



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 84-95

To adopt Amendment Number OP93-32
to the 1993 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 OP93-32 to the 1993 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 OP93-32 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 27th day of March, 1995.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

SUP
DATE 23/03/95

CHAPTER 41
EASTGATE
SECONDARY PLAN

AMENDMENT NUMBER 0P93-32

**to the 1993 Official Plan of the
City of Brampton Planning Area**

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(Part II, Chapter 41)

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AMENDMENT NUMBER OP93-32

to the 1993 Official Plan of the

City of Brampton Planning Area

1.0 PURPOSE

The purpose of this amendment is to change the land use designations, for the lands shown outlined on Schedule A to this amendment from primarily Agricultural to Residential, Commercial, Industrial, Open Space and Institutional and to establish, in accordance with Section 5.4 of the Official Plan, detailed policy guidelines for the development of Secondary Plan Area 41.

Development of the subject Secondary Plan Area will occur within an ecosystem context, with the West Humber Subwatershed Management Study (Aquafor Beech Ltd.) forming the environmental basis of the Secondary Plan. The subject lands will be developed as a primarily residential community containing a mix of housing types and supporting open space, recreation, education and community service, with three significant areas of commercial and employment uses and facilities. Associated infrastructure, environmental considerations and development constraints will be recognized and to an extent, certain existing uses situated within the secondary plan area.

2.0 LOCATION

The lands subject to this amendment comprise an area of approximately 1,519 hectares (3,754 acres) and are generally located between Goreway Drive and Highway 50, south of Castlemore Road and north of the Claireville Conservation Area (somewhat coinciding with Highway 7). The lands are described as being part of Lots 6 to 10 Concessions 8 N.D., part of Lots 3 to 10 Concession 9 N.D., part of Lots 2 to 10 Concession 10 N.D. and part of Lots 7 to 10 Concession 11 N.D., in the geographic Township of Toronto Gore, now in the City of Brampton.

The lands subject to this amendment are specifically indicated on the Schedules to this amendment.

3.0 AMENDMENTS AND POLICIES RELATIVE THERETO

3.1 Amendment Number OP93-32

1. The document known as the 1993 Official Plan of the City of Brampton Planning Area is hereby amended:

- (i) by adding to Part II: SECONDARY PLANS thereof, the following new subsection: " Area 41: Eastgate. Chapter 41 of Part II of this Official Plan shall constitute the Eastgate Secondary Plan";

- (ii) by adding to Schedule 'A', GENERAL LAND USE DESIGNATIONS thereto, "RESIDENTIAL", "BUSINESS RETAIL", "BUSINESS INDUSTRIAL" and "OPEN SPACE," designations in the locations shown on Schedule A to this amendment;
- (iii) by adding to Schedule 'B' MAJOR ROAD NETWORK RIGHT-OF-WAY WIDTHS thereto, "40-45 METRES (130-150 FEET), 36 METRES (120 FEET), 30 METRES (100 FEET), 26 METRES (86 FEET) and 23 METRES (76 FEET)" rights-of-way in the locations shown on Schedule B to this amendment;
- (iv) by adding to Schedule "D", ENVIRONMENTAL FEATURES VALLEYLANDS/FLOODPLAINS in the locations shown on Schedule C to this amendment;
- (v) by adding to Schedule 'E', OPEN SPACE thereto, "OPEN SPACE" designations in the locations shown on Schedule D to this amendment;
- (vi) by adding thereto as Schedule 'SP41(a)', Schedule E to this amendment;
- (vii) by adding to Part II: SECONDARY PLANS, the following new chapter title: "Chapter 41: THE EASTGATE SECONDARY PLAN"; and,
- (viii) by adding to PART II: SECONDARY PLANS, as Chapter 41, the following text:

"Chapter 41: THE EASTGATE SECONDARY PLAN

1.0 PURPOSE

The purpose of this chapter, together with Schedule SP41(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with Section 5.4 of the Official Plan, detailed policy guidelines for the development of the lands outlined on Schedule SP41(a), and to specify the desired pattern of land uses, transportation network and related policies to achieve high quality, efficient, orderly and ecologically responsible urban development. This chapter will constitute the Eastgate Secondary Plan.

2.0 LOCATION

The subject lands comprise an area of approximately 1,519 hectares (3,754 acres), and are generally situated between Goreway Drive and Highway 50, south of Castlemore Road and north of the Claireville Conservation Area. The lands comprise part of Lots 6 to 10 Concessions 8 N.D., part of Lots 3 to 10, Concession 9 N.D., part of Lots 2 to 10 Concession 10 N.D. and part of Lots 7 to 10 Concession 11 N.D. in the geographic Township of Toronto Gore, now in the City of Brampton, as shown on Schedule SP41(a).

3.0 DEVELOPMENT PRINCIPLES

3.1 Residential

3.1.1 The various residential designations shown on Schedule SP41(a) are categories in which the predominant use of land is residential and collectively include the full range of dwelling types from detached units to high rise apartments. Complementary uses as set out in Part I of the Official Plan are also permitted in the various residential designations or may be specifically identified by other designations or policies in this Secondary Plan. Minor utility installations such as transformer sub-stations and telephone switching centres are also permitted in the residential designations provided that they are integrated in an appropriate manner with adjacent residential uses.

3.1.2 Housing mix range targets, as indicated on Table 1 following, shall apply to Secondary Plan Area Number 41.

TABLE 1

<u>Housing Type</u>	<u>Percent of Total Dwelling Units</u>
Single Detached Density	20% - 30%
Semi-Detached Density	35% - 45%
Medium Density	15% - 25%
High Density	<u>10% - 20%</u>
Total	100%

3.1.3 The density range for Secondary Plan Area 41 shall be 21 to 26.5 units per hectare (8.5 to 10.7 units per acre) of gross residential area.

3.1.4 Proposals for residential development shall be considered in light of any relevant policies of the Official Plan and this Secondary Plan, including section 5.0, Chapter 41.

3.1.5 Prior to draft plan of subdivision or zoning approval as appropriate, proponent(s) may be required to submit for the approval of the City a tertiary development concept for specific residential designations with difficult design features or limited access opportunities. Such tertiary development concept shall address relevant design issues and how these designations will develop and function.

Cluster and High Density Residential

3.1.6 In areas designated Cluster and High Density Residential on Schedule SP41(a), residential uses within the Cluster and High Density ranges defined in Part I of the Official Plan are permitted, subject to policies 3.1.2, 3.1.3 and 3.1.7.

3.1.7 The net density for Cluster and High Density Residential designations shall not exceed 125 units per hectare (50 units per acre). Notwithstanding the maximum permitted density, approval for an increase in density, to a maximum of 150 units per hectare (60 units per acre) may be granted on a site specific basis for nonprofit housing projects, without further amendment to this Plan. Proponents must demonstrate to the satisfaction of the City that the development will meet the Provincial Housing Policy Statement, will have a reasonable floor space index relative to density yield, and will have minimal impact on the local roads and services within the Secondary Plan Area.

3.1.8 Any proposal for Cluster and High Density development will have regard for the achievement of acceptable transition and integration with lower density forms of development and minimize shadowing and overlook of lower density residential forms.

