



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 23-2000

To Adopt Amendment Number OP93- 130  
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- 130 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Region of Peel for approval of Amendment Number OP93- 130 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 14th day of February, 2000.

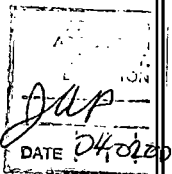
  
PETER ROBERTSON - MAYOR

  
LEONARD J. MIKULICH - CLERK

Approved as to Content:



William H. Winterhalt, MCIP, RPP  
Director, Planning Policy & Research



**AMENDMENT NUMBER OP93 - 130  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this amendment is to incorporate detailed policies in the Official Plan to require the provision of an appropriate amount of Upscale Executive Housing in Brampton, to designate the appropriate areas which can successfully accommodate such housing, to adequately define this form of housing, and to specify the detailed policies and standards required to achieve it.

2.0 Location:

The lands subject to this amendment comprise the whole of the City of Brampton with respect to the incorporation of comprehensive definitions and policies that could ultimately be used in many areas of the Official Plan. But more particularly, this amendment has immediate application to the seven Upscale Executive Housing Special Policy Areas designated on Schedule A to this amendment, which areas are generally described as follows:

- Upscale Executive Housing Special Policy Area 1 is located within the Bram West Secondary Plan area and is within the area bounded on the south by a line running parallel to, and approximately 150 metres south of, the proposed collector road running parallel with the Credit River valley, by Winston Churchill Boulevard to the west, by the Credit River to the north and east and by the existing Huttonville village;
- Upscale Executive Housing Special Policy Area 2 is located within the Credit Valley Secondary Plan area and is within the area bounded generally by the Credit River to the west, by the north limit of the area designated Estate Residential (north of Huttonville Village) to the north, by Creditview Road to the east and by the Creditview Road/Churchville Road fork to the south;
- Upscale Executive Housing Special Policy Area 3 is located within the Snelgrove Secondary Plan area and is within the area bounded by Highway 10 to the west, Mayfield Road to the north, Kennedy Road to the east and the east-west portion of Carnforth Drive and Perth Street to the south;
- Upscale Executive Housing Special Policy Area 4 is located within part of the eastern quarter of the Sandringham-Wellington North Secondary Plan area which Council has directed be extracted as a separate secondary plan, and is within the area bounded generally by Airport Road to the west, Mayfield Road to the north, Goreway Drive to the east and Countryside Drive to the south;
- Upscale Executive Housing Special Policy Area 5 is located within the Vales of Castlemore Secondary Plan area and is within the area bounded generally by the West Humber River to the west, Countryside Drive to the north, Goreway Drive to the east and Castlemore Road to the south;
- Upscale Executive Housing Special Policy Area 6 is within the Bram East Secondary Plan area and is within the area bounded by McVean Drive to the west, Castlemore Road to the north, Gore Road to the east and the proposed Williams Parkway to the south;
- Upscale Executive Housing Special Policy Area 7 is located within the Highway 427 Industrial Secondary Plan area and is within the area bounded generally by The Gore Road to the west, Countryside Drive to the north and a West Humber River tributary to the east and south;

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 thereto as Schedule "A1", Schedule A to this amendment;
- (2) by renumbering subsections 4.1.2 to 4.1.12 of SECTION 4.1: RESIDENTIAL thereof, as subsections 4.1.3 to 4.1.13, respectively, and by also renumbering all of the policies within these subsections in a consistent manner;
- (3) by adding to SECTION 4.1: RESIDENTIAL thereof, the following new subsection:

**"4.1.2 UPSCALE EXECUTIVE HOUSING**

The City's Strategic Plan identifies an objective to establish an executive housing stock that complements the City's economic development strategy to attract prestige offices and businesses by attracting executives to both work and live in Brampton. It is also recognized that the attraction of a reasonable share of upscale housing to Brampton will enhance the aesthetic image of Brampton and will raise average assessment values and thereby assist in the financing of needed services for the benefit of all Brampton residents.

Upscale Executive Housing is a predominantly low density form of housing characterized by high value/high quality houses on large lots located within relatively homogeneous areas of such housing in association with enhanced streetscape designs and enhanced open space and related community elements. The Upscale Executive Housing Special Policy Areas designated in this Plan are areas that substantially possess the necessary characteristics to accommodate successful upscale executive housing areas, subject to further study and the necessary detailed determinations and to the incorporation of appropriate further implementing designations in the respective Secondary Plans.

**Objectives**

To designate a sufficient supply of executive housing policy areas to achieve the provision of as many upscale executive houses in Brampton as is reasonable in the context of the realities of market demand.

To set out detailed policies and standards that will help to ensure that upscale executive housing areas in Brampton are appropriately located and developed to be well accepted in the Greater Toronto marketplace.

To expedite development applications and approvals which satisfy the City's policies and standards for upscale executive housing.

To ensure that the City's engineering, streetscape design and open space standards are complementary to and supportive of upscale executive housing.

**Policies**

- 4.1.2.1 The Upscale Executive Housing Special Policy Areas designated on Schedule "A1" are areas considered to include appropriate characteristics to accommodate successful upscale executive housing areas in accordance with the related detailed principles and standards specified in this section.

