

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 309-2010  
being a by-law to adopt Official Plan Amendment OP2006-047 –  
Design Plan Services Inc. - Bezco Holdings Limited - File C03E15.009

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, 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 309-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15<sup>th</sup> day of September, 2010, to adopt Amendment Number OP2006-047 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 309-2010 as required by section 17(23) of the *Planning Act* was given on the 29<sup>th</sup> day of September, 2010, 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. OP2006-047 is deemed to have come into effect on the 20<sup>th</sup> day of October, 2010, 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 )  
28<sup>th</sup> day of October, 2010. )



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 309-2010

To Adopt Amendment Number OP 2006-047  
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 OP 2006 - 047 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 September, 2010.


  
SUSAN FENNELLE - MAYOR

  
PETER FAY - CLERK

Approved as to Content:

  
Adrian Smith MCIP RPP  
Director, Planning Policy and Growth Management

C03E15.009

APPROVED AS TO FORM LAW DEPT BRAMPTON

DATE <u>09</u> / <u>03</u> / <u>10</u>

AMENDMENT NUMBER OP 2006 - 047  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend a portion of the Sandringham-Wellington Secondary Plan as it applies to lands east of Highway 410, south of Countryside Drive, west of a valley feature and north of the Rosedale Village Adult Lifestyle Community as shown on Schedule "A" to this amendment. Specifically, this amendment:

- 1) Deletes the subject lands from the "Special Policy Area Number One" and creates "Special Policy Area Number Three" to apply to these lands, which will permit the lands to develop in a form and ownership type distinct from the rest of Rosedale Village.
- 2) Implements the policies of the Official Plan by adopting a Block Plan through a modified Block Plan process.
- 3) Articulates the community vision of the Secondary Plan at a sub-area level including the housing form, layout of the local road network and location of community land-use features.
- 4) Re-designates the subject lands, south of Countryside Drive, east of Highway 410, west of the valley feature, and north of Rosedale Village from "Low Density Residential" to "Medium Density Residential".
- 5) Adds the subject lands to the "New Housing Mix & Density Categories"
- 6) Adds a "Public Elementary School" and a "Neighbourhood Park" to the subject lands.

2.0 Location:

The lands subject to this Amendment are located east of Highway 410, south of Countryside Drive, west of valley a feature and north of the Rosedale Village, within Part of Lot 15, Concession 3, E.H.S. hereinafter referred to as the "subject lands" are shown on Schedule "A" to this Amendment

3.0 Amendments and Policies Relative Thereto:

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

- a) By adding to the list of amendments pertaining to Secondary Plan 28: Sandringham Wellington as set out in Part II: Secondary Plans, Amendment Number OP2006- *047*

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 Sandringham Wellington Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

- a) By amending Schedule SP28 (A) the land use designations of the lands shown outlined on Schedule "A" of this amendment from "Low Density Residential", to "Medium Density Residential";
- b) By amending Schedule SP28 (A) to modify the boundaries of "Special Policy Area Number One" and create "Special Policy Area Number Three" as shown on Schedule "A" of this amendment;
- c) By amending Schedules SP28 (A) and SP28 (D) to add the subject lands to the "Lands Affected By The New Housing Mix & Density Categories" as shown on Schedule "A" and Schedule "B" of this amendment;
- d) By adding to the legend of Schedule 28(A) a symbol to identify "Special Policy Area Number Three", as shown on Schedule "A" of this amendment;
- e) By amending Schedule SP28 (A) to add a "Neighbourhood Park" as shown on Schedule "A" of this amendment;
- f) By amending Schedule SP28 (A) to add a "Public Elementary School" as shown on Schedule "A" of this amendment;
- g) By adding the following policies under 5.8 "Special Policy Area Number Three"

**"5.8 Special Policy Area Number Three**

5.8.1 The lands within "Special Policy Area Number Three" shall be developed in accordance with Block Plan shown in Schedule SP28 (F) to this plan and in accordance with the policies herein.

