

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 30-2010  
being a by-law to adopt Official Plan Amendment OP2006-037  
KLM Planning Partners Inc. - Bram East Block 41-2 Landowners' Group  
(File C09E10.003)


DECLARATION

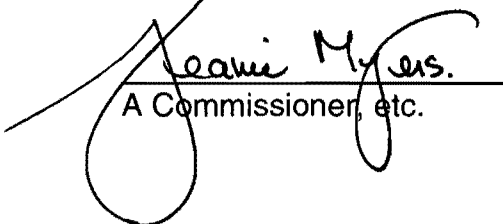
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say  
as follows:

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 30-2010 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10<sup>th</sup> day of February, 2010, to adopt Amendment Number OP2006-037 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 30-2010 as required by section 17(23) of the *Planning Act* was given on the 23<sup>rd</sup> day of February, 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. OP2006-037 is deemed to have come into effect on the 16<sup>th</sup> day of March, 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 )  
16<sup>th</sup> day of March, 2010. )

  
\_\_\_\_\_  
Earl Evans

  
\_\_\_\_\_  
Jeanie Myers.  
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

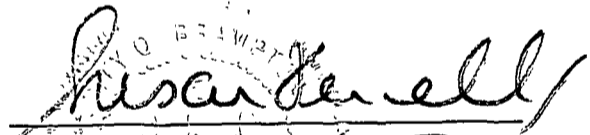
Number 30-2010


To Adopt Amendment Number OP 2006- 037  
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 - 037 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 10 day of February, 2010.

  
 SUSAN FENNELL - MAYOR

  
 PETER FAY - CLERK

Approved as to Content:



Dan Kraszewski, MCIP, RPP  
Director, Development Services

C09E10.003

APPROVED AS TO FORM LAW DEPT. BRAMPTON
A K
DATE <u>10/10/10</u>

AMENDMENT NUMBER OP 2006 - *037*  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP06- **037**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1 Purpose:

The purpose of this amendment is to revise certain designations within the Bram East Secondary Plan and to provide detailed policies for the development of the lands within the “Upscale Executive Housing Special Policy Area” in accordance with policy section “4.1.2 Upscale Executive Housing” in the City’s Official Plan.

The second component of this amendment is to redesignate lands external to the upscale executive lands from low density residential to low/medium density residential, deleting a local road connection and adding a Heritage Resource designation on the east side of the valley.

The third part of this amendment is to identify a portion of lands as the “McVean and Castlemore Special Study Area”, which will be subject to a site specific planning approval process and will require a further amendment to the Secondary Plan.

2 Location:

The lands subject to this amendment are bounded by Castlemore Road to the north, McVean Drive to the west, an existing estate residential community generally to the east and the West Humber Valley generally to the south as identified on Schedule A to this amendment. The lands are within Part of Lots 9 and 10, Concession 9, N.D.

3 Amendment and Policies Relative Thereto:

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

- 1) by adding to the list of amendments pertaining to Secondary Plan Area 41 (a): The Bram East Secondary Plan as set out in Part II: Secondary Plans Amendment Number OP06 – **037**
- 2) by adding to the legend of SP 41(a): “Upscale Executive Housing Area 3A”, “The McVean and Castlemore Special Policy Area” and “Heritage Resource”;
- 3) by changing on Schedule SP41(a) the land-use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Special Policy Area”, “Low Density” and “Low/Medium Density” to “Upscale Executive Housing Area 3A”;

- 4) by changing on Schedule SP41(a) the land-use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Special Policy Area”, “Low Density ” to “Low/Medium Density”;
- 5) by changing on Schedule SP41 (a) the land-use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Special Policy Area” and “Low/Medium Density” to “Elementary School”;
- 6) by changing on Schedule SP41 (a) the land-use designation of the lands shown outlined on Schedule A to this amendment from “Upscale Executive Special Policy Area” and “Low Density” to “The McVean and Castlemore Special Study Area”;
- 7) by identifying on Schedule SP41 (a) the land-use designation of the lands shown outlined on Schedule A to this amendment as a “Heritage Resource”;
- 8) by deleting on Schedule SP41(a) the local road designation as shown outlined on Schedule A to this amendment;
- 9) by deleting from Chapter 41 of Part II: Secondary Plans the title “Upscale Executive Housing Special Policy Area” after 3.1.1;
- 10) by deleting from Chapter 41 of Part II: Secondary Plans, policies 3.1.1a to 3.1.1f and replacing it with the following:

**“Upscale Executive Housing Area 3A**

3.1.1a The lands designated “Upscale Executive Housing Area 3A” shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan. These areas are to be developed in accordance with a design vision that includes the following principles:

- i) Establishment of community gateways through the use of design features such as gateway structures and special corner lots.
- ii) Creation of special streets emphasizing distinctive character, emphasizing view corridors to the valley lands, through the use of design measures including vista blocks, and the location of neighbourhood parks.
- iii) Provision of a variety of high-quality housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.

3.1.1b In areas designated “Upscale Executive Housing Area 3A” on Schedule SP41 (a), the following policies shall apply:

- i) Only single detached structural dwelling units shall be permitted.