3.1.9 In the Cluster and High Density Residential designation on the north side of the Ebenezer Road, west of The Gore Road and south of an easterly tributary of the West Humber River, there is an existing banquet hall use (Il Cavaliere) and associated single detached dwelling. Housing developments abutting the banquet hall shall only be developed on the basis of the Cluster Housing density range (51 to 75 units per net hectare) as defined in the Official Plan.

Approvals of development which interface with the banquet hall shall have regard for the achievement of acceptable transition and integration relative to the banquet hall. Such consideration may include the incorporation of superior site, architectural, landscape and buffer design elements to ensure high quality development compatible with the banquet hall use.

Medium Density Residential

3.1.10 In areas designated Medium Density Residential on Schedule SP41(a), residential uses within the Medium Density range defined in Part I of the Official Plan are permitted, subject to policies 3.1.2, 3.1.3 and 3.1.11.

3.1.11 Nonprofit housing projects within the Medium Density designations on Schedule SP41(a) may be developed at a Cluster Density as defined in Part I of the Official Plan, without further amendment to this Plan. Such proposals to develop these lands at a Cluster Density will have regard to policy 3.1.12 and will have minimal impact on the local roads and services within the Secondary Plan Area.

3.1.12 Any proposal for Medium Density development will have regard for the achievement of acceptable transition and integration with lower density forms of development and for the provision of design and landscaping features to achieve effective separation and buffering from major roads or adjacent Mixed Commercial Industrial uses.

Low and Medium Density Residential

3.1.13 In areas designated Low and Medium Density Residential on Schedule SP41(a), residential uses within the Low and

Medium Density ranges defined in Part I of the Official Plan are permitted, subject to policies 3.1.2, 3.1.3, 3.1.14 and 3.1.15.

3.1.14 Although Table 1 specifies housing mix ranges for the entire Secondary Plan Area, there is an inherent mix of single detached, semi-detached and townhouse density types which applies exclusively to the Low and Medium Density Residential designation in order to achieve the overall housing mix ranges for the Secondary Plan Area. Table 2 following illustrates the housing mix ranges for the Low and Medium Density Residential designation.

TABLE 2
Low and Medium Density
Residential Housing Mix

<u>Housing Type</u>	<u>Percent of Total Dwelling Units</u>
Single Detached Density	25% - 35%
Semi-Detached Density	55% - 65%
Medium Density	5% - 15%
Total	100%

3.1.15 The density range for the Low and Medium Density Residential designation within Secondary Plan Area 41 shall be 16 to 23.5 units per hectare (6.5 to 9.5 units per acre) of gross residential area.

3.1.16 Residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent practicable. Lots which must front onto and gain direct access to main collector roads shall generally maintain a minimum width of 12 metres, with a greater width or reverse frontage treatment possibly being required in the vicinity of major intersections.

Low Density Residential

3.1.17 In areas designated Low Density Residential on Schedule SP41(a), residential uses within the single detached density range defined in Part I of this Official Plan are permitted, subject to policies 3.1.2, 3.1.3 and 3.1.18.

3.1.18 The density of the Low Density Residential designation on Schedule SP41(a) shall not exceed 7 units per hectare (2.8 units per acre) of gross residential area. Lots directly adjacent to Estate Residential designations shall have a minimum lot size of 2,000 square metres (0.5 acre) while lots directly abutting Estate Residential designations shall have a minimum lot size of 4,000 square metres (1.0 acre). Minimum lot width in the Low Density Residential designation shall be 15.2 metres (50 feet).

In the context of the above, "directly adjacent" refers to lotting situations where Low Density Residential lots are separated from a Rural Estate designation by either a road, valley or nonresidential designation and where there are no intervening lots, housing or nonresidential development.

3.1.19 The Low Density Residential lots and dwellings adjacent to the Office Node designation south of Highway 7 and west of The Gore Road shall be shaped, oriented and developed in a manner that enhances the degree of compatibility between those lots and the adjacent Office Node uses as well as the adjacent Estate Residential uses to the south.

3.1.20 Residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent practicable.

Estate Residential

3.1.21 In areas designated Estate Residential on Schedule SP41(a), residential uses in accordance with the Rural Estate policies in Part I of the Official Plan are permitted, excepting that servicing by piped municipal sanitary and water services is not precluded.

Affordable Housing

3.1.22 Opportunities will be created for a range and mix of housing types suitable for the spectrum of future Brampton residents. Such opportunities shall be provided in accordance with the intent of the Provincial Housing Policy Statement.

3.1.23 Affordable housing will be integrated into the community so as not to isolate such housing in any one area.

3.1.24 Proponents may be required to enter into an appropriate agreement with respect to the implementation of the Housing Policy Statement.

3.2 Employment

District Retail

3.2.1 The lands designated District Retail on Schedule SP41(a) shall permit the range of uses and be developed in accordance with the Local Retail policies of Part I, section 4.2 and other relevant policies of the Official Plan. The designation may accommodate up to 28,000 square metres (301,400 square feet) of gross leasable area on a site up to 12 hectares (29.7 acres) in size.

Neighbourhood Retail

3.2.2 The lands designated Neighbourhood Retail on Schedule SP41(a) shall permit the range of uses and be developed in accordance with the Local Retail policies of Part I, section 4.2 and other relevant policies of the Official Plan. Each designation may accommodate up to 7,500 square metres (80,700 square feet) of gross leasable area on a site area up to 3.2 hectares (7.9 acres) in size. However, notwithstanding this general size objective and the policies of Chapter 4, subsection 4.2.3, the Neighbourhood Retail abutting The Gore Road south of Ebenezer Road may accommodate up to 12,500 square metres (134,600 square feet) of gross leasable area on a site up to 5.3 hectares (13.1 acres) in size.

Convenience Retail

3.2.3 Lands designated Convenience Retail on Schedule SP41(a) shall permit the range of uses and be developed in accordance with the Local Retail policies of Part I, section 4.2 and other relevant policies of the Official Plan. The designations will generally not exceed 1,400 square metres (15,100 square feet) of gross leasable area on a site of up to 0.8 hectares (2.0 acres) in size.

3.2.4 In the interest of providing retail service to developing neighbourhoods within Secondary Plan Area 41, the City may

permit additional Convenience Retail designations, notwithstanding the presence of nearby Convenience Retail designations, should it become evident that a desirable level of competition, retail and related services is not otherwise likely to be realized in a particular area within a reasonable period of time. Such an addition of a Convenience Retail designation, with or without the deletion of a corresponding designation in a nearby location, will require an official (secondary) plan amendment.

Office Node

3.2.5 The development of lands designated Office Node on Schedule SP41(a) shall coincide with the Office Node policies of Part I, section 4.2 and other relevant policies of the Official Plan. Permitted uses typically include business, professional or administrative offices, hotels, motels, financial institutions, accessory and personal service retailing, food and beverage establishments, recreation, institutional, convenience retail uses, business support activities, prestige types of manufacturing or assembly that are compatible with an office or research environment, and existing commercial, industrial or business uses that are reasonably compatible with the long term development strategy for the Office Node. Outside or open storage of materials or goods shall not be permitted in the Office Node designation.