- 5.8.2 Notwithstanding Policy 5.5.6 of the Official Plan, a modified block plan approval process involving a single stage approval process shall be permitted.
- 5.8.3 The Block Plan will illustrate and implement the land use designations and policies of the Sandringham- Wellington Secondary Plan and form the basis for evaluating development applications in association with the subject lands.
- 5.8.4 The modified block plan approval process requires the preparation of the required component studies and agreements submitted in conjunction with formulating the Block Plan, which may include but are not limited to the following:
- Detailed Community Design Guidelines
  - Traffic Impact Study
  - Functional Servicing Report
  - Landowner Cost Sharing Agreement
  - Noise Study
  - Planning Justification Report
- 5.8.5 The lands shall be developed as low to medium density housing and will have a maximum density of 32 units per net residential hectare with a variety of housing typologies, which shall include single detached, semi-detached and townhouses.
- 5.8.6 Any required adjustments to the location of community features and infrastructure as a result of meeting the guidelines of the Ministry of Transportation (given the lands' proximity to Highway 410 and Countryside Drive interchange), or finalization of the component technical studies, can be made without an official plan amendment as long as the general intent of the Secondary Plan is maintained and the maximum density of 32 units per net residential hectare is not exceeded.
- 5.8.7 The road network, which includes the north-south collector road from Countryside Drive to the northerly limit of Via Rosedale; and the main east-west collector road connecting


the subject lands to Dixie Road, shall be constructed in the early stages of development to ensure efficient traffic functioning.

5.8.8 Draft plan approval conditions, shall be used to make the elementary school site available for acquisition by the local school board at their earliest convenience.

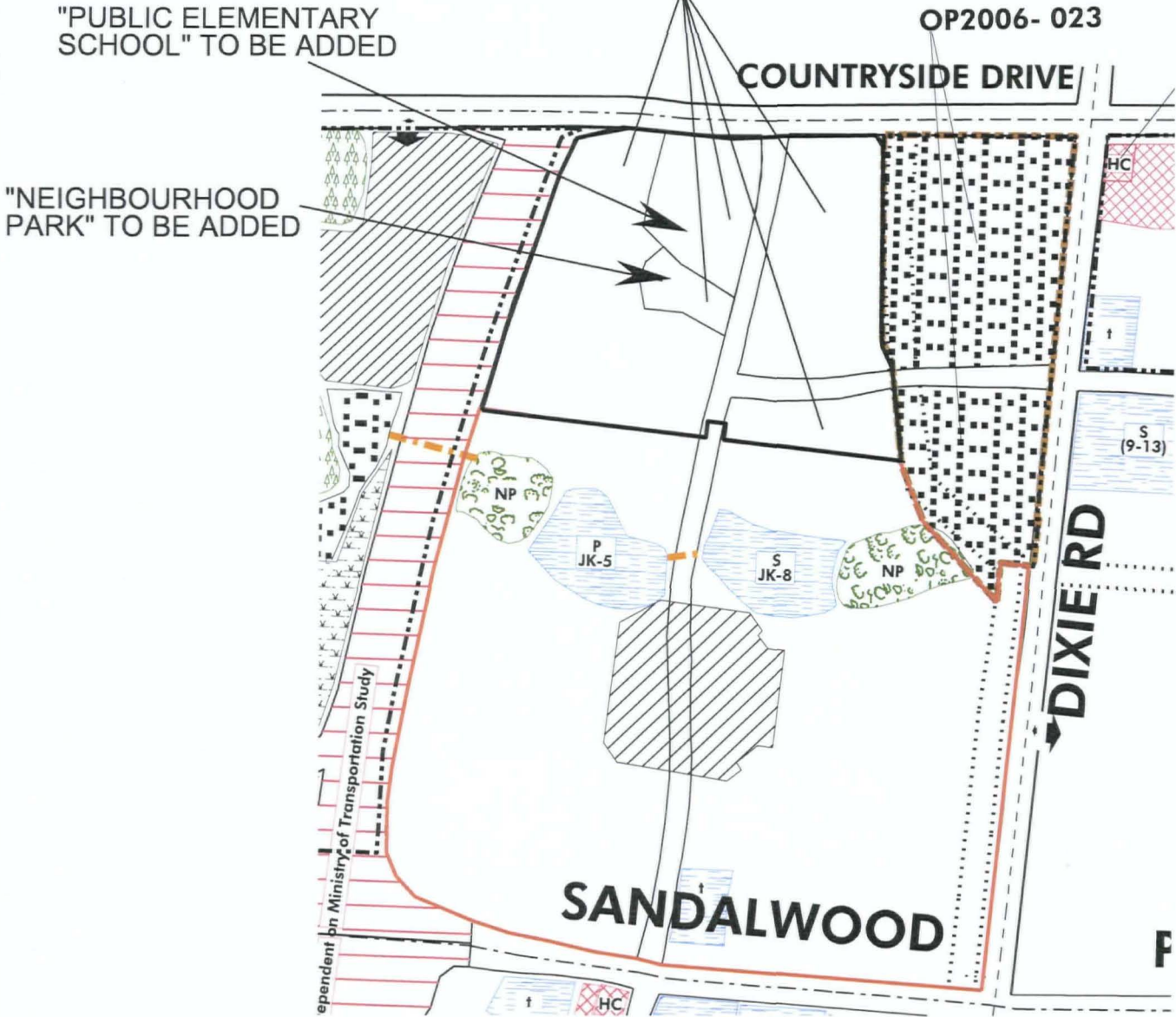
5.8.9 Notwithstanding the overall intended allocations prescribed by Table 1, the lands identified as “Special Policy Area Number Three” shall be permitted to be developed with Medium Density Residential uses.”

