



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 44-97

To adopt Amendment Number 294

to the 1984 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, as amended, hereby ENACTS as follows:

1. Amendment Number 294 to the 1984 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 Minister of Municipal Affairs and Housing for approval of Amendment Number 294 to the 1993 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of Feb., 1997.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK



TO THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is to add, amend or delete policies and designations resulting from an adjustment to the alignment of the Sandalwood Parkway extension. The realignment of this roadway is in response to comments and concerns raised by the Metropolitan Toronto and Region Conservation Authority with respect to the crossing of a valley and its impact on the environmental integrity of the valley.

2.0 Location

The lands subject to this amendment include portions of land within the Sandringham-Wellington Secondary Plan area generally located within Lots 12 and 13, Concession 6, E.H.S (former Township of Chinguacousy), bounded by the first east-west valley north of Bovaird Drive to the south, Airport Road to the east, Torbram Road to the west and approximately the north limit of Lot 13 to the north.

3.0 Amendments and Polices Relative Thereto:

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by changing on Schedule "SP28(A)" (Secondary Plan Designations) thereto, the alignment of the Minor Arterial Road known as (Sandalwood Parkway) from its existing designated alignment to the alignment between the two southerly east-west valleys shown on Schedule "A" to this amendment and by adding or adjusting the location of four Minor Collector Access designation symbols as indicated on Schedule "A" to this amendment.
- (2) by deleting on Schedule "SP28(A)" (Secondary Plan Designations) thereto the Collector Road designation that previously connected Mountainash Road extension to Airport Road just to the north of the southerly east-west valley and which is now displaced by the easterly

segment of the realigned Sandalwood Parkway extension as shown on Schedule "A" to this amendment.

- (3) by adding on Schedule "SP28(A)" (Secondary Plan Designations) thereto a Collector Road designation to connect Mountainash Road extension to Airport Road just to the north of the second east-west valley north of Bovaird Drive, in the area previously occupied by the original alignment of Sandalwood Parkway as shown on Schedule "A" to this amendment.
- (4) by changing on Schedule "SP28(A)" (Secondary Plan Designations) thereto the designations of the lands shown outlined on Schedule "A" to this amendment from the current designations referenced below to the new designations indicated on Schedule "A" to this amendment as follows:
  - (i) the Convenience Commercial designation which was located on the west side of Airport Road south of the second east-west valley north of Bovaird Drive is deleted and replaced with a Neighbourhood Commercial designation in the northwest quadrant of Sandalwood Parkway and Airport Road;
  - (ii) the Highway Commercial designation located in the northwest quadrant of Airport Road and the first east-west valley (now abutting the south side of Sandalwood Parkway extension) is amended by reducing the size of the designation to approximately 1.2 ha. (3 ac.) abutting Airport Road with the remaining surplus lands to the west being designated Low Density Residential;
  - (iii) the Institutional (Church) designation, the Highway Commercial designation, the Convenience Commercial designation and the Institutional (Fire Station) designation, which were all located in a cluster in the northwest quadrant of the north-south Collector Road (Mountainash Road) and the second valley north of Bovaird Drive be deleted and be designated Low Density Residential;
  - (iv) an Institutional (Church) designation be added in the southeast quadrant of Sandalwood Parkway extension and

Mountainash Road extension, while the previous Medium Density Residential designation in that location is deleted;

- (v) a Convenience Commercial designation be added to the northwest quadrant of Sandalwood Parkway extension and Mountainash Road extension;
  - (vi) an Institutional (Fire Station) designation be added to the northwest quadrant of Sandalwood Parkway extension and Mountainash Road extension just to the west of the added Convenience Commercial designation;
  - (vii) the Community Park, Separate High School and Public Senior Elementary School designations located in the southeast quadrant of Torbram Road and Sandalwood Parkway extension are amended and reconfigured to show a Senior School Campus designation abutting Torbram Road and a Community Park designation to the east thereof extending all the way westward to abut Mountainash Road;
  - (viii) the Medium Density and Institutional (Church) designations located in the northwest quadrant of Sandalwood Parkway and the second east-west valley north of Bovaird Drive are extended and shifted to the southeast to remain in contact with the realigned Sandalwood Parkway as it swings to abut the south side of the said valley; and
  - (ix) the alignment of the Phase 1/Phase 2 Boundary designation is adjusted to the location indicated within the area between Torbram Road and Airport Road.
- (5) by adding to the Legend of Schedule "SP28(A)" (Secondary Plan Designations) thereto, the designation and symbol of Senior School Campus.
- (6) by adding to the list of amendments pertaining to Secondary Plan Area Number 28 as set out in section 7.2.7.28, Amendment Number