3.2.6 Demand studies anticipate approximately 150,000 square metres (1.6 million square feet) of space within the Office Node designation at an average gross floor area of 0.6 Floor Space Index (FSI). Individual primary office projects are permitted at a maximum 1.5 Floor Space Index (FSI) coverage within the Office Node designation. The retail and service commercial component of office projects and blocks shall generally not exceed 15 percent of gross floor area. Lot sizes shall generally be a minimum of 0.8 hectares (2.0 acres) while larger lots are encouraged along major arterial roads.

3.2.7 Development in the Office Node designation will generally adhere to the following requirements and principles to contribute to a distinctive gateway character at the principal east entrance to Brampton:

- parking of cars and trucks shall be permitted only in structures or in yards removed from visually prominent locations to enhance streetscape amenity design to the greatest extent practicable;
- superior site, and architectural and landscape design elements shall be used to generate an attractive, built urban environment;
- a minimum Floor Space Index (FSI) strategy to be achieved if necessary by means of the staged development of projects;
- a maximum percentage of retail allowable in appropriate circumstances;
- that there be no uses that harm or impair the overall environmental quality or urban design integrity in the area;
- that appropriate minimum lot areas, setbacks, and other design standards and guidelines respecting parking, landscaping, outdoor display areas, service and loading areas be formulated and adopted by Council and incorporated as appropriate in the implementing by-laws; and
- that the detail respecting the above referenced requirements, standards and guidelines be formulated with due regard to the principles and recommendations of the Highway 7 Corridor Land Use and Transit Strategy Study (McCormick Rankin) and of the Transit-Supportive Land Use Planning Guidelines (Ministry of Transportation of Ontario and Ministry of Municipal Affairs, 1992).

3.2.8 To evaluate the merits of a development proposal within the Office Node designation, the City may require the submission of a tertiary development concept to demonstrate how the designated area can be comprehensively developed.

3.2.9 The City shall require that office buildings within the Office Node designation be developed in a manner that

minimizes the impact on surrounding natural areas and land uses while providing for an orderly integration of land uses. In particular the scale and characteristics of the Office Node uses located adjacent to the Low Density Residential designation located south of Highway 7 and west of The Gore Road shall be sensitively selected for compatibility with adjacent Low Density Residential uses.

3.2.10 Traffic access arrangements shall be established in accordance with the requirements of the City and other road authorities having jurisdiction.

Mixed Commercial Industrial

3.2.11 The development of lands designated Mixed Commercial Industrial on Schedule SP41(a) shall coincide with the Business Industrial and Business Retail policies of Part I, section 4.2 and other relevant policies of the Official Plan. Permitted uses typically include motels, hotels, restaurants, retail warehousing, automotive sales, service and repair facilities, indoor food and craft markets, speciality food stores, furniture and appliance stores, home improvement centres, toy and sporting goods stores, prestige industrial uses with or without ancillary retail, office or service functions, warehousing operations, moderate scale office, retail, service commercial and business uses, parks, open space and community service uses. Outdoor or open storage of materials or goods and automotive body shops are not permitted.

3.2.12 Demand studies anticipate approximately 610,000 square metres (6.6 million square feet) of space within the Mixed Commercial Industrial designation at an average coverage of 35 percent of gross land area. Individual projects are permitted at a maximum of 50 percent coverage within the Mixed Commercial Industrial designation. Lot sizes shall generally be a minimum of 4,000 square metres (1.0 acre) while larger lots are encouraged along major roads.

3.2.13 Development in the Mixed Commercial Industrial designation will generally adhere to the following requirements and principles:

- parking of cars and trucks shall only be provided, where feasible, in yards away from visually prominent locations to enhance streetscape amenity design. Where parking is provided in the front yard, or abutting a major arterial road or highway, landscaping shall be required to provide adequate screening and improve the visual amenity of the area;
- limited outdoor display areas shall be permitted for visually unobtrusive finished products provided they are not situated in front yards or abutting arterial roads or highway rights-of-way;
- service and loading areas shall be incorporated into building designs, or effectively screened from view through appropriate fencing or landscaping;
- that there be no uses that harm or impair the overall environmental quality or urban design integrity in the area;
- appropriate minimum lot areas, setbacks and other design standards/guidelines respecting parking, landscaping, outdoor display areas, service and loading areas be formulated and adopted by Council and incorporated as appropriate in the implementing by-laws; and
- that the detail respecting the above referenced requirements, standards and guidelines for lands adjacent to Highway 7 be formulated with due regard to the principles and recommendations of the Highway 7 Corridor Land Use and Transit Strategy Study (McCormick Rankin) and of the Transit-Supportive Land Use Planning Guidelines (Ministry of Transportation of Ontario and Ministry of Municipal Affairs, 1992).

3.2.14 To evaluate the merits of a development proposal within the Mixed Commercial Industrial designation, the City may require the submission of a tertiary development concept to demonstrate how the designated area can be comprehensively developed.

3.2.15 Common access arrangements and linked parking areas may be required to serve multiple land uses within a Mixed Commercial Industrial area.

3.3 Open Space

Valleyland

3.3.1 Lands designated Valleyland on Schedule SP41(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood susceptibility and contribution to the ecological integrity of the West Humber Watershed. Designated Valleylands shall remain in primarily a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.

3.3.2 Building setbacks may be imposed from the margin of Hazard Lands so as to have regard for the extent and severity of existing and potential hazards. Setbacks, if required, shall be determined by the Conservation Authority and the City prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.

3.3.3 Some of the Valleyland designations on Schedule SP41(a) reflect the Metro Toronto and Region Conservation Authority (MTRCA) fill line extension program. If a fill application is approved and a fill permit issued that effectively eliminates the open space function of the Valleyland designation, then the relevant adjacent land use designation(s) will apply to the area affected by the fill permit without further amendment to this plan.

Conservation Lands

3.3.4 Lands designated Conservation Lands on Schedule SP41(a) shall be used for conservation purposes or public outdoor recreation in accordance with the Conservation Area policies of

Part I, section 4.5 and other relevant policies of the Official Plan.

Private Commercial Recreation (Woodlands)

3.3.5 Lands designated Private Commercial Recreation and surrounding lands as delineated by OPA 201 (Woodlands) on Schedule SP41(a) shall be used for a golf course and related uses, low and high density residential, a full service hotel and conference centre, restaurants, a suite hotel, a recreation facility and accessory uses.

Open Space (Woodlands)

3.3.5.1 The valleylands within the West Humber River and its tributary shall be conveyed to the City as open space, but shall be leased back by the City for golf course purposes.

3.3.5.2 A public pedestrian and cycling trail along the length of the West Humber River and tributary through the subject property shall be provided in addition to a pedestrian bridge crossing the West Humber River at no cost to the municipality.

3.3.5.3 A bridge, to be constructed by the municipality at the intersection of the West Humber River and McVean Drive shall be modified at no cost to the municipality, to incorporate an underpass for a pedestrian and cycling trail.

3.3.5.4 The subject property shall contain a 2.0 hectare (5 acre) public park.

Mixed Commercial/Industrial (Woodlands)

(Woodlands)

3.3.5.5 The mixed commercial/industrial blocks shall contain a maximum of 550 hotel units including hotel suites, a conference centre, restaurants, retail establishments, recreation facilities, parking facilities and

accessory purposes, excluding a freestanding shopping centre.