- ii) A minimum of 145 upscale executive residential lots having a minimum lot width of 15.2 metres (50 feet) and a minimum lot area of 464.5 square metres (5,000 square feet.) shall be provided. Within these 145 upscale executive residential lots, there will be opportunity for lot sizes greater than 464.5 metres.
- iii) The minimum lot width shall be 12 metres (40 feet) for any lot, not considered part of the 145 upscale executive lots.
- iv) The maximum overall density shall be 14.5 units per net residential hectare excluding any lots that do not meet the minimum lot area of 464.5 square metres.
- v) Within the 145 upscale executive residential lots, a range of lot widths between 15.2 metres (50 feet) to 26 metres (85 feet) and beyond shall be provided.
- vi) The essential open space design and architectural features, to be incorporated in the community, shall be described in a set of Community Design Guidelines.

3.1.1c

A transition area shall be provided to the existing "Estate Residential" lands by applying the following for all lots abutting the properties on the west side of Julian Drive and south of Princess Andrea Court:

- i) Providing a minimum lot width of 26.6 metres (87 feet.) measured at the rear lot line and a minimum lot depth of 36 metres (118 feet.), this may be reduced to 34 metres (111 feet) for the lots located at the southwest corner of the Estate Residential lands.
- ii) Providing upgraded landscaping (including larger coniferous trees) and a decorative wood and pillar fencing to provide a buffer.
- iii) The presence of streetscape and architectural design and forms to promote distinctive and high quality buildings and a strong neighbourhood character.
- iv) The appropriate integration of a community development concept with the natural environment.
- v) The provision of appropriate architectural and landscaping design concepts to create an identifiable prestige streetscape."

- 11) by adding to Chapter 41 of Part II: Secondary Plans after policy 3.4.15 the following:

**"3.5 THE MCVEAN AND CASTLEMORE SPECIAL STUDY AREA**

3.5.1 The lands identified as “The McVean and Castlemore Special Study Area” shall be subject to a site specific planning approval process prior to development that will require an amendment to this plan that will consider the following issues:

- i) Appropriate housing forms will be evaluated including appropriate residential use, density, built-form and performance standards, such as unit widths, setbacks, height, etc, through a site specific planning approvals process;
- ii) Commercial/retail uses and/or professional office uses that may include live-work, at the corner of McVean Drive and Castlemore Road;
- iii) High quality urban design and architecture adjacent to McVean Drive and Castlemore Road, and;
- iv) Landscape and open space design elements, which are complementary to the upscale executive housing standards of this community.”

12) by adding to Chapter 41 of Part II: Secondary Plans after policy 5.3.1 the following:

“5.3.2 The “Heritage Resource” designation on Schedule SP41(a) identifies a listed heritage resource which has been categorized as a Class B Heritage Resource on the Cultural Heritage Map of the City of Brampton Official Plan. Development of these lands will require an appropriate Heritage Impact Assessment, to the satisfaction of the Commissioner of Planning Design and Development, and will be subject to the recommendations therein. Where possible, proponents of development should retain and conserve buildings of architectural or historic merit on their original sites, and promote integration of these resources into any plans which may be prepared for such development. All development adjacent to or incorporating a heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, materials and design features.”

13) by deleting from Chapter 41 of Part II: Secondary Plans in policy 3.1.1m the words “set out in section 3.1.1f”;

14) by renumbering from Chapter 41 of Part II: Secondary Plans the policies under 3.1.1 according to the amendments noted above.

LANDS TO BE DESIGNATED "THE McVEAN & CASTLEMORE SPECIAL STUDY AREA"

CASTLEMORE ROAD

"INSTITUTIONAL - HERITAGE RESOURCE" TO BE ADDED

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY" TO "RESIDENTIAL-LOW/MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW/MEDIUM DENSITY" TO "INSTITUTIONAL - ELEMENTARY SCHOOL (JK-5 or JK-8)"

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

"INSTITUTIONAL - STORM WATER MANAGEMENT FACILITY" TO BE DELETED

LANDS TO BE REDDESIGNATED FROM "RESIDENTIAL - LOW/MEDIUM DENSITY RESIDENTIAL" AND "RESIDENTIAL - LOW DENSITY" TO "UPSCALE EXECUTIVE HOUSING AREA 3A"

"INSTITUTIONAL - STORM WATER MANAGEMENT FACILITY" TO BE ADDED

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

"ROAD NETWORK - LOCAL ROAD" TO BE DELETED

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

LANDS TO BE REDESIGNATED FROM "OPEN SPACE - NEIGHBOURHOOD PARK" TO "UPSCALE EXECUTIVE HOUSING AREA 3A"

"INSTITUTIONAL - STORM WATER MANAGEMENT FACILITY" TO BE DELETED

NOTE: ALL LANDS SUBJECT TO THIS AMENDMENT TO HAVE THE "SPECIAL POLICY AREA 3 (Upscale Executive Housing)" DESIGNATION DELETED