4.1.2.2 The following detailed principles and standards shall, as much as practicable, be incorporated into the secondary plan level and tertiary plan level designs of upscale executive housing areas:

- i) these communities will be planned abutting or close to significant natural and man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography, which shall be integrated into the community design to define the special character of the community, and they will be near logical transportation systems that are well connected to the Greater Toronto Area;
- ii) the minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate;
- iii) the maximum net density (defined as residential lots only and excludes roads, parks, schools, etc. but includes the land occupied by certain upscale streetscape features and/or non-credited open space vistas, provided that it is in accordance with an urban design study) is 14.5 units/net hectare (6 units/net acre);
- iv) a sufficient area will be planned for upscale executive communities to accommodate a minimum of 250 upscale executive lots;
- v) a variety of lot sizes up to and beyond 26-metre (85-foot) lot widths with many sufficient-sized lots to accommodate three-car garages shall be provided in these communities;
- vi) distinct and high quality housing forms with lots greater than 21 metres (70 feet) frontage be established as anchors to each upscale executive community;
- vii) despite the above prescribed minimum lot frontage and maximum density requirements, a buffer of appropriately sized lots shall be planned within upscale executive community areas to provide a desirable interface with any abutting lower density portions of the community such as existing estate residential developments, and it is recognized that the average net density may be reduced to accomplish this while achieving the desired upscale executive housing characteristics;
- viii) a transition area around the upscale executive community (with similar urban design and architectural standards as the upscale executive community) with a minimum lot frontage for single detached homes of 12 metres (40 feet) and an approximate net density of 19.5 units/net hectare (8 units/net acre), together with minimum residential floor areas if considered appropriate, will be provided as required to achieve a desirable land use interface between the upscale executive area and higher density portions of the community;
- ix) an appropriate opportunity for wide-shallow single detached homes with similar rear yard setback as conventional depth lots and a minimum lot frontage of 16.5 metres (55 feet) may be provided within the transition area around the upscale executive community and at key locations within the core area of such a community;
- x) an appropriate opportunity for high-end executive townhouses with a minimum lot frontage of 9 metres (30 feet) may be provided in the transition area or at key locations within the upscale executive community;
- xi) a strong community identity and neighbourhood character will be established through design and placement of commercial buildings and main entry features;

- xii) a high quality urban design, architectural treatment and streetscape will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual dwellings and structures and by features such as landscaped medians and boulevards, entrance features, historic buildings and settlements, shopping amenities, civic squares, open space, natural features, public walkways and other public realms, to ensure an enhanced overall community appearance, an upscale image, and a strong sense of place;
- xiii) a strong, identifiable and appropriate edge treatment to the community will be provided through urban design and architectural treatments along the connecting road network;

4.1.2.3 Each of these Upscale Executive Housing Special Policy Areas shall be studied in detail on an individual basis and with reference to the principles and standards specified in this section to determine how best to define and designate the necessary components and infrastructure of a workable upscale executive housing plan for the area and how to effectively integrate the upscale executive housing enclaves into the current structure and designations of the respective secondary plans.

4.1.2.4 The essential components and infrastructure of each upscale executive housing plan shall be implemented by means of comprehensive amendments to the respective existing secondary plan or by means of appropriate policies and designations incorporated into the initial secondary plan in areas that are not presently covered by a secondary plan.

4.1.2.5 The City encourages that these detailed Upscale Executive Housing Special Policy Area studies within existing secondary plans be undertaken on a timely basis so that the necessary further amendments to those secondary plans can be presented and finalized in a timeframe that will not unduly delay overall development.

4.1.2.6 The City shall endeavor to ensure that the seven Upscale Executive Housing Special Policy Areas designated on Schedule "A1" collectively yield a minimum of 4100 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres (5000 sq. ft.). The allocation of this total upscale executive housing requirement to the seven areas is as follows:

**Allocation of Upscale Executive Housing Unit Requirements  
by Upscale Executive Housing Special Policy Areas**

Upscale Executive Housing Special Policy Areas (per Schedule "A1")	Housing Unit Requirement
Area 1 (Bram West Secondary Plan)	1,000 Units
Area 2 (Credit Valley Secondary Plan)	1,000 Units
Area 3 (Snelgrove Secondary Plan)	200 Units
Area 4 (Vales of Castlemore North)	500 Units
Area 5 (Vales of Castlemore Secondary Plan)	500 Units
Area 6 (Bram East Secondary Plan)	300 Units
Area 7 (Highway 427 Industrial Secondary Plan)	600 Units

4.1.2.7 The seven Upscale Executive Housing Special Policy Areas are of a sufficient size to readily accommodate the allocated number of upscale executive housing units, and in some cases, these areas are significantly larger than the allocated unit count would require. In the latter circumstance, the City recognizes and expects that the size and configuration of the final Secondary Plan level Upscale Executive Housing area may be reduced through the detailed study process and that these studies will determine how much and which portion of each area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the achievable upscale executive housing yield for the particular area continues to match or exceed the specified allocation requirement.

4.1.2.8 The City shall assist the detailed upscale executive housing study process by developing a workbook of alternative detailed development performance standards and design features for upscale executive housing communities which will provide further guidance and thereby streamline the review and approval process. This initiative should address such matters as:

- Net density calculations;
- Open space views and vistas;
- Community squares and special parkettes;
- Pedestrian walkways and connections;
- Visually attractive streetscapes and high quality landscape treatments;
- Identifiable and appropriate edge treatments and entry features to the community;
- Road treatments (e.g. landscaped islands, turning circles, roadside drainage ditches, curb-less roads and lane-checkers);
- Sidewalk treatments;
- Special pavement surfaces (e.g. interlocking stones) and parking lanes;
- The potential use of rear lanes and related maintenance and servicing issues;
- Special porch treatments and associated zoning standards; and,
- Special garage treatments (e.g. special standard for three-car garages) and associated zoning standards.”;

(4) by adding to the map and legend of Schedule “SP40(a)” of Chapter 40(a): Bram West Secondary Plan, Part II: SECONDARY PLANS thereof, as Upscale Executive Housing Special Policy Area, the area and legend reference indicated on Schedule “B” to this amendment;

(5) by adding to Subsection 3.1, Residential of SECTION 3.0: DEVELOPMENT PRINCIPLES of Chapter 40(a): Bram West Secondary Plan, Part II: SECONDARY PLANS thereof, the following new subsections preceded by an unnumbered subsection heading entitled “Upscale Executive Housing Special Policy Area”:

“3.1.1a The special policy area designated as Upscale Executive Housing Special Policy Area on Schedule “SP40(a)” is an area 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 I: THE GENERAL PLAN.