3.3.5.6 The golf course shall provide for golf cart/pedestrian grade separations at all street crossings.

3.3.5.7 The subject lands do not contain sufficient land area for an 18 hole golf course, therefore abutting lands shall be purchased or leased to provide a golf course with a minimum total area of 55 hectares.

Residential (Woodlands)

3.3.5.8 High density residential sites shall be developed at a maximum density of 125 units per net hectare, a total of 850 high density condominium dwelling units shall be permitted.

3.3.5.9 Low density residential development shall range from 100 to 209 single detached density units with a maximum density of 15 units per net hectare.

Community Park

3.3.6 The lands designated Community Park shall be developed in the general locations indicated on Schedule SP41(a) in accordance with the Community Park policies of Part I, section 4.5 and other relevant policies of the Official Plan. Provided the general intent of this Secondary Plan is respected, adjustments may be made to the size and location of a Community Park through the subdivision or zoning approval process to accommodate design or park dedication concerns, without further amendment to this plan.

Neighbourhood Park

3.3.7 Lands designated Neighbourhood Park shall be developed in the general locations indicated on Schedule SP41(a) in accordance with the Neighbourhood Park policies of Part I, section 4.5 and other relevant policies of the Official Plan. Provided the general intent of this Secondary Plan is respected, adjustments may be made to the size and location of Neighbourhood Parks through the subdivision or zoning approval

process to accommodate design or park dedication concerns, without further amendment to this plan.

Parkettes

3.3.8 Lands designated Parkette shall be developed in the general locations indicated on Schedule SP41(a) in accordance with the Parkette policies of Part I, section 4.5 and other relevant policies of the Official Plan. Provided the general intent of this secondary plan is respected, adjustments may be made to the size and location of Parkettes through the subdivision or zoning approval process to accommodate design or park dedication concerns, without further amendment to this plan.

General

3.3.9 Detailed subdivision designs shall encourage pedestrian and cyclist linkages between the various components of the park hierarchy, school sites and the more natural elements of the open space system such as valleylands.

3.3.10 In further refining the open space system through the subdivision or zoning approval process, parks shall incorporate to the extent practicable localized portions of existing high quality hedgerows, tree stands and woodlots as appropriate.

3.3.11 Where Open Space facilities designated on Schedule SP41(a) abut school sites, it is the intent of the City to cooperate with the relevant school board(s) to co-ordinate the planning, development, access, maintenance and shared activity programming of the school and park facilities.

Woodlot

3.3.12 Lands designated Woodlot on Schedule SP41(a) are tableland woodlots identified for acquisition and preservation to the extent practicable by the City. Development proposals within or abutting woodlots shall be subject to Part I, section 4.4.7 and other relevant policies of the Official Plan. Studies relating to the preservation or treatment of woodlots, shall be submitted at the draft plan of subdivision or zoning approval stage in accordance with the City's Woodlot Development Guidelines (AgPlan Limited, 1992). Any portions of the

woodlot to be obtained by the City shall be purchased on the basis of woodlot land value in the context of the Development Charges By-law.

Storm Water Management Facility

3.3.13 Lands designated Storm Water Management Facility on Schedule SP41(a) recognize the requirement for such facilities within the Secondary Plan Area. Due to their detention function, secondary uses shall primarily consist of activities associated with the Link and Environmental Park policies of Part I, section 4.5 and other relevant policies of the Official Plan.

3.3.14 Storm Water Management Facilities are a permitted use in all land use designations and are shown conceptually on Schedule SP41(a). This conceptual designation reflects the general findings of the West Humber River Subwatershed Study (Aquafor Beech Limited) and the preliminary assessment that approximately 250 cubic metres of storm water storage will be required per hectare of developable land.

3.3.15 The Storm Water Management Facility designation indicates the general intended locations of such facilities. Design details such as the specific location and final size of storm water management facilities will be determined prior to the registration of subdivision plans in accordance with a detailed drainage and engineering report pursuant to Section 5.5 of this Secondary Plan and the relevant recommendations of the West Humber Subwatershed Study.

The locations, size and function of storm water management facilities may be amalgamated in order to reduce the total number of facilities required in Eastgate. Due to the conceptual nature of the Storm Water Management Facility Designation, all noted alterations are permitted without amendment to this Plan.

Cemetery

3.3.16 Lands designated Cemetery on Schedule SP41(a) recognize existing known cemeteries within the Secondary Plan Area. The Cemetery policies of Part I, section 4.5 and other relevant policies of the Official Plan shall apply.

3.3.17 The regulations set out in the Cemeteries Act shall apply when development may impact burial sites which are not registered cemeteries.

3.4 Institutional

School Sites

3.4.1 Lands designated Elementary School, Senior Public School and Secondary School are required in the general locations indicated on Schedule SP41(a), in accordance with the Community Services and Education Facilities policies of Part I, section 4.8 and other relevant policies of the Official Plan. If any school site or part thereof is not required by either the Peel Board of Education or the Dufferin Peel Roman Catholic Separate School Board, then it may be released for public open space or residential development which is compatible and suitable for integration with abutting development without further amendment to this plan.

3.4.2 Designated school sites are assigned to satisfy anticipated requirements of the two School Boards. Minor locational variations to school sites are permitted at the draft plan of subdivision or zoning approval stage in order to improve the centrality of the site to its service area or its functionality.

3.4.3 School sites are designated on Schedule SP41(a) for a specific educational level, however school sites may be used for a different educational level, and should any particular site not be required by one School Board, then the other Board may utilize the site regardless of whether it is for the educational level implied by the designation.

3.4.4 Relevant draft plans of subdivision shall include designated school sites as appropriate with a shape, size and frontage satisfactory to the relevant School Board. Developers will be required to demonstrate at the draft plan of subdivision stage how school sites can be redeveloped for suitable alternate residential use should any particular school site be released or not required for school or park purposes.

3.4.5 Prior to approval of plans of subdivision, the City shall require landowners within Secondary Plan Area 41 to enter into

agreements with each other and the School Boards for the purpose of providing for the equalization of the costs associated with establishing school sites designated on Schedule SP41(a), unless this purpose is deemed to be satisfied by Education Development Charges or another effective mechanism.

3.4.6 Where considered acceptable by the City, school sites may be pre-zoned and/or pre-subdivided for alternative low density residential purposes compatible with and capable of integration with adjacent residential designations.

Places of Worship

3.4.7 Lands designated Place of Worship indicate sites to be reserved for such purposes on the advice of the Interfaith Regional Planning Association. Reserve Place of Worship sites are intended to be generally 0.8 to 1.2 hectares (2.0 to 3.0 acres) in size and subject to the Community Services and Place of Worship policies of Part I, section 4.8 and other relevant policies of the Official Plan. Notwithstanding the specific Place of Worship designations on Schedule SP41(a), an owner of land accommodating such a designation may shift its location to another location on his lands without further amendment to this Plan, provided that all of these policies respecting Places of Worship are respected.