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

	<b>RESIDENTIAL LANDS:</b>		<b>OPEN SPACE:</b>
	Estate Residential		Valleyland
	Low Density		Neighbourhood Park
	Low / Medium Density		Storm Water Management Facility
	<b>EMPLOYMENT LANDS:</b>		<b>INSTITUTIONAL:</b>
CR	Convenience Retail		Elementary School (JK-5 or JK-8)
	<b>ROAD NETWORK :</b>		Place Of Worship
	Minor Arterial		Heritage Resource
	Collector Road		Secondary Plan Boundary
	Local Road		
			
3	Special Policy Area 3 (Upscale Executive Housing)		
3A	Upscale Executive Housing Area 3A		
			
3B	Special Policy Area 3B (The Gore Road Upscale Executive Housing)		
10	Special Policy Area 10 (Riverstone)		

OFFICIAL PLAN AMENDMENT OP06 #. 037



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

Date: 2010 01 12

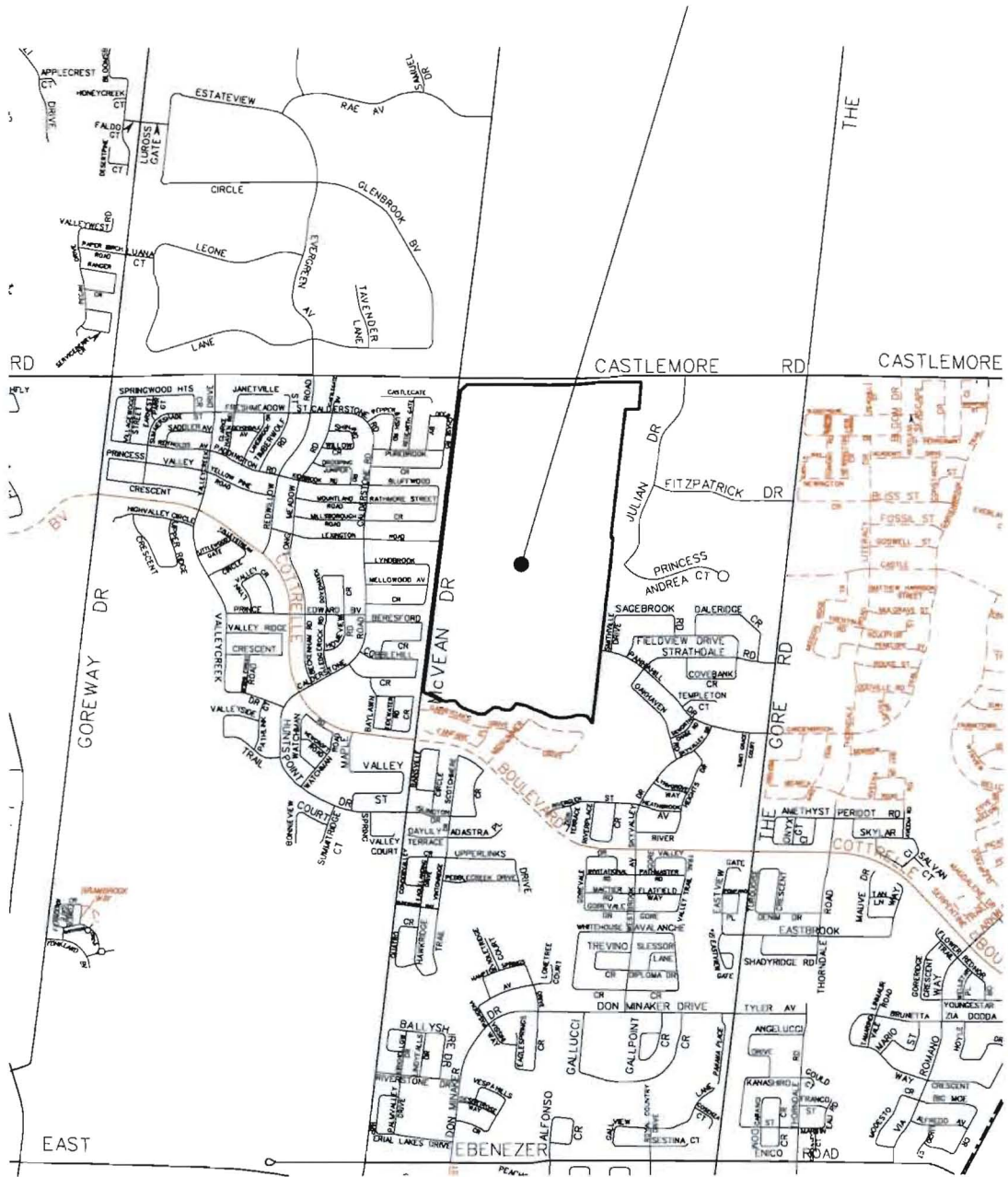
Drawn by: CJK

Schedule A TO BY-LAW 30-2010

File no. C09E10.003opaA



# SUBJECT LANDS



Key Map By-Law

30-2010



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

Date: 2009 07 31

Drawn by: CJK

File no. C09E10.003zkm