- h) By amending Appendix A Table 3 by adding T39 with a range of the 480-520 units;
- i) By amending Schedule SP28 (B) by adding T39, as shown on Schedule “C” of this amendment;
- j) By adding Schedule SP28 (F) “Bezco/Metrus Block Plan” as shown on Schedule D of this amendment.

Approved as to Content:

  
for Adrian Smith MCIP RPP  
Director, Planning Policy and Growth Management

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" AND "SPECIAL POLICY AREA NUMBER ONE" TO "MEDIUM DENSITY RESIDENTIAL" AND "SPECIAL POLICY AREA NUMBER THREE". LANDS TO BE INCLUDED IN "THE NEW HOUSING MIX AND DENSITY CATEGORIES"



EXTRACT FROM SCHEDULE SP28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

- |                             |  |
|-----------------------------|--|
| Low Density Residential     | Institutional (Hospital, Church +, Fire Station, Library (L), Police Station & Community Club (C), Nursing Home (N)) |
| Medium Density Residential  | Special Policy Area Number Three   |
| High Density Residential    | Neighbourhood Commercial   |
| Neighbourhood Park          | Highway Commercial   |
| Pedestrian / Bicycle Links  | Provincial Highway No. 410   |
| Pond / Marshes              | Major Arterial Road  |
| Major Drainage Facility     | Minor Arterial Road  |
| Public Elementary School *  | Minor Collector Road Access  |
| Separate Elementary School* | Collector Road   |

OFFICIAL PLAN AMENDMENT OP06 #. 047

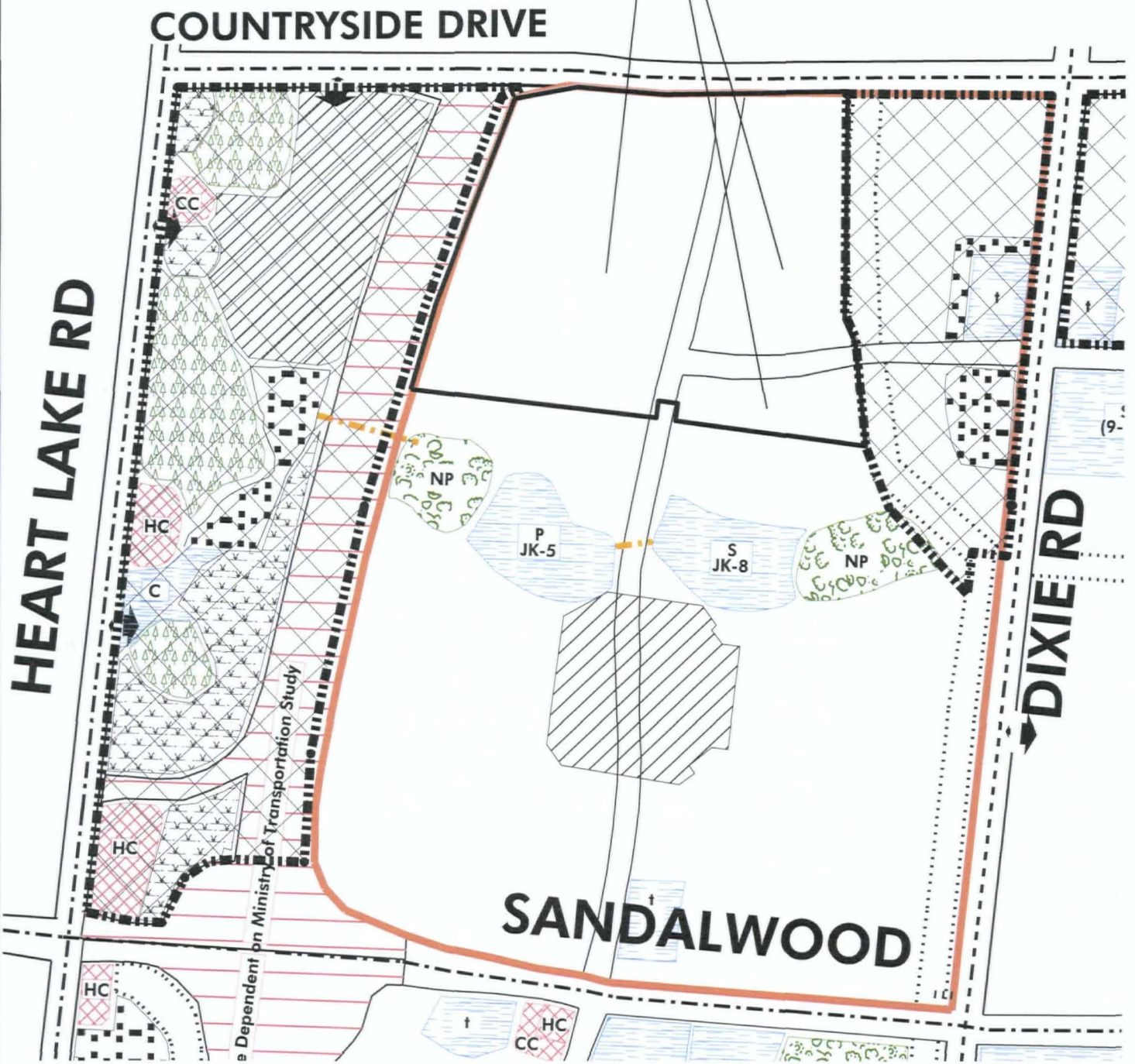
Schedule A TO BY-LAW 309.2010



CITY OF BRAMPTON  
Planning, Design and Development

Date: 2010 08 31 Drawn by: CJK  
File no. C03E15.009\_OPA

# LANDS TO BE ADDED TO "THE NEW HOUSING MIX & DENSITY CATEGORIES"



EXTRACT FROM SCHEDULE SP28(D) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN



Lands Affected By The New Housing Mix & Density Categories

OFFICIAL PLAN AMENDMENT OP06 #. 047



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

Date: 2010 08 31

Drawn by: CJK

Schedule B TO BY-LAW 309.2010

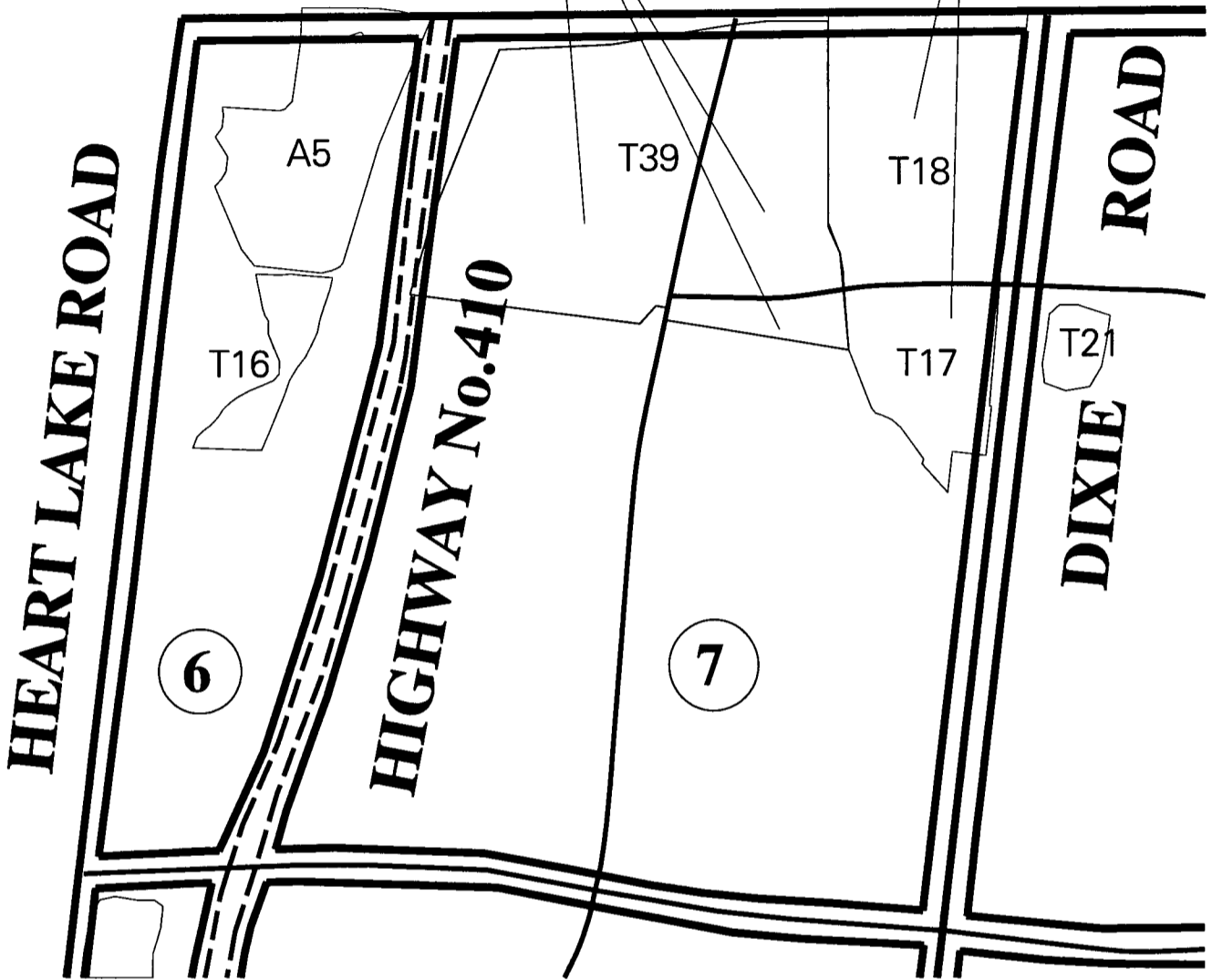
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MEDIUM DENSITY RESIDENTIAL DESIGNATION  
LOCATION REFERENCE "T39" TO BE ADDED

(OP2006-023)

**COUNTRYSIDE DRIVE**



EXTRACT FROM THE SUB-AREA & LOCATION REFERENCE MAP (SCHEDULE SP 28(B)) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

**LEGEND**



**Sub - Area Reference**

**A1 High Density Residential Designation  
Location Reference**

**T1 Medium Density Residential Designation  
Location Reference**

OFFICIAL PLAN AMENDMENT OP06 #. 047

Schedule C TO BY-LAW 309-2010



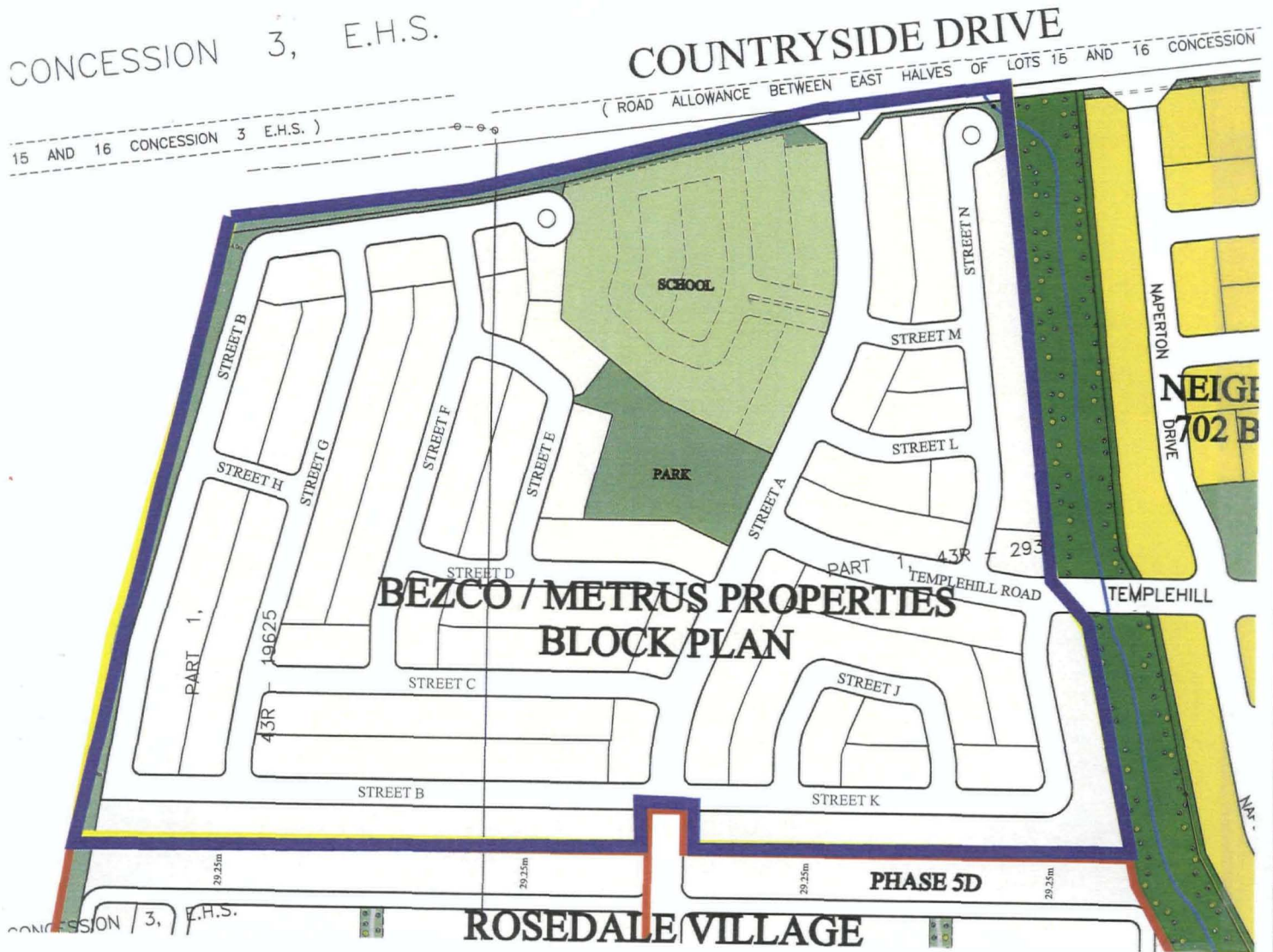
**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2010 08 30

Drawn by: CJK

File no. C03E15.009\_OPA\_C

SCHEDULE SP28(F) - BEZCO/METRUS  
 PROPERTIES BLOCK PLAN



OFFICIAL PLAN AMENDMENT OP06 #. 047

Schedule D TO BY-LAW 309.2010



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

Date: 2010 09 03

Drawn by: CJK

File no. C03E15.009\_OPA\_Dv2