- (7) by deleting section 5.3.8 of Chapter 28 of Part IV thereto, in its entirety and substituting therefore the following:

"5.3.8

A Highway Commercial designation of approximately 1.2 ha. (3.0 ac.) shall be located in the south-west quadrant of Airport Road and Sandalwood Parkway."

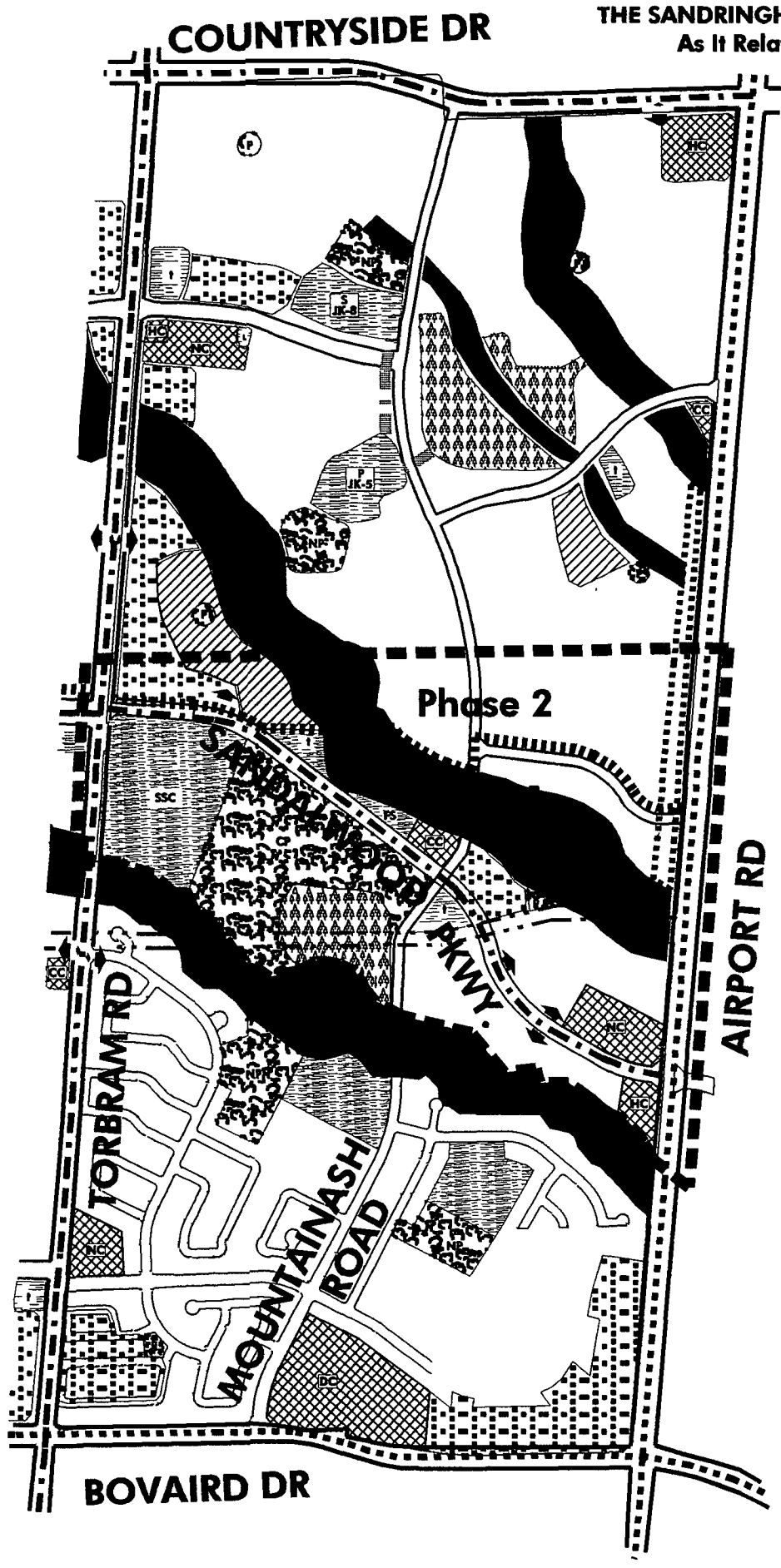
- (8) by amending section 5.3.5 of Chapter 28 of Part IV thereto by deleting the word "three" in the last sentence of the section thereof and substituting therefore the word "four".

