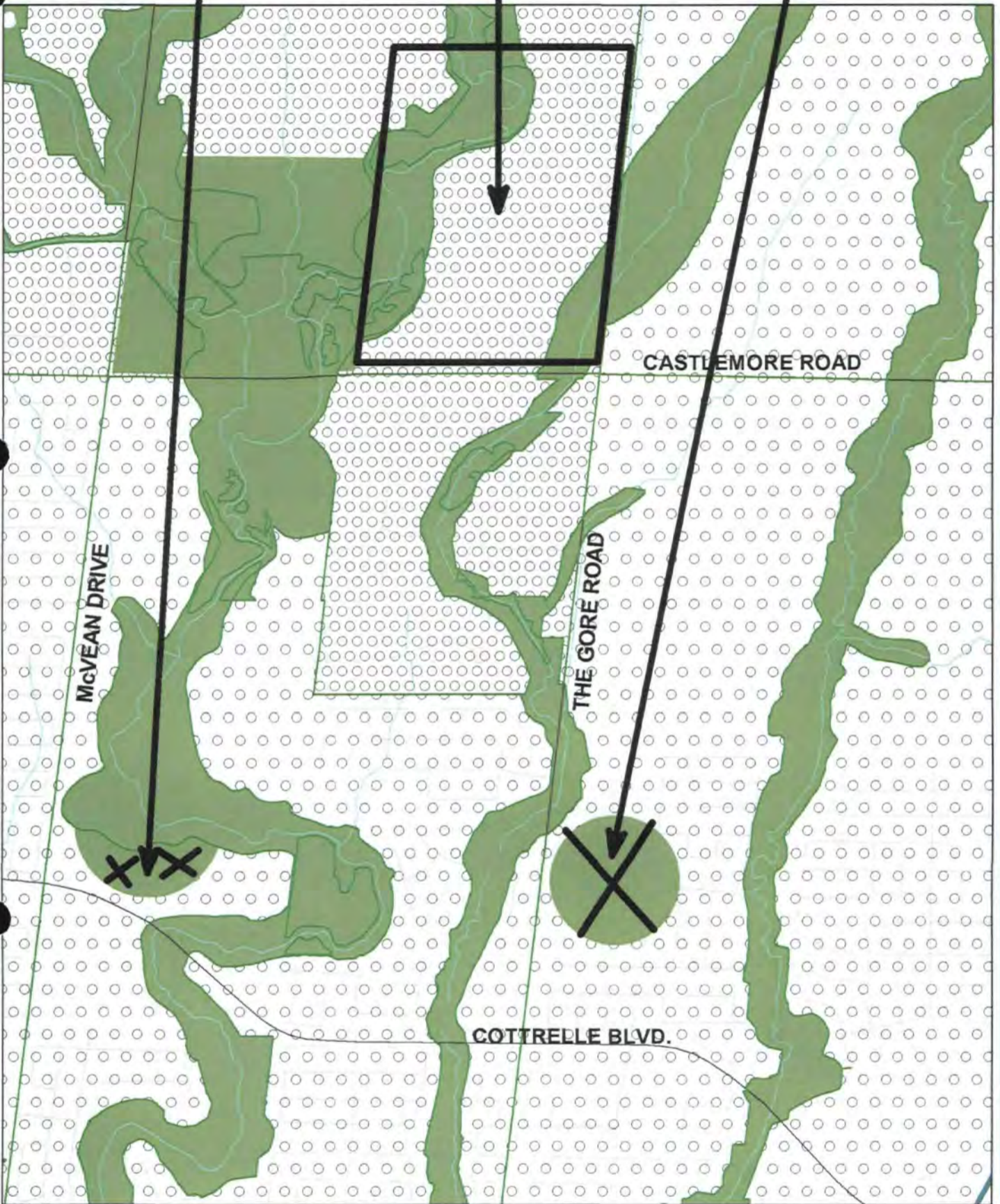
Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