3.4.8 Place of Worship reserve sites shall be included in the relevant draft plans of subdivision where feasible in a manner that establishes a Low Density Residential alternate use value, and shall be held for acquisition and use for worship purposes for a period of 5 years after subdivision plan registration.

3.4.9 Place of Worship reserve sites may be pre-zoned for alternate residential purposes, recognizing the 5 year reserve period, which are compatible and suitable for integration with abutting development without further amendment to this plan.

3.4.10 Place of Worship reserve sites will generally possess arterial road exposure but gain access to the collector or local road network. Developers may be required to illustrate at the draft plan of subdivision stage how reserve worship sites can be redeveloped for suitable alternate uses should any particular Place of Worship reserve site not be acquired for such purposes.

Existing Institutional

3.4.11 Schedule SP41(a) recognizes Existing Institutional sites within the Secondary Plan area. These uses are permitted in accordance with Part I, section 4.8 and other relevant policies of the Official Plan.

Libraries

3.4.12 Libraries are not designated on Schedule SP41(a), however they are permitted in all Retail (commercial) and Open Space designations as a free standing facility or an integrated component of a commercial development or recreation centre facility.

3.4.13 Retail centres and/or parks may be sized at the draft plan of subdivision stage in order to account for a future library use and to compensate for the land and building area to be occupied by the library. Library sites are acknowledged as having an alternative use of low density residential for the purpose of land valuation.

Fire Stations

3.4.14 Although a detailed fire location analysis has not been performed in conjunction with this Secondary Plan, it is anticipated that Secondary Plan Area 41 will generate a need for three future stations. These stations have not been specifically located but will likely be required in the following generalized locations:

- Highway 7 and The Gore Road;
- Williams Parkway and McVean Drive; and
- Castlemore Road and Clarkway Drive.

3.4.15 Fire stations are permitted in all land use designations except the Open Space:Valleyland designation, subject to the policies of Part I, section 4.8 of the Official Plan and will be determined at the subdivision approval process. Fire station sites will be approximately 0.4 hectares (1.0 acre) in size and acknowledged as having an alternative use of low density residential for the purpose of land valuation.

4.0 Transportation Policies

4.1 Roads

4.1.1 Road facilities in Secondary Plan Area Number 41 are intended to develop and function in accordance with Part I, section 4.2 and other relevant policies of the Official Plan. The transportation network will generally be sited, designed and constructed in an environmentally conscious manner with regard for the recommendations of the West Humber Subwatershed Study.

4.1.2 The right-of-way requirement for Highway 7 shall be sufficient to accommodate a 6 lane arterial road with centre median, as determined by the Ministry of Transportation of Ontario (MTO). Appropriate road widenings necessary to achieve the right-of-way requirement, shall be conveyed as a prerequisite to development within the Secondary Plan Area Number 41. Additional right-of-way dedications may be required at major intersections for the construction of turning lanes and/or utilities.

4.1.3 The right-of-way requirement for Highway 50 shall be sufficient to accommodate a 4 lane arterial road north of Williams Parkway and south of Highway 7 and a 6 lane arterial road between Williams Parkway and Highway 7, as determined by the Ministry of Transportation of Ontario (MTO). Appropriate road widenings necessary to achieve the right-of-way requirement shall be conveyed as a prerequisite to development within the Secondary Plan Area. Additional right-of-way dedication may be required at major intersections for the construction of turning lanes and/or utilities.

4.1.4 Accesses to Highways 7 and 50 shall require the approval of the Ministry of Transportation of Ontario (MTO). The Ministry and the City will encourage the consolidation of existing accesses to Highways 7 and 50 to the extent practicable. New direct accesses to individual properties from these Highways will generally not be permitted particularly in close proximity to key intersections such as the intersection of Highway 7 and Highway 50 although right-in, right-out accesses may be considered at appropriate locations where primary access can be provided from an internal road system.

4.1.5 Schedule SP41(a) indicates a potential alignment for a future extension of Highway 427 north of Highway 7, adjacent to the Castlemore Road/Highway 50 intersection. This alignment is supported by Brampton City Council but is presently not under consideration by the Province (MTO). The establishment of a right-of-way for a Highway 427 extension will be subject to a need assessment and an Environmental Assessment study. The right-of-way width for the Highway 427 extension would be in the order of 120 metres. Road dedications necessary to achieve the right-of-way requirement shall be conveyed as a prerequisite to development or shall be acquired by other appropriate means as necessary.

4.1.6 Lands shall be conveyed to the appropriate road authority as a condition of development of the abutting lands within Secondary Plan Area Number 41 to achieve the following Major and Minor Arterial rights-of-way:

- Williams Parkway 40 - 45m
- Castlemore Road 40 - 45m
- The Gore Road 36m
- McVean Drive 30m

Additional right-of-way dedications may be required at major intersections or access points for the construction of turning lanes and/or utilities.

4.1.7 To protect the function of Arterial Roads, it is the policy of the City to restrict access from individual properties. To that end, 0.3 metre reserves or other measures as appropriate shall be a condition of development approval for lands abutting Arterial Roads, except at approved access locations.

4.1.8 Other than those indicated on Schedule SP41(a) to this Plan, intersections of Collector Roads with Major and Minor Arterial Roads are generally not permitted.

4.1.9 A 40 to 45 metre right-of-way will be established for the extension and construction of Williams Parkway within the secondary plan area through the subdivision approval process and other appropriate means as necessary. The alignment of the road will be finalized through such processes and particular attention shall be given to valley crossings, the intersection of

Williams Parkway with Goreway Drive relative to the location of a Brampton Hydro Transformer Station and the intersection of Williams Parkway and Highway 50, relative to the alignment of Langstaff Road in the City of Vaughan.

4.1.10 A problem has historically existed with the alignment of the Brampton and Vaughan arterial road systems along the Highway 50 interface. In accordance with the York-Peel Boundary Transportation Study (Region of Peel, 1991), the intersection of arterial roads in Brampton with Highway 50 shall be aligned with arterial roads in Vaughan to the greatest extent practicable.

4.1.11 The right-of-way requirement for Minor Collector Roads designated on Schedule SP41(a) shall be 23 metres while the right-of-way for Major Collector Roads shall be 26 metres to 30 metres. Lands shall be conveyed to the appropriate road authority as a condition of development of the abutting lands within Secondary Plan Area 41 to achieve the following Major Collector Road rights-of-way:

- Clarkway Drive 30m
- Ebenezer Road 30m
- Goreway Drive 26m

Additional right-of-way dedication may be required at major intersections or access points for the construction of turning lanes and/or utilities.

4.1.12 Residential development shall generally be subject to reverse frontage treatment on Major Collector Roads. Direct vehicle access will generally be permitted for commercial, institutional and similar uses.

4.1.13 The local road system will be subject to approval as part of the subdivision approval process. However, a few key local roads are shown on Schedule SP41(a) to identify important connections to existing development areas or to show the general locations where local road intersections with arterial roads or highways are required to provide adequate internal road access to designated land uses. The location of these local roads and intersection points on Schedule SP41(a) are to be interpreted schematically so as not to prejudice their final location in subsequent subdivision or development plans.