- 3.1.1b The Upscale Executive Housing Special Policy Area shall be studied in detail with reference to the upscale executive housing principles and standards specified in subsection 4.1.2 of PART I: THE GENERAL PLAN to determine how best to define and designate the necessary components and infrastructure of a workable upscale executive housing plan for this area and how to effectively integrate upscale executive housing enclaves into the current structure and designations of the Bram West Secondary Plan.
- 3.1.1c The essential components and infrastructure of an upscale executive housing plan for the Upscale Executive Housing Special Policy Area shall be implemented by means of a further amendment to the Bram West Secondary Plan.
- 3.1.1d The underlying designations within the Upscale Executive Housing Special Policy Area are retained for purposes of consideration in the detailed upscale executive housing study only. These designations are considered to be suspended until completion of the required upscale executive housing study and secondary plan amendment which may result in revisions to these designations.
- 3.1.1e The City encourages that the detailed Upscale Executive Housing Special Policy Area studies be undertaken on a timely basis so that the necessary further amendments to the Bram West Secondary Plan can be presented and finalized in a timeframe that will not unduly delay overall development.
- 3.1.1f The City has allocated 1000 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres (5000 sq. ft.) to this Upscale Executive Housing Special Policy Area. The City expects that the size of this area will be just sufficient to accommodate this minimum unit allocation.”;
- (6) by adding to Subsection 3.1, Residential of SECTION 3.0: DEVELOPMENT PRINCIPLES of Chapter 40: Bram West Secondary Plan, Part II: SECONDARY PLANS thereof, an unnumbered subsection heading entitled “Housing Mix, Density and Plan Integration”, immediately preceding policy 3.1.2;
- (7) by adding to the list of amendments pertaining to Secondary Plan Area Number 40: Bram West as set out in Part II: Secondary Plans, Amendment Number OP93- **130**
- (8) by adding to the map and legend of Schedule “SP41(a)” of Chapter 41: The Bram East Secondary Plan, Part II: SECONDARY PLANS thereof, as Upscale Executive Housing Special Policy Area 3, the area and legend reference indicated on Schedule “C” to this amendment;
- (9) by adding to Subsection 3.1, Residential of SECTION 3.0: DEVELOPMENT PRINCIPLES of Chapter 41: The Bram East Secondary Plan, Part II: SECONDARY PLANS thereof, the following new subsections preceded by an unnumbered subsection heading entitled “Upscale Executive Housing Special Policy Area”:
- “3.1.1a The special policy area designated as Upscale Executive Housing Special Policy Area 3 on Schedule “SP41(a)” is an area 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 I: THE GENERAL PLAN.

- 3.1.1b Upscale Executive Housing Special Policy Area 3 shall be studied in detail with reference to the upscale executive housing principles and standards specified in subsection 4.1.2 of PART I: THE GENERAL PLAN to determine how best to define and designate the necessary components and infrastructure of a workable upscale executive housing plan for this area and how to effectively integrate upscale executive housing enclaves into the current structure and designations of the Bram East Secondary Plan.
- 3.1.1c The essential components and infrastructure of an upscale executive housing plan for Upscale Executive Housing Special Policy Area 3 shall be implemented by means of a further amendment to the Bram East Secondary Plan.
- 3.1.1d The underlying designations within Upscale Executive Housing Special Policy Area 3 are retained for purposes of consideration in the detailed upscale executive housing study only. These designations are considered to be suspended until completion of the required upscale executive housing study and secondary plan amendment which may result in revisions to these designations.
- 3.1.1e The City encourages that the detailed Upscale Executive Housing Special Policy Area 3 studies be undertaken on a timely basis so that the necessary further amendments to the Bram East Secondary Plan can be presented and finalized in a timeframe that will not unduly delay overall development.
- 3.1.1f The City has allocated 300 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres (5000 sq. ft.) to Upscale Executive Housing Special Policy Area 3. The City recognizes that the size of this area is significantly larger than this allocation of units will require, and accordingly it is intended that the size and configuration of the final Upscale Executive Housing area will be reduced through the detailed study process. This study will determine how much and which portion of the designated special policy area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the upscale executive housing yield continues to match or exceed the 300 unit allocation.
- 3.1.1g Notwithstanding that it is outside the boundary of Upscale Executive Housing Special Policy Area 3, a minimum of 200 upscale executive housing units on lots with minimum frontages of 18 metres (60 feet) are to be provided within the area west of McVean Drive, north of the Humber River and south of Castlemore Road.”;
- (10) by adding to Subsection 3.1, Residential of SECTION 3.0: DEVELOPMENT PRINCIPLES of Chapter 41: Bram East Secondary Plan, Part II: SECONDARY PLANS thereof, an unnumbered subsection heading entitled “Housing Mix, Density and Plan Integration”, immediately preceding policy 3.1.2;
- (11) by adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP93-~~130~~
- (12) by adding to the map and legend of Schedule “SP42(a)” of Chapter 42: Vales of Castlemore Secondary Plan, Part II: SECONDARY PLANS thereof, as Upscale Executive Housing Special Policy Area, the area and legend reference indicated on Schedule “D” to this amendment;