**LANDS TO BE REDESIGNATED FROM "OPEN SPACE" AND "ESTATE RESIDENTIAL" TO "OPEN SPACE"**

**LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"**

**LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"**



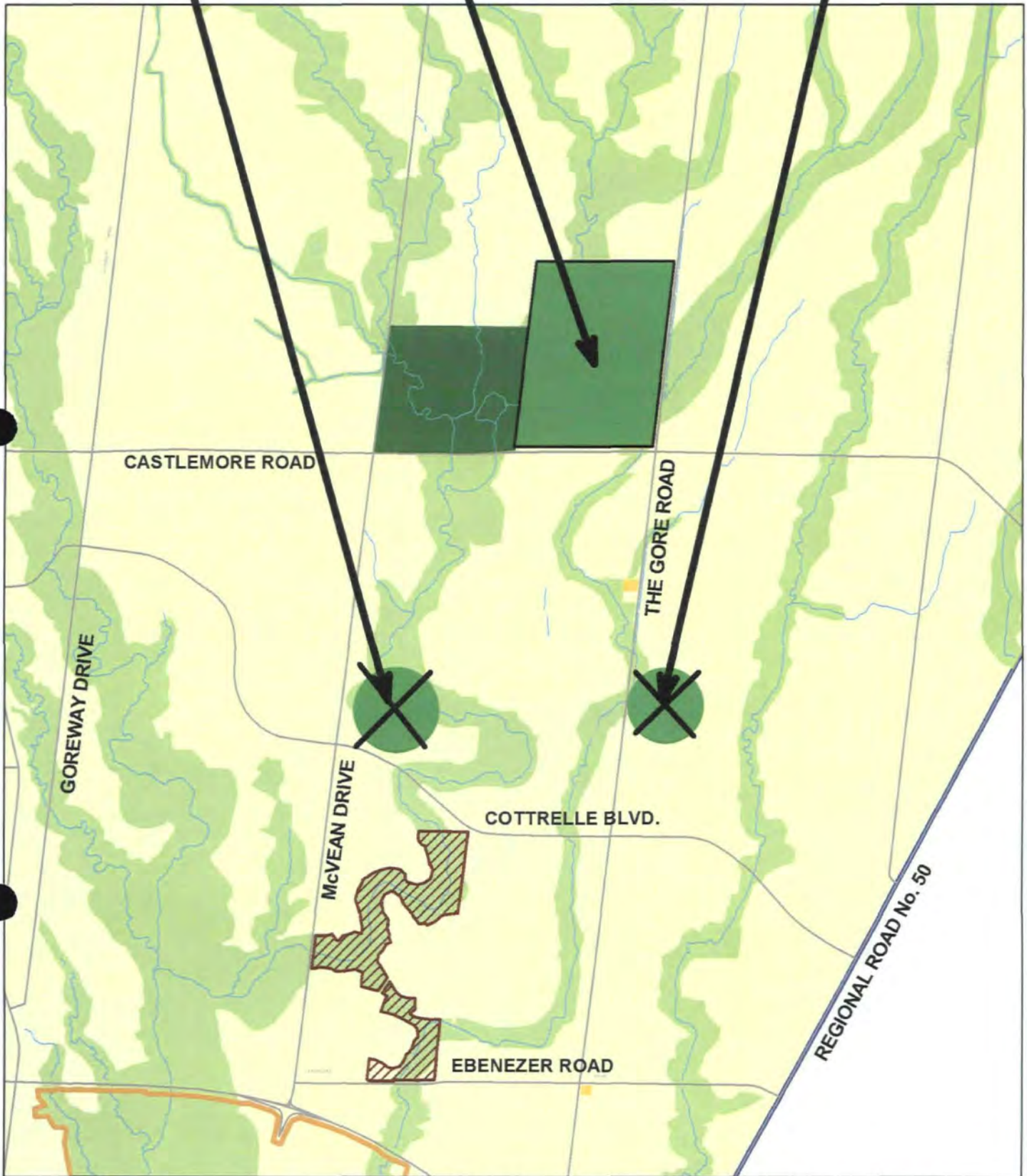
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE 2006 CITY OF BRAMPTON OFFICIAL PLAN OCTOBER 7, 2008

-  RESIDENTIAL
-  ESTATE RESIDENTIAL
-  BUSINESS CORRIDOR
-  OPENSACE

"COMMUNITY PARK"  
DESIGNATION TO BE  
DELETED

"COMMUNITY PARK"  
DESIGNATION TO BE  
ADDED

"COMMUNITY PARK"  
DESIGNATION TO BE  
DELETED



EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) OF THE CITY OF BRAMPTON OFFICIAL PLAN NOW IN FORCE AS OF OCTOBER 7, 2008

