



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 81-95

To adopt Amendment Number 262  
and Amendment Number 262 A  
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, hereby ENACTS as follows:

1. Amendment Number 262 and Amendment Number 262 A 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 for approval of Amendment Number 262 and Amendment Number 262 A to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 27th day of March, 1995.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON  
[Signature]  
DATE 12/10/95

AMENDMENT NUMBER 262 AND  
AMENDMENT NUMBER 262 A  
TO THE 1984 OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to implement a development proposal for 5.89 hectares (14.55 acres) of land located on the south side of Steeles Avenue West, approximately 110 metres (361 feet) west of Hurontario Street. The amendment:

- redesignates lands from "Residential High Density" to "Residential Medium-High Density"; and
- sets out appropriate development principles for the subject lands.

2.0 Location

The lands subject to this amendment are located on the south side of Steeles Avenue West, approximately 110 metres (361 feet) west of Hurontario Street, and are known more particularly as part of Lot 15, Concession 1, West of Hurontario Street.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number \_\_\_\_\_:

The document known as the 1984 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, as set out in sub-section 7.2.7.24, Amendment Number 262 A.

3.2 Amendment Number 262 A:

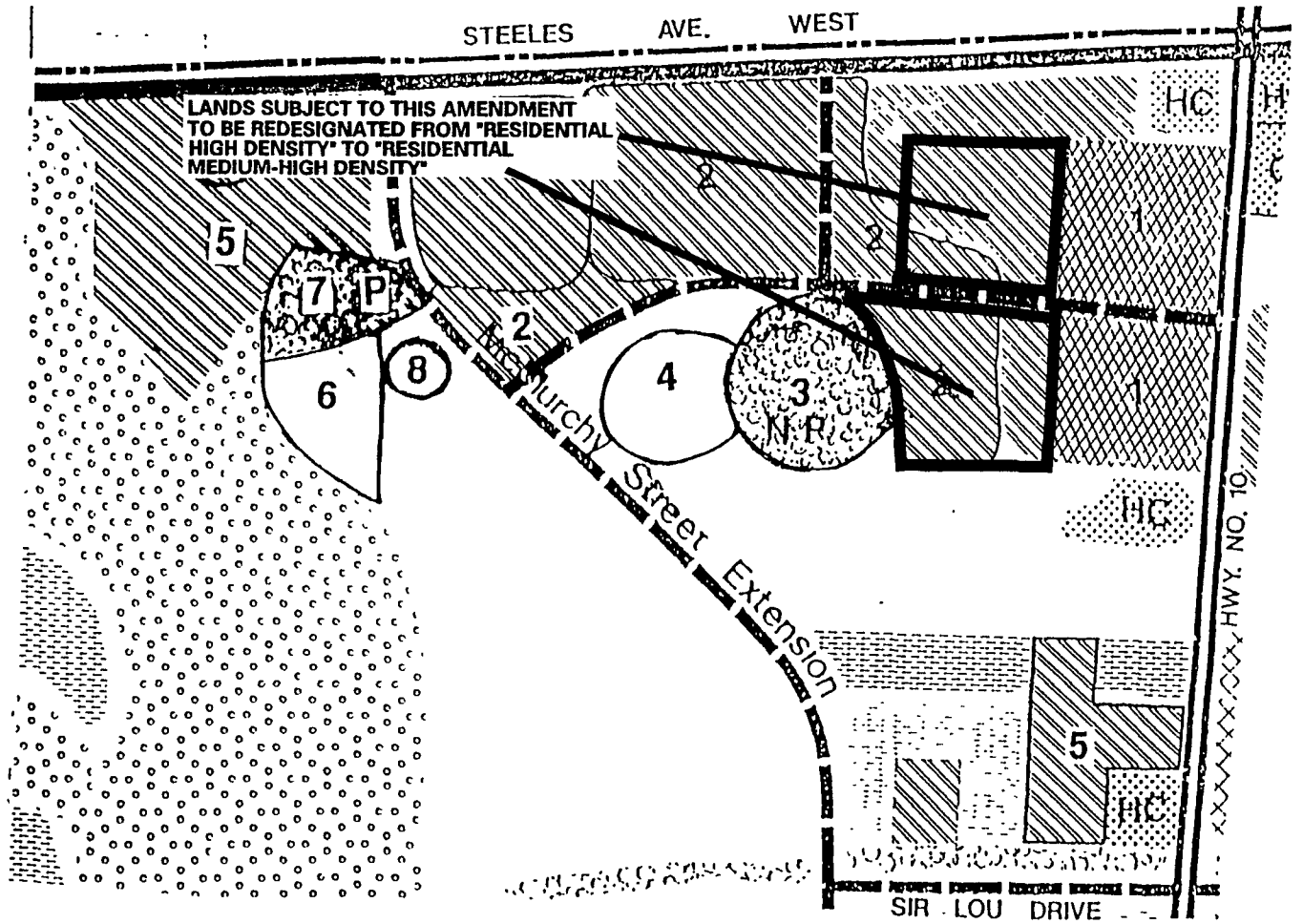
The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Chapter A21 of Section A of Part C, and Plate Number 43, of the Consolidated

Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

- (1) by changing, on Plate 43, the land use designation of the lands shown outlined on Schedule A to this amendment from "Residential High Density" to "Residential Medium-High Density";
- (2) by adding to the legend, on Plate 43, the designation "Residential Medium-High Density"; and
- (3) by adding, to Part C, Section A, Section 5.4 thereof, the following:

"5.4.4.1 The residential high density designation located on the south side of Steeles Avenue West, approximately 110 metres (361 feet) west of Hurontario Street may be developed at a maximum net residential density of 198 units per hectare (80 units per acre) provided that the proponent submits, for the approval of the City, development concepts illustrating how such project will incorporate superior architectural design and elements resulting in an attractive, built urban form.

5.4.4.2 The residential medium-high density designation located south of the residential high density designation on the south side of Steeles Avenue West, approximately 110 metres (361 feet) west of Hurontario Street, may be developed at a maximum net residential density of 61 units per hectare (25 units per acre)."



----- Secondary Plan Boundary

**RESIDENTIAL**

- Low and Medium Density
- High Density

**COMMERCIAL**

- HC Highway Commercial
- CC Convenience Commercial
- NC Neighbourhood Commercial
- Specialty Office - Service Commercial

**PUBLIC OPEN SPACE**

- Public Open Space
- District Park
- Community Park
- Neighbourhood Park
- Parkette
- Woodlot
- Cemetery
- Hazard Land

**INSTITUTIONAL**

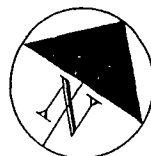
- Institutional
- Secondary School
- Senior Public School
- Public School
- Separate School

**ROADS**

- Freeway
- Provincial Highway
- Arterial Road
- Collector Road

FLETCHERS CREEK SOUTH SECONDARY PLAN  
 PLATE 43 TO THE CONSOLIDATED  
 OFFICIAL PLAN

OFFICIAL PLAN AMENDMENT No. 262 A



**CITY OF BRAMPTON**  
 Planning and Building

Date: 1994 12 09

Drawn by: CJK

File no. T1W15.11A

Map no. 75-14H

**Schedule A**