- (13) by adding to Subsection 3.1, Residential of SECTION 3.0: DEVELOPMENT PRINCIPLES of Chapter 42: Vales of Castlemore Secondary Plan, Part II: SECONDARY PLANS thereof, the following new subsections preceded by an unnumbered subsection heading entitled “Upscale Executive Housing Special Policy Area”:
- “3.1.1a The special policy area designated as Upscale Executive Housing Special Policy Area on Schedule “SP42(a)” is an area 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 I: THE GENERAL PLAN.
- 3.1.1b The Upscale Executive Housing Special Policy Area shall be studied in detail with reference to the upscale executive housing principles and standards specified in subsection 4.1.2 of PART I: THE GENERAL PLAN to determine how best to define and designate the necessary components and infrastructure of a workable upscale executive housing plan for this area and how to effectively integrate upscale executive housing enclaves into the current structure and designations of the Vales of Castlemore Secondary Plan.
- 3.1.1c The essential components and infrastructure of an upscale executive housing plan for the Upscale Executive Housing Special Policy Area shall be implemented by means of a further amendment to the Vales of Castlemore Secondary Plan.
- 3.1.1d The underlying designations within the Upscale Executive Housing Special Policy Area are retained for purposes of consideration in the detailed upscale executive housing study only. These designations are considered to be suspended until completion of the required upscale executive housing study and secondary plan amendment which may result in revisions to these designations.
- 3.1.1e The City encourages that the detailed the Upscale Executive Housing Special Policy Area studies be undertaken on a timely basis so that the necessary further amendments to the Vales of Castlemore Secondary Plan can be presented and finalized in a timeframe that will not unduly delay overall development.
- 3.1.1f The City has allocated 500 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres (5000 sq. ft.) to this Upscale Executive Housing Special Policy Area. The City recognizes that the size of this area may be somewhat larger than this allocation of units will require, and accordingly it is acknowledged that the size and configuration of the final Upscale Executive Housing area may need to be reduced through the detailed study process. This study will determine how much and which portion of the designated special policy area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the upscale executive housing yield continues to match or exceed the 500 unit allocation.”;
- (14) by adding to Subsection 3.1, Residential of SECTION 3.0: DEVELOPMENT PRINCIPLES of Chapter 42: Vales of Castlemore Secondary Plan, Part II: SECONDARY PLANS thereof, an unnumbered subsection heading entitled “Housing Mix, Density and Plan Integration”, immediately preceding policy 3.1.2;
- (15) 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 OP93-130
- (16) by adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove as set out in Part II: Secondary Plans, Amendment Number OP93-130

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 Chapter 1(a) portion of the Snelgrove Secondary Plan (being Chapter 1(a) of Part IV – Secondary Plans, as amended), are hereby further amended :

- (1) by adding to the map and legend of Schedule “SP1(A)” of Chapter 1: The Snelgrove Secondary Plan, Part IV: SECONDARY PLANS to the document known as the 1984 Official Plan of the City of Brampton Planning Area thereof, as Upscale Executive Housing Special Policy Area 3, the area and legend reference indicated on Schedule “E” to this amendment;
- (2) by adding to Subsection 7.1, Low Density Residential of SECTION 7.0: RESIDENTIAL POLICIES of Chapter 1: The Snelgrove Secondary Plan, Part IV: SECONDARY PLANS to the document known as the 1984 Official Plan of the City of Brampton Planning Area thereof, the following new policies preceded by an unnumbered subsection heading entitled “Upscale Executive Housing Special Policy Area Policies”:

“7.1.1a The special policy area designated as Upscale Executive Housing Special Policy Area 3 on Schedule “SP1(A)” is an area 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 I: THE GENERAL PLAN.

7.1.1b Upscale Executive Housing Special Policy Area 3 shall be studied in detail with reference to the upscale executive housing principles and standards specified in subsection 4.1.2 of PART I: THE GENERAL PLAN to determine how best to define and designate the necessary components and infrastructure of a workable upscale executive housing plan for this area and how to effectively integrate upscale executive housing enclaves into the current structure and designations of the Snelgrove Secondary Plan.

7.1.1c The essential components and infrastructure of an upscale executive housing plan for Upscale Executive Housing Special Policy Area 3 shall be implemented by means of a further amendment to the Snelgrove Secondary Plan.

7.1.1d The underlying designations within Upscale Executive Housing Special Policy Area 3 are retained for purposes of consideration in the detailed upscale executive housing study only. These designations are considered to be suspended until completion of the required upscale executive housing study and secondary plan amendment which may result in revisions to these designations.

7.1.1e The City encourages that the detailed Upscale Executive Housing Special Policy Area 3 studies be undertaken on a timely basis so that the necessary further amendments to the Snelgrove Secondary Plan can be presented and finalized in a timeframe that will not unduly delay overall development.

7.1.1f The City has allocated a minimum of 200 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres (5000 sq. ft.) to Upscale Executive Housing Special Policy Area 3. The City expects that the size of this area will be just sufficient to accommodate this minimum unit allocation.

7.1.1g The City recognizes that the southeasterly quadrant of the Snelgrove Secondary Plan, which contains Upscale Executive Housing Special Policy Area 3, is a substantially developed area that already exhibits some of the desirable characteristics of upscale executive housing areas including low densities, large

lots, large houses and adjacent major open space features, but that its housing designs and streetscapes fall short of the executive housing ideal. Accordingly, the design of the remaining upscale executive housing infill areas within Upscale Executive Housing Special Policy Area 3 shall pay particular attention to the need to achieve compatibility with the existing development, while endeavoring to add some of the upscale features that are underrepresented in the adjacent areas. Despite Section 7.1.1d above, development within these remaining upscale executive housing infill areas that complies with the existing underlying designations and meets the upscale executive housing principles and standards to the satisfaction of the City of Brampton, may proceed prior to the further Secondary Plan amendment required to implement the Upscale Executive Housing Special Policy Area Number 3 designation.”;