- |  |                |   |                               |
|--|----------------|---|-------------------------------|
|  | CITY WIDE PARK |  | PRIVATE COMMERCIAL RECREATION |
|  | COMMUNITY PARK |  | CONSERVATION AREA             |
|  | VALLEYLAND     |  | WATERCOURSE CORRIDOR          |



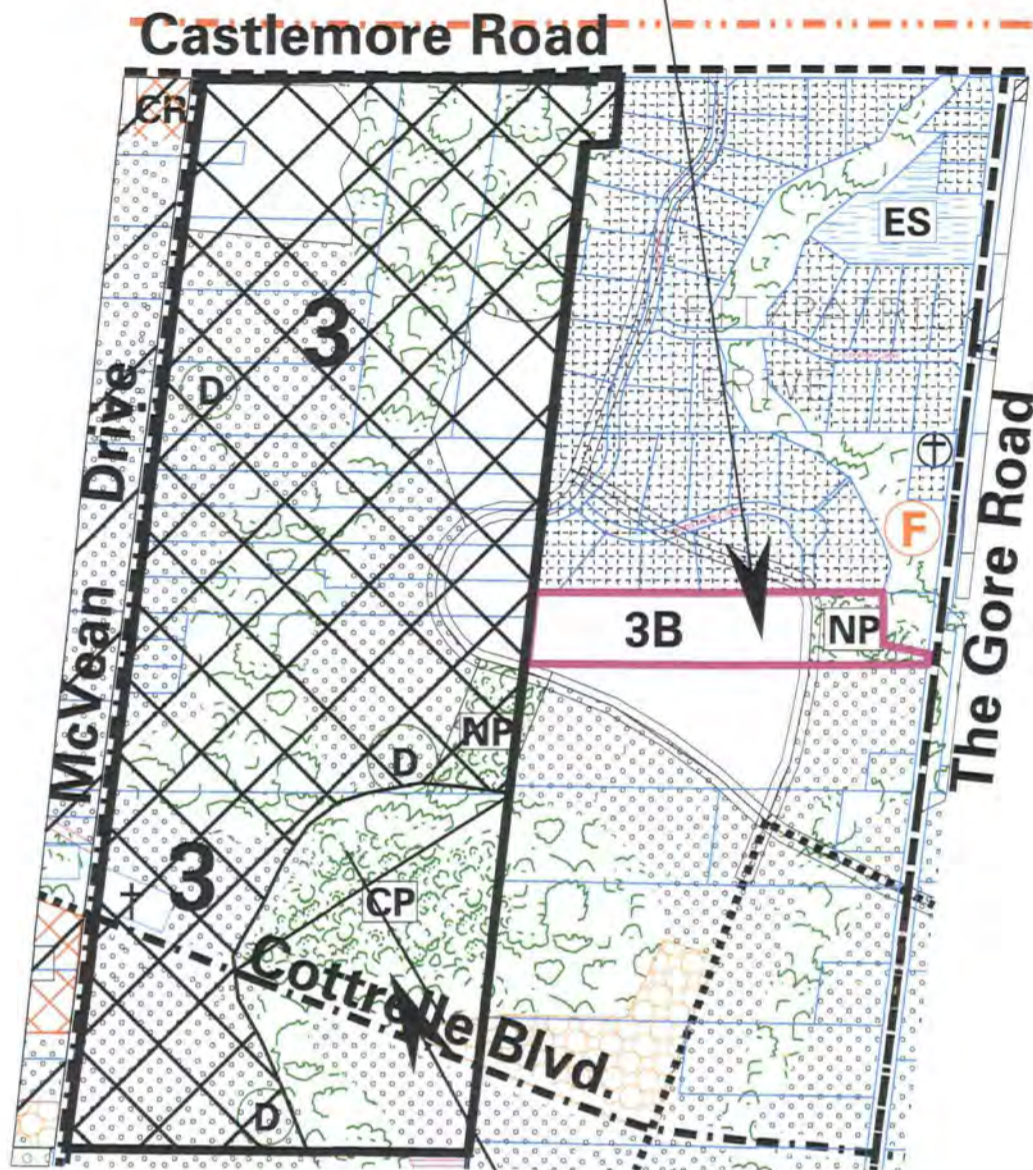
Date: 2008/07/29  
Map No.: P26\_S41

Drawn By: CK  
File: OPAE

OFFICIAL PLAN AMENDMENT OP06#. 015

By-law 270-2008

Schedule B - Major Recreational Open Space



**LANDS TO BE REDESIGNATED FROM "OPEN SPACE - COMMUNITY PARK" TO "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY" AND "OPEN SPACE - NEIGHBOURHOOD PARK"**