- (9) by amending section 5.4.5 thereto by adding the word "generally" preceding the word "designated" in the first line thereof and by adding the following words at the end of the paragraph:

" Without limiting the generality of the foregoing, the Senior School Campus designation in the southeast quadrant of Torbram Road and Sandalwood Parkway extension indicates that one or more Public or Separate High Schools or a Public Senior Elementary School may be provided in that location."

- (10) by amending Schedule "SP28(B)" (Sub-Area and Location Reference Map) thereto to show the realigned Sandalwood Parkway and the added and deleted Collector Roads in a similar manner as shown on Schedule "A" to this amendment as described in clauses (1) (2) and (3) of this amendment, and also to show an adjusted boundary between Sub-Areas 5 and 10 that coincides with the adjusted Phase 1/Phase 2 boundary in the area between Torbram Road and Airport Road as shown on Schedule "A" to this amendment as described in clause (4) (ix) of this amendment.

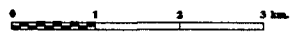
**EXTRACT FROM  
OFFICE CONSOLIDATION  
THE SANDRINGHAM-WELLINGTON SECONDARY PLAN  
As It Relates To Secondary Plan Area No.28**



**Schedule SP 28(A)  
Secondary Plan Designations**

- LEGEND**
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Parkette
  - Neighbourhood Park
  - Community Park
  - Woodlot
  - Pedestrian / Bicycle Links
  - Valleyland
  - Pond / Marshes
  - Major Drainage Facility
  - Institutional  
(Hospital, Church, Fire Station, Library, Police Station)
  - Senior School Campus
  - Public Elementary School \*
  - Public Senior Elementary School\*
  - Public High School \*
  - Separate Elementary School\*
  - Separate High School\*
  - Convenience Commercial
  - Neighbourhood Commercial
  - District Commercial
  - Regional Commercial
  - Highway Commercial
  - Service Commercial (Office)
  - Provincial Highway No. 410
  - Major Arterial Road
  - Minor Arterial Road
  - Minor Collector Road Access
  - Collector Road
  - Trans-Canada Pipeline Right-Of-Way
  - Transit Terminal
  - Phase 1 / Phase 2 Boundary
  - Special Policy Area Number One

**City of Brampton**  
Updated February 19, 1997

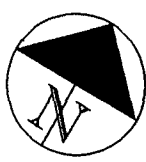


NOTE . \*Released school sites may only be used for LOW DENSITY RESIDENTIAL or PUBLIC OPEN SPACE purposes.

**----- Area Subject To This Amendment**

**OFFICIAL PLAN AMENDMENT No. 294**

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Development

Date: 1997 02 19

Drawn by: C.R.E.

File no.