4.2 Public Transit

4.2.1 The major road system consisting of Highways, Major and Minor Arterial Roads and Collector Roads provides sufficient flexibility to potentially provide bus routes within 400 metres of all residents and to conveniently serve major employment and other uses.

4.2.2 Subdivisions shall be designed to minimize walking distances to transit routes and shall incorporate through block walkways as required to achieve that objective, particularly to accommodate residents who would otherwise be more than 300 metres(1,000 feet) walking distance from an existing or planned transit stop.

4.2.3 Sidewalks along Arterial and Collector Roads that are expected to accommodate transit routes shall incorporate bus pad widenings in appropriate locations in accordance with City standards.

4.2.4 It is anticipated that the City will establish a transit terminal in the general vicinity of Highway 7 and The Gore Road. Such use is permitted in the Office Node and Mixed Commercial Industrial designations of this plan.

4.3 Pedestrian/Cyclist Links

4.3.1 Appropriate pedestrian/cyclist links shall be provided through or at the edge of all contiguous open space elements including tableland parks, school sites and valleylands in an environmentally conscious manner.

4.3.2 Appropriate pedestrian/cyclist links between open space elements shall be provided along suitably located roads, block walkways or in other specific locations as determined by the City.

4.3.3 To encourage an uninterrupted open space valley system, pedestrian/cyclist crossings of major roads such as Williams Parkway and Highway 7 shall be by underpass or other suitable arrangements where the City does not consider an at-grade pedestrian crossing appropriate or practical.

5.0 Environmental, Servicing and Design Considerations

Woodlots and Valleylands

5.1.1 The City may require a proponent of development to submit an Environmental Sensitivity Report in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the City's Woodlot Development Guidelines (AgPlan Limited, 1992) where the development may impact on environmentally sensitive areas as shown on Schedule D to the Official Plan.

5.2 Tree Preservation

5.2.1 It is intended that significant, high quality tree specimens are retained to the greatest extent practicable in conjunction with all land uses to enhance the environment and aesthetics of Secondary Plan Area 41.

5.2.2 The City may require a proponent of development to submit a Vegetation Analysis and/or a Tree Protection Plan to be approved by the City prior to draft approval or registration of a subdivision plan or any other development related approvals, in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the City's Woodlot Development Guidelines (AgPlan Limited, 1992).

5.3 Heritage Resource Preservation

5.3.1 The City may require a proponent of development to submit a Heritage Impact Assessment to be approved by the City prior to draft approval or registration of a subdivision plan or any other development related approvals which provides information and makes recommendations about how to avoid, lessen or enhance the effects of development on identified heritage resources.

5.4 Noise Attenuation

5.4.1 In the case of Low and Medium Density residential uses adjacent to Provincial Highways and Arterial Roads, the primary methods of achieving road noise levels consistent with Provincial guidelines, will be evaluated on their merits in each particular

circumstance in accordance with City of Brampton and Region of Peel standards. These methods are:

- (i) the use of parallel service roads which abut those Provincial Highways and Arterial Roads while accommodating residential frontages, and
- (ii) the use of reversed frontages with noise barrier walls not exceeding an unbroken length of 300 metres (1,000 feet).

5.4.2 In the case of either road noise attenuation treatment, adequate size buffer strips shall be provided where required in accordance with City standards in order to accommodate sufficient plantings, and in the case of parallel service roads, to accommodate a satisfactory safety fence between the arterial road and the local service road.

5.4.3 A satisfactory comprehensive road noise attenuation design study or individual subdivision based noise analysis reports in accordance with Part I, section 4.4 and other relevant policies of the Official Plan shall be submitted as necessary at the time of draft plan of subdivision applications so that adequate noise attenuation measures can be specified and guaranteed at the time of draft plan of subdivision approval.

5.4.4 Where residential development, for which noise control measures will be required, precede the presence of the noise source, the City will require, as a condition of development approval, that sufficient lands and facilities be provided for noise attenuation in accordance with the requirements of the relevant authority.

5.5 Storm Water Management

5.5.1 In addition to the Valleyland designation, Storm Water Management Facilities are permitted in all land use designations on Schedule SP41(a) provided such facilities are integrated with adjacent uses in a manner acceptable to the Conservation Authority and the City.

5.5.2 Storm water management practices within Secondary Plan Area 41 shall address such concerns as flow (quantity)

attenuation, water detention (quality), erosion/siltation control and design requirements, as appropriate. General principles for storm water management within the West Humber River shall be determined by the Conservation Authority and the City in accordance with the Subwatershed Management Study (Aquafor Beech Limited). Storage requirements within the Eastgate Secondary Plan Area Number 41 will be approximately 250 cubic metres per hectare of developable land in order to address the above noted concerns.

5.5.3 A detailed drainage and engineering report will be undertaken for any development in Secondary Plan Area Number 41 and will be subject to approval by the Conservation Authority and the City prior to the registration of any individual plans of subdivision. The approval of the Ministry of Transportation is also required as the report relates to drainage impacts on provincial roads.

This drainage and engineering report will describe the storm water management techniques and best management practices required to control the quantity and quality of storm water drainage, to minimize environmental impacts, and will propose methods for minimizing erosion and siltation in the West Humber River and associated tributaries during and after the construction period. The storm water management reports will be consistent with and implement the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.

5.5.4 Prior to the alteration of any watercourse , the construction of any Storm Water Management Facility or the commencement of any grading or filling, the necessary approvals shall be obtained from the Conservation Authority and the City.

5.6 Sanitary Sewage and Water Supply

5.6.1 Development within Secondary Plan Area Number 41 shall be provided with, and be subject to, the provision of piped municipal water and sanitary sewers.

5.6.2 Proponents of development may be required to enter into appropriate agreements to the satisfaction of the Region of Peel and the City to provide protection for existing wells in the area

that are to continue in use should their operation be detrimentally impacted through the process of developing the Secondary Plan Area.

5.6.3 The detailed design and installation of services within the Secondary Plan Area shall be undertaken in an environmentally conscious manner with regard for the recommendations of the West Humber Subwatershed Study.

5.7 Urban Design Guidelines

5.7.1 The design requirements governing the provision of features and facilities such as, but not limited to, streetscapes, noise barrier walls, storm water channels, walkways, landscape buffers, entrance gates/signs, street lights and vending boxes may be set out in appropriate design guidelines as adopted and revised from time to time by the City. Such design guidelines should be adopted prior to or at the draft plan of subdivision approval stage in a comprehensive fashion addressing the entire Secondary Plan Area, or portions thereof, as appropriate.

5.7.2 All development within Secondary Plan Area Number 41 shall give due consideration to and incorporate the design principles of C.P.T.E.D. (Crime Prevention Through Environmental Design) wherever practicable.

5.7.3 Where Residential land use designations interface with Commercial and/or Industrial land use designations on Schedule SP41(a), the City will require buffering measures to be implemented in accordance with Part I, section 4.4 and other relevant policies of the Official Plan. Such measures may necessitate the provision of a 6.0 metre wide landscaped buffer on the Commercial/Industrial frontage.

5.7.4 Where Office Node or Mixed Commercial/Industrial designations abut Highways 7 or 50, the City may require a landscaped buffer of up to 9.0 metres in width. This requirement may vary depending on the nature of the proposed development and site specific details.