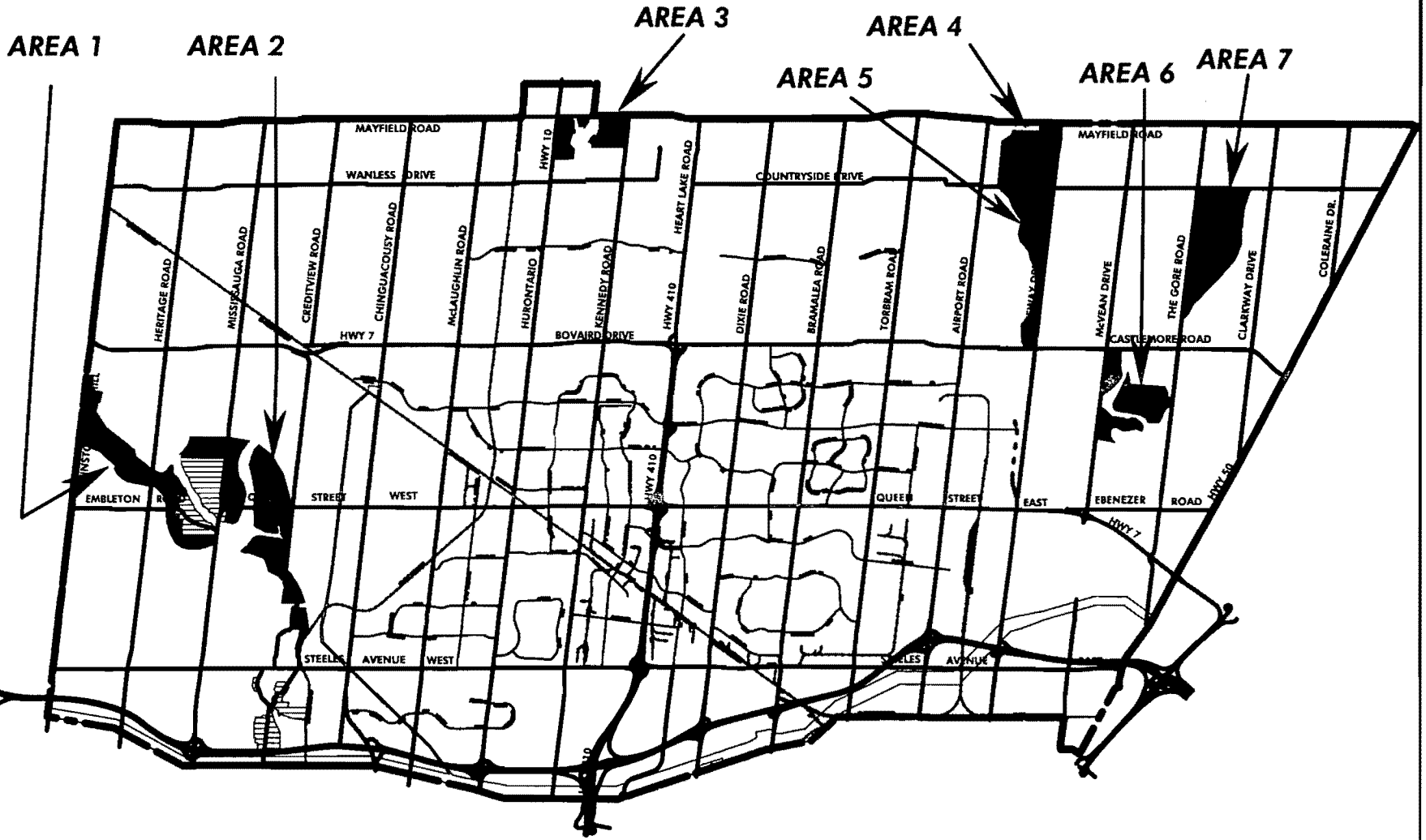
- (3) by deleting from Subsection 7.1, Low Density Residential of SECTION 7.0: RESIDENTIAL POLICIES of Chapter 1: The Snelgrove Secondary Plan, Part IV: SECONDARY PLANS to the document known as the 1984 Official Plan of the City of Brampton Planing Area thereof, the subheading entitled “Policies” preceding Policy 7.1.2 and by replacing it with a subheading entitled “General Low Density Residential Policies”.

Approved as to Content:



---

William H. Winterhalt, MCIP, RPP  
Director of Planning Policy and Research



**SCHEDULE A1**  
**(TO BE ADDED TO THE OFFICIAL PLAN)**

**UPSCALE EXECUTIVE  
HOUSING SPECIAL  
POLICY AREAS**



**CITY OF BRAMPTON**

Date: 99 11 08  
 Drawn By: jk  
 File no. sch\_a.dgn  
 Map no.

