



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 43-98

To Adopt Amendment Number OP93- 84
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- 84 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 Regional Municipality of Peel for approval of Amendment Number OP93- 84 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 9th day of March, 1998.

~~PETER ROBERTSON~~ MAYOR
Grant Gibson Acting Mayor

LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE

Approved as to Content:

John B. Corbett, MCIP, RPP
Director of Development Services

AMENDMENT NUMBER OP93- 84
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 84
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands outlined on Schedule A to this amendment to permit the development of the subject lands for high density (apartment dwellings) and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment comprise a total area of approximately 2.014 hectares (5.2 acres) and are located at the south-west corner of McLaughlin Road and Kingknoll Drive. The property has a frontage of approximately 100 metres (328.1 feet), on McLaughlin Road and is located in part of Lot 15, Concession 2, W.H.S., in the City of Brampton.

3.0 Amendment 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 24: Fletchers Creek South as set out in Part II: Secondary Plans, Amendment Number OP93- 84.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletchers Creek South Secondary Plan (being Chapter A21 of Section A of Part C, and Plate Number 43 thereto, as amended) are hereby further amended:

- (1) by changing on Plate 43 thereto, the land use designation of the lands as shown outlined on Schedule A to this amendment from "Commercial - Specialty Office – Service Commercial" to "Residential - High Density".

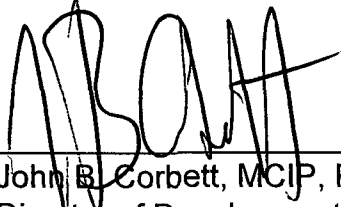
- (2) by adding to section 5.4 the following:

“5.4.6 The residential high density designation at the south-west corner of McLaughlin Road and Kingknoll Drive may be developed at a maximum net residential density of 150 units per hectare (60.7 units per acre). A maximum of 15% of the total gross floor area used for residential uses may also be used for limited service commercial

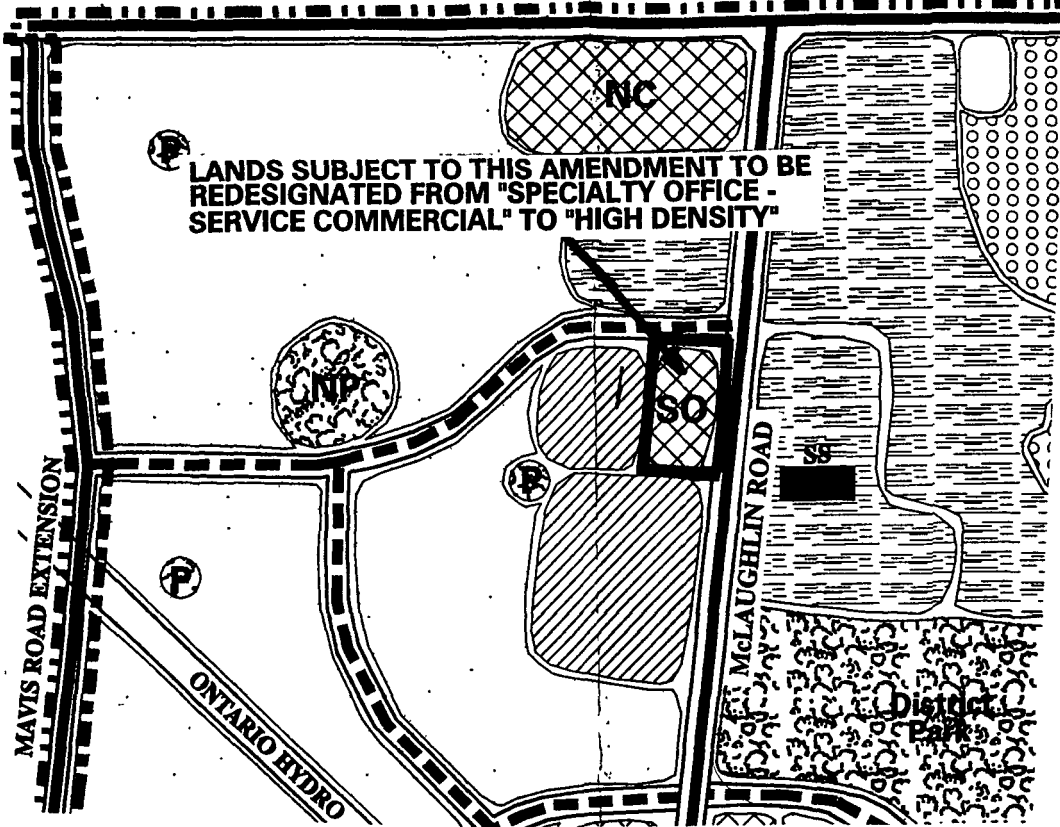
retail/office uses provided these uses are constructed only in conjunction with the construction of the residential uses.”

- (3) by deleting therefrom, section 5.16, as created by Official Plan Amendment 184A, and section 6.8.4.

Approved as to Content:

A handwritten signature in black ink, appearing to read 'J. B. Corbett', written over a horizontal line.

John B. Corbett, MCIP, RPP
Director of Development Services



EXTRACT FROM PLATE 43 OF THE DOCUMENT KNOWN AS THE FLETCHERS CREEK SOUTH SECONDARY PLAN

Secondary Plan Boundary

RESIDENTIAL

- Low Density
- Low And Medium Density
- Medium Density
- Medium-High Density
- High Density

COMMERCIAL

- Highway Commercial
- Convenience Commercial
- Neighbourhood Commercial
- District Commercial
- Specialty Office - Service Commercial
- Convenience Commercial & Specialty Office - Service Commercial

PUBLIC OPEN SPACE

- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette

- Specialized Park
- Parkway Belt West
- Woodlot
- Cemetery
- Hazard Land

INSTITUTIONAL

- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School
- Secondary School - Separate School

ROADS

- Freeway
- Provincial Highway
- Arterial Road
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Minor Collector Road