5.7.5 Designated retail centres (ie District Retail, Neighbourhood Retail and Convenience Retail) shall be planned as one integrated entity, regardless of whether such centres are in more than one

ownership or, in the case of the larger such centres, are to be developed in phases. All portions of such retail centres shall be developed in accordance with an integrated plan for the whole centre and no such portion shall be developed until the integrated plan for the whole retail centre has been approved by the City.

5.8 Public Utilities and Facilities

5.8.1 Public utility and other facilities such as City work yards, telephone switching facilities, hydro transformer stations, water and sanitary pumping stations are permitted in any designation on Schedule SP41(a) provided all other necessary approvals are obtained.

6.0 Implementation and Interpretation

6.1 Development Phasing

6.1.1 The phasing policies of Part I, section 4.11 of the Official Plan shall apply to the development of Secondary Plan Area 41. Additional policies may be adopted by Council and proponents may be required to enter into phasing agreements satisfactory to the City to achieve a cost effective and functional sequence of development.

6.1.2 The intent of the City is that essential services will be provided in conjunction with residential development in Secondary Plan Area 41. In accordance with Part I, section 4.11 and other relevant policies of the Official Plan, the City may refuse approvals for any development for which sewer and water services, storm water management facilities, schools, roads or any other essential service are not available or committed.

6.1.3 In accordance with relevant Official Plan policies, various indicators of the financial integrity of the City such as tax rates, capital contribution levels, ratio of residential to non-residential assessment, reserve fund levels, user charges, service levels, debt ratios, and overall growth rates will be monitored so that measures can be taken to phase or direct growth in Secondary Plan Area 41 and other areas of the City should this become necessary to maintain an appropriate degree of financial integrity.

6.2 Implementation Measures

Small Holdings

6.2.1 Owners of small holdings of less than 8.0 hectares (20.0 acres) shall be encouraged to submit joint subdivision plans with adjacent owners in the interest of comprehensive planning and expediting their development proposals.

6.2.2 Development proposals for very small holdings of less than 1.6 hectares (4.0 acres) will be evaluated with reference to their land use designations on Schedule SP41(a), but in most cases, not until subdivision plans for larger, adjacent landholdings are submitted for approval.

6.2.3 Provision shall be made in abutting plans of subdivision to ensure compatibility of new development with existing residential holdings and to provide for their redevelopment in accordance with this Chapter.

Cost Sharing

6.2.4 The City may require the use of Cost Sharing Agreements amongst landowners in order to equalize the cost of development for common infrastructure, facilities and works, including the provision of school sites.

Conditions of Development Approval

6.2.5 A number of consultant studies were undertaken as background information for the formulation of this secondary plan. The cost of these studies were front-ended by a variety of landowners in Secondary Plan Area 41. The costs of these studies is estimated at \$170.00 per tableland acre which may be adjusted by the City upon final determination of tableland acreage. In accordance with the City's commitment/agreement with front-ending landowners, these study costs are also subject to interest charges and an administration fee.

6.2.6 As a condition of development approval, landowners who did not contribute their full share to these Secondary Plan Area 41 background studies shall be required to pay to the City the adjustable \$170.00 per tableland acre, plus interest and

administration charges. The City shall subsequently reimburse front-ending landowners in accordance with the terms of the City's commitment/agreement with these landowners.

Environmental Assessment Act

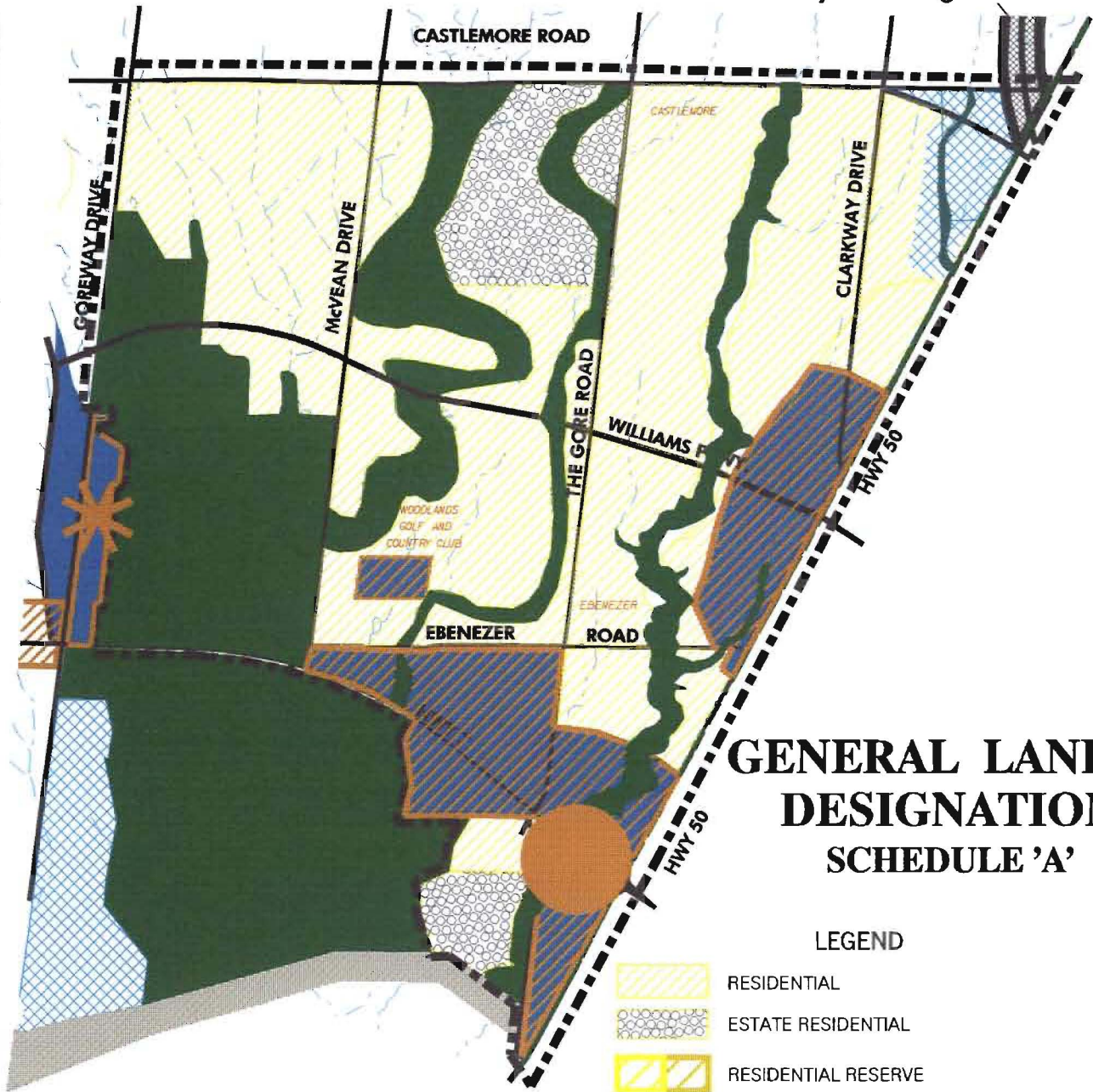
6.2.7 Various land uses, infrastructure and facilities proposed and designated in this Secondary Plan may be subject to Environmental Assessment Act requirements, and accordingly, should be regarded as tentative subject to necessary Environmental Assessment approvals.

Interpretation and Implementation

6.2.8 Although the specific shapes, sizes, locations and relative positions of land use, road and other designations on Schedule SP41(a) are intended to indicate a desirable arrangement of these elements, they should be interpreted as being flexible provided that the intent of the Eastgate Secondary Plan is respected. This flexibility may be invoked by developers to achieve functional and design efficiency and by the City or other public agency to ensure implementation of the Plan in an equitable manner relative to property lines and parcel sizes, provided that the basic integrity of the Plan is respected. Specifically, this flexibility may include an adjustment to the shape of a designation, or an adjustment to its size, or to its absolute or relative location without further amendment to this plan, provided the City is satisfied:


















- that the fundamental effectiveness of the intended uses would not be reduced;
- that the intent and integrity of the overall plan is respected;
- that shortfalls or excesses are to be made up elsewhere in the plan;
- that the function and centrality of services is maintained, and
- that the fundamental aspects of land use interrelationships are maintained.

6.2.9 The provisions of Part I, section 5 and other relevant policies of the Official Plan shall also apply to the implementation and interpretation of this chapter."



GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'

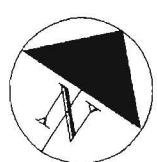
LEGEND

-  RESIDENTIAL
-  ESTATE RESIDENTIAL
-  RESIDENTIAL RESERVE
-  VILLAGE RESIDENTIAL
-  BUSINESS RETAIL
-  REGIONAL RETAIL
-  PRIMARY OFFICE CORE
-  OFFICE NODE
-  BUSINESS INDUSTRIAL
-  BUSINESS INDUSTRIAL RESERVE
-  COMMUNITY SERVICES
-  OPEN SPACE
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL
-  PARKWAY BELT WEST / UTILITY
-  PROVINCIAL FREEWAYS (407 / 410 / 427)
-  SPECIAL STUDY AREA
-  SPECIAL POLICY AREA

----- Area Subject to this Amendment



OFFICIAL PLAN AMENDMENT 93-32

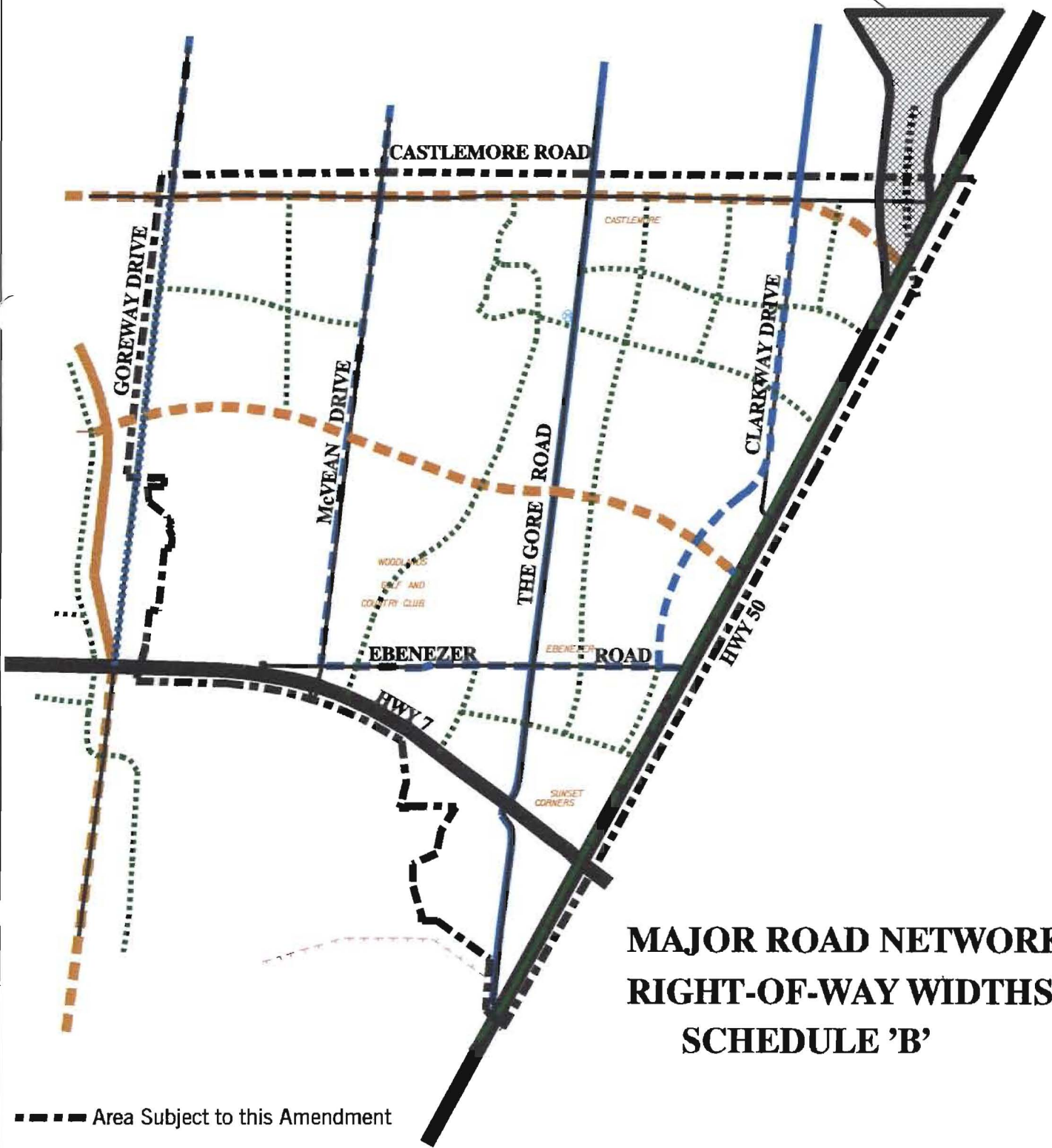


CITY OF BRAMPTON
Planning and Building

Date: 95 03 23 Drawn by: jk
File no. Map no.

SCHEDULE A

Conceptual Alignment
Hwy.427 Extension



MAJOR ROAD NETWORK RIGHT-OF-WAY WIDTHS SCHEDULE 'B'

--- Area Subject to this Amendment

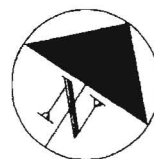
LEGEND

	COLLECTOR 30 Metres (100 Feet)		FREEWAY
	23 - 26 Metres (76 - 86 Feet)		HIGHWAY
	Alternative Alignment		MAJOR ARTERIAL 50 Metres (165 Feet)
	MINOR ARTERIAL 36 Metres (120 Feet)		40 - 45 Metres (130 / 150 Feet)
	30 Metres (100 Feet)		36 Metres (120 Feet)
	26 Metres (86 Feet)		



OFFICIAL PLAN AMENDMENT 93-32

SCHEDULE B