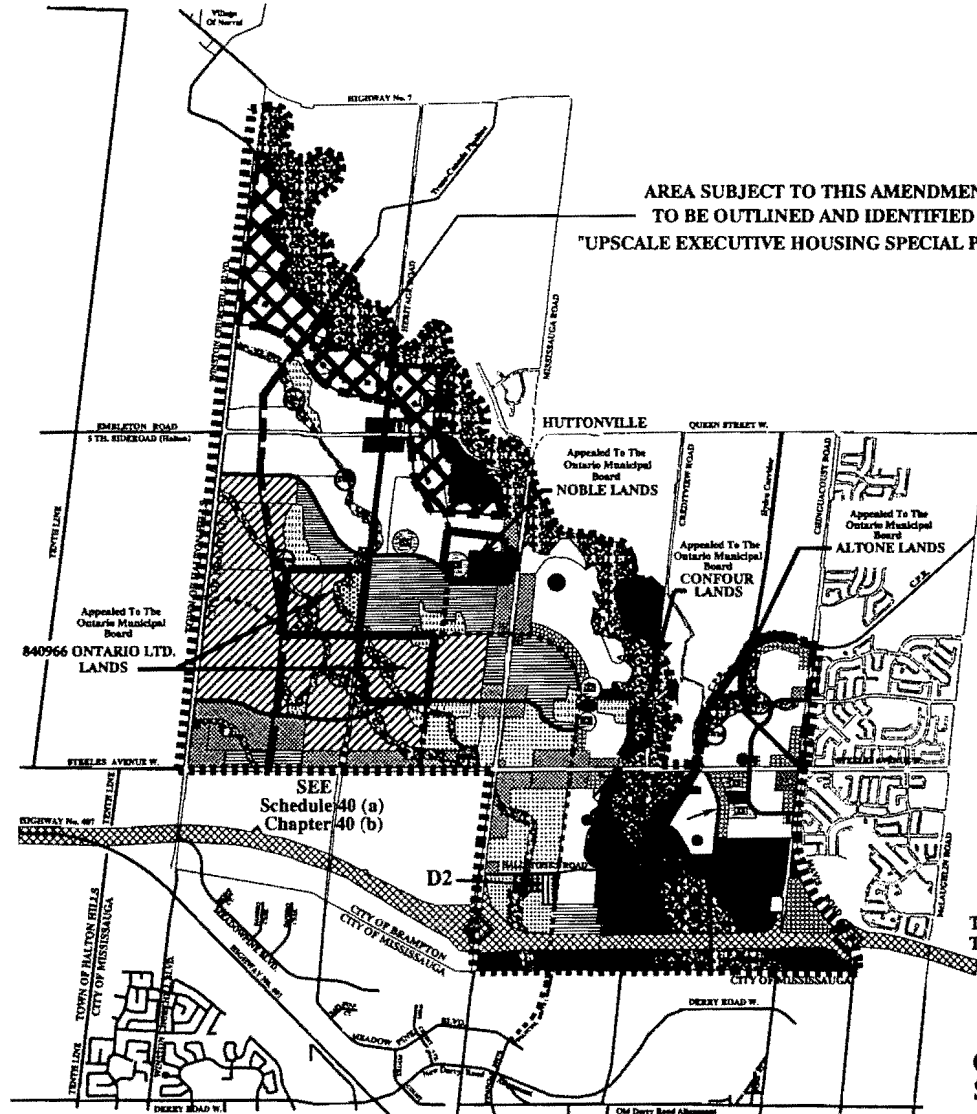


**OFFICIAL PLAN AMENDMENT NO. OP93-130**  
**SCHEDULE A**

PLANNING AND BUILDING DEPARTMENT

# Schedule SP 40 (a) BRAM WEST SECONDARY PLAN AREA No. 40 (a)

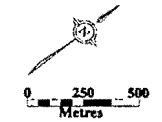
AREA SUBJECT TO THIS AMENDMENT  
TO BE OUTLINED AND IDENTIFIED AS  
"UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA"



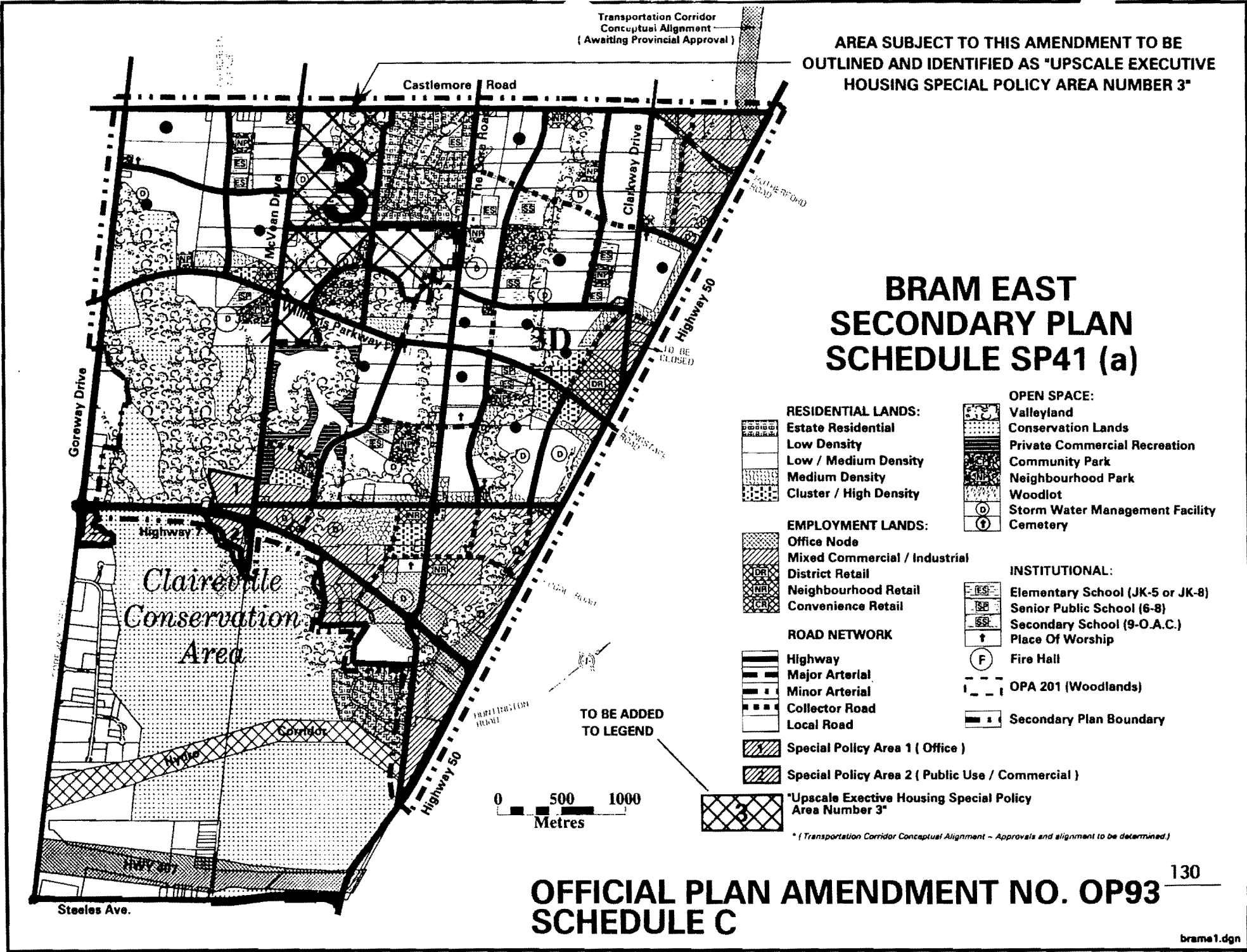
- RESIDENTIAL**
- Low Density
  - Low / Medium Density
  - Medium Density
  - Cluster / High Density
  - Village Residential
- EMPLOYMENT**
- Standard Industrial
  - Prestige Industrial
  - Employment Estates
  - Community Centre
  - Highway & Service Commercial
  - Office Node Commercial
  - Neighbourhood Retail
  - Convenience Retail
  - Churchville Heritage Conservation District
  - Secondary Plan Boundary
- Deferral ( D2 )  
( R2 To 1993 Official Plan )
- "Upscale Executive Housing Special Policy Area"

- OPEN SPACE:**
- Valleyland
  - City Wide Park
  - Community Park
  - Neighbourhood Park
  - Parkette
  - Cemetery
  - Woodlot
- SWM Facility (Quantity)
- INFRASTRUCTURE:**
- Parkway Belt West
  - Trans-Canada Pipeline
  - Ontario Hydro Power Corridor
  - Canadian Pacific Railway
- INSTITUTIONAL**
- Secondary School
  - Elementary School
  - Place Of Worship (Reserve)
  - Fire Station
- ROAD NETWORK**
- Highway 407
  - Major Arterial (45-50 metres)
  - Minor Arterial (36 metres)
  - Major Collector Roads (26-30 metres)
  - Minor Collector Roads (23-26 metres)
  - Interchange
  - Local Access

Appealed To The  
Ontario Municipal Board  
All Valleylands  
As Designated



OFFICIAL PLAN AMENDMENT No. OP93- 130  
Schedule B



AREA SUBJECT TO THIS AMENDMENT TO BE OUTLINED AND IDENTIFIED AS "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA NUMBER 3"

# BRAM EAST SECONDARY PLAN SCHEDULE SP41 (a)

- RESIDENTIAL LANDS:**
- Estate Residential
  - Low Density
  - Low / Medium Density
  - Medium Density
  - Cluster / High Density

- EMPLOYMENT LANDS:**
- Office Node
  - Mixed Commercial / Industrial
  - District Retail
  - Neighbourhood Retail
  - Convenience Retail

- ROAD NETWORK**
- Highway
  - Major Arterial
  - Minor Arterial
  - Collector Road
  - Local Road

- Special Policy Area 1 ( Office )
- Special Policy Area 2 ( Public Use / Commercial )

"Upscale Executive Housing Special Policy Area Number 3"

- OPEN SPACE:**
- Valleyland
  - Conservation Lands
  - Private Commercial Recreation
  - Community Park
  - Neighbourhood Park
  - Woodlot
  - Storm Water Management Facility
  - Cemetery

- INSTITUTIONAL:**
- Elementary School (JK-5 or JK-8)
  - Senior Public School (6-8)
  - Secondary School (9-O.A.C.)
  - Place Of Worship
  - Fire Hall
  - OPA 201 (Woodlands)
  - Secondary Plan Boundary

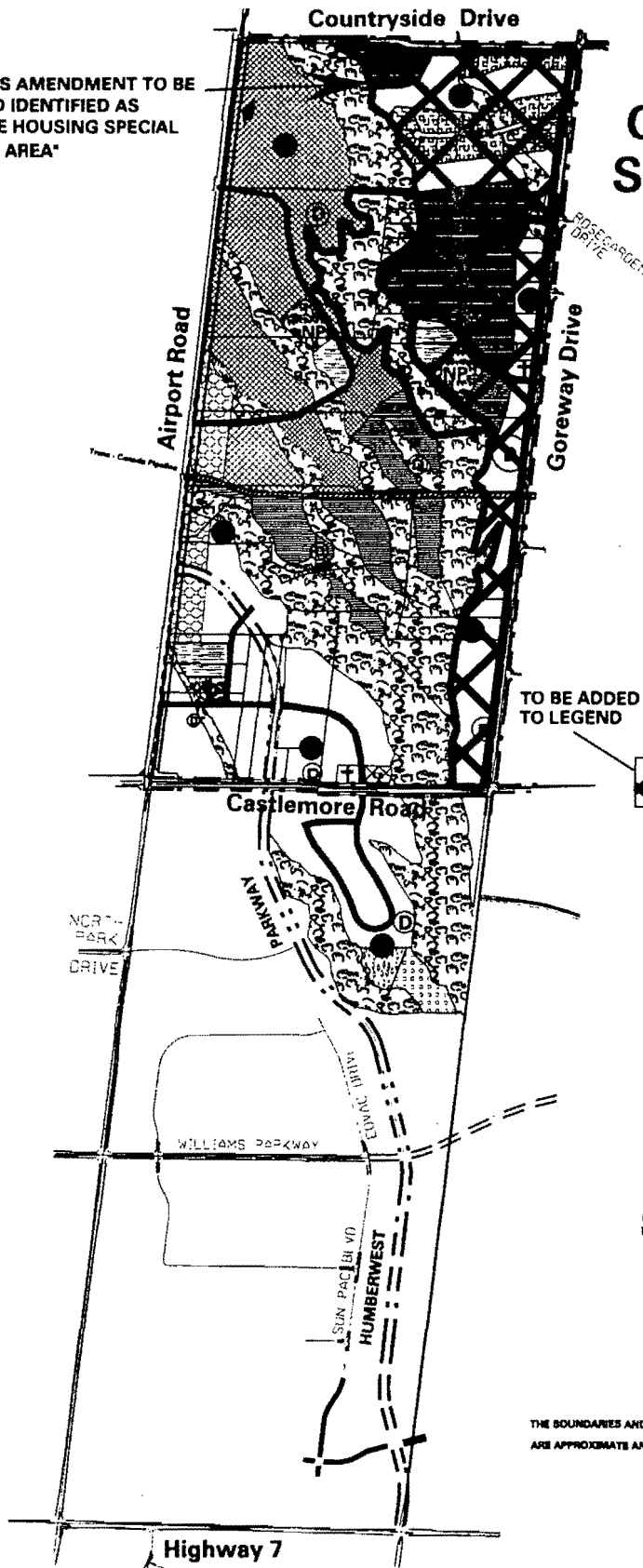


## OFFICIAL PLAN AMENDMENT NO. OP93 SCHEDULE C

\* ( Transportation Corridor Conceptual Alignment - Approvals and alignment to be determined )