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

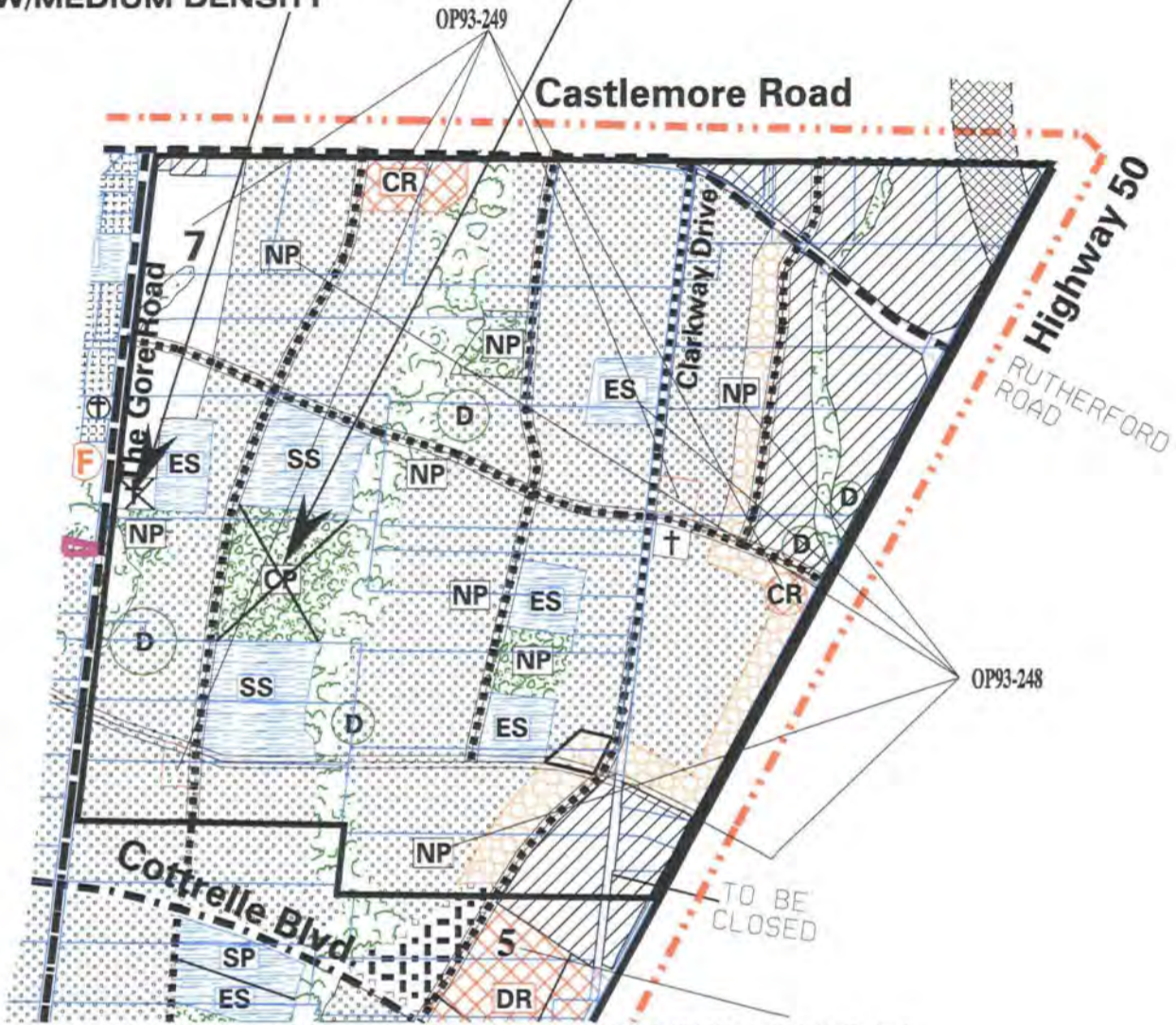
- |                           |  |                       |                                  |
|---------------------------|--|-----------------------|----------------------------------|
|                           | <b>BRAM EAST SUB AREA 2 BOUNDARY</b>                               |                       |                                  |
| <b>RESIDENTIAL LANDS:</b> |  | <b>OPEN SPACE:</b>    |                                  |
|                           | Estate Residential   |                       | Valleyland                       |
|                           | Low Density  |                       | Community Park                   |
|                           | Low / Medium Density   |                       | Neighbourhood Park               |
|                           | Medium Density   |                       | Storm Water Management Facility  |
| <b>EMPLOYMENT LANDS:</b>  |  |                       | Cemetery                         |
|                           | Convenience Retail   | <b>INSTITUTIONAL:</b> |                                  |
| <b>ROAD NETWORK</b>       |  |                       | Elementary School (JK-5 or JK-8) |
|                           | Major Arterial   |                       | Place Of Worship                 |
|                           | Minor Arterial   |                       | Fire Hall                        |
|                           | Collector Road   |                       | Secondary Plan Boundary          |
|                           | Local Road   |                       |                                  |
|                           | Special Policy Area 3 ( Upscale Executive Housing )                |                       |                                  |
|                           | Special Policy Area 3B ( The Gore Road Upscale Executive Housing ) |                       |                                  |