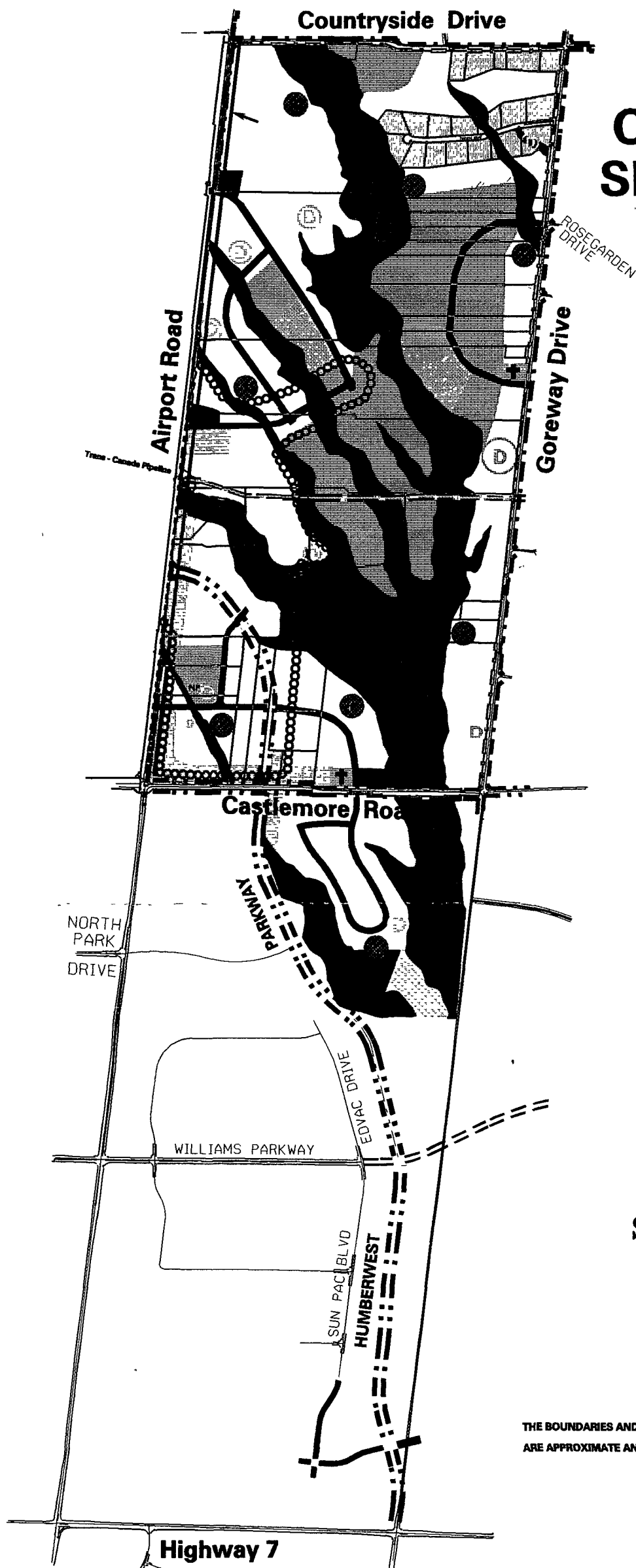
Map no.sp28re2.dgn

PARTIAL LIST OF MINISTER'S MODIFICATIONS  
TO AMENDMENT NUMBER OP 93-47  
TO THE CITY OF BRAMPTON OFFICIAL PLAN

Amendment No. OP 93-47 to the Official Plan for the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby modified as follows:

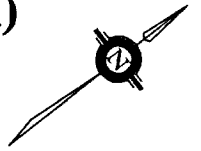
1. Policy 3.1.8, is modified by changing the reference to Policy "3.13" to Policy "3.1.12".
2. Policy 3.1.12, is deleted in its entirety and the subsequent policies are re-numbered accordingly.
3. Policy 3.1.15, is modified by changing the references to Polices "3.1.17" and "3.1.18" to Policies "3.1.16" and "3.1.17" respectively.
4. Policy 3.2.1, is deleted in its entirety and the subsequent policy is re-numbered accordingly.
5. Schedule "G" thereto (Schedule SP42 (a)) is deleted in its entirety and replaced with Schedule "G" (Schedule SP42(a)) attached to this document.

# VALES OF CASTLEMORE SECONDARY PLAN



- RESIDENTIAL LANDS :**
- Estate Residential
  - Low Density
  - Low / Medium Density
  - Low Density 1
  - Medium Density
- COMMERCIAL LANDS :**
- Convenience Commercial
- OPEN SPACE :**
- Link Park
  - Conservation Lands
  - Valleyland
  - Neighbourhood Park
  - Woodlot
  - Parkette
  - Stormwater Management
- INSTITUTIONAL :**
- Place of Worship
  - Elementary School
  - Secondary School
  - Fire Station
  - Library
- ROAD NETWORK :**
- Major Arterial
  - Minor Arterial
  - Collector Road
  - Local Access
  - Minor Collector Access
- UTILITIES :**
- Trans - Canada Pipeline
  - Changed Area

Schedule SP42 (a)



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

DECEMBER 1996