# VALES OF CASTLEMORE SECONDARY PLAN

AREA SUBJECT TO THIS AMENDMENT TO BE OUTLINED AND IDENTIFIED AS "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREA"



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

TO BE ADDED TO LEGEND

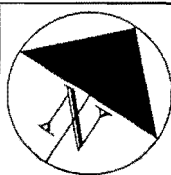
Schedule SP42 (a)



THE BOUNDARIES AND ALIGNMENTS OF DESIGNATIONS ON THIS SCHEDULE ARE APPROXIMATE AND ARE NOT INTENDED TO BE SCALED.  
JANUARY 1998



**OFFICIAL PLAN AMENDMENT**  
**No. OP93 -130**  
**SCHEDULE D**

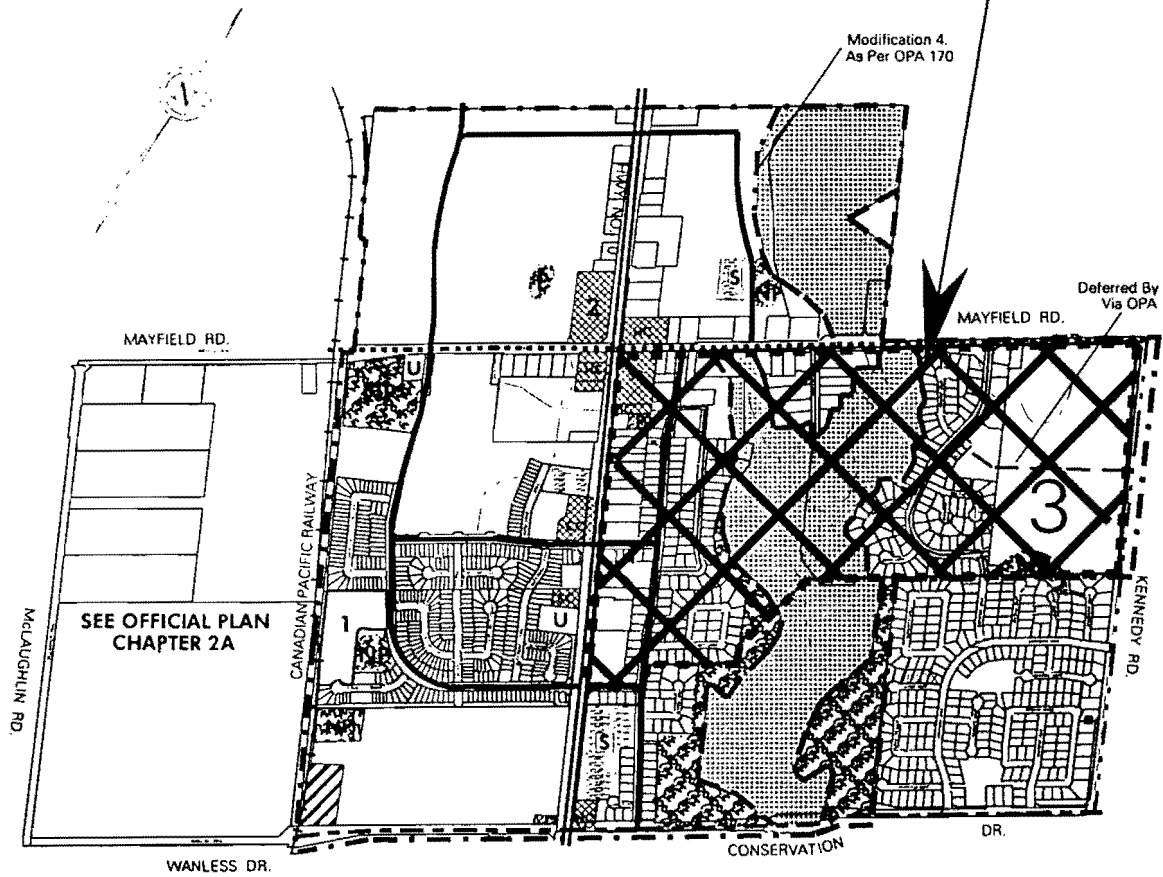


**CITY OF BRAMPTON**  
 Planning and Development

Date: 99 / 11 05      Drawn by: jk  
 File no. vales\_d.dgn      Map no.

AREA SUBJECT TO THIS AMENDMENT  
TO BE OUTLINED AND IDENTIFIED AS  
"UPSCALE EXECUTIVE HOUSING SPECIAL  
POLICY AREA NUMBER 3"

**OFFICE CONSOLIDATION**  
**Snelgrove Secondary Plan**  
**As It Relates To Secondary Plan Area 1**  
**Schedule SP1 (A)**  
LAND USE CONCEPT



-  Low Density Residential - Snelgrove East
-  Low Density Residential - Snelgrove North & West
-  Institutional
-  Separate Elementary School Site
-  Service Commercial
-  Convenience Commercial
-  Neighbourhood Commercial
-  Highway Commercial
-  Highway and Service Commercial
-  Specialty Office and Service Commercial
-  General Industrial
-  Light Industrial
-  Public Open Space
-  Neighbourhood Park
-  Parkette
-  Hazard Land
-  Utility
-  Provincial Highway
-  Major Arterial Road
-  Minor Arterial Road
-  Major Collector Road
-  Minor Collector Road
-  Local Road
-  Snelgrove Secondary Plan Area Boundary
-  Fill Regulation Line
-  Special Policy Area Number 1
-  Special Policy Area Two
-  "Upscale Executive Housing Special Policy Area Number 3"

**OFFICIAL PLAN AMENDMENT NO. OP93 -130**  
**SCHEDULE E**

TO BE ADDED  
TO LEGEND