**LANDS TO BE REDESIGNATED FROM "OPEN SPACE - COMMUNITY PARK" TO "OPEN SPACE - NEIGHBOURHOOD PARK" AND "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY"**

**LAND TO BE REDESIGNATED FROM "INSTITUTIONAL - PLACE OF WORSHIP" TO "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY"**



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

- |  |                                  |
|--|----------------------------------|
| BRAM EAST SUB AREA 1 BOUNDARY                    | Collector Road                   |
| <b>RESIDENTIAL LANDS:</b>                        | Local Road                       |
| Low Density                                      | <b>OPEN SPACE:</b>               |
| Low / Medium Density                             | Valleyland                       |
| Medium Density                                   | Community Park                   |
| Cluster / High Density                           | Neighbourhood Park               |
| <b>EMPLOYMENT LANDS:</b>                         | Storm Water Management Facility  |
| Mixed Commercial / Industrial                    | <b>INSTITUTIONAL:</b>            |
| District Retail                                  | Elementary School (JK-5 or JK-8) |
| Neighbourhood Retail                             | Senior Public School (6-8)       |
| Convenience Retail                               | Secondary School (9-O.A.C.)      |
| <b>ROAD NETWORK</b>                              | Place Of Worship                 |
| Highway  | Secondary Plan Boundary          |
| Major Arterial                                   |                                  |
| 5 Special Policy Area 5 (Residential/Commercial) |                                  |

OFFICIAL PLAN AMENDMENT OP06 #. 015

Schedule D By-law 270-2008



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2008 07 24

Drawn by: CJK

File no. P26S\_P41MAP1

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 270-2008 being  
a by-law to adopt Official Plan Amendment OP2006-015  
Bram East Secondary Plan (File P26Sp 41)

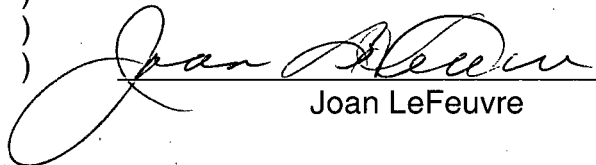
DECLARATION

I, Joan Le Feuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath  
and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 270-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12<sup>th</sup> day of November, 2008, to adopt Amendment Number OP2006-015 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 270-2008 as required by section 17(23) of the *Planning Act* was given on the 26<sup>th</sup> day of November, 2008, 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. OP2006-015 is deemed to have come into effect on the 17<sup>th</sup> day of December, 2008, 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 )  
7<sup>th</sup> day of January, 2009. )

  
Joan LeFeuvre

  
A Commissioner, etc.

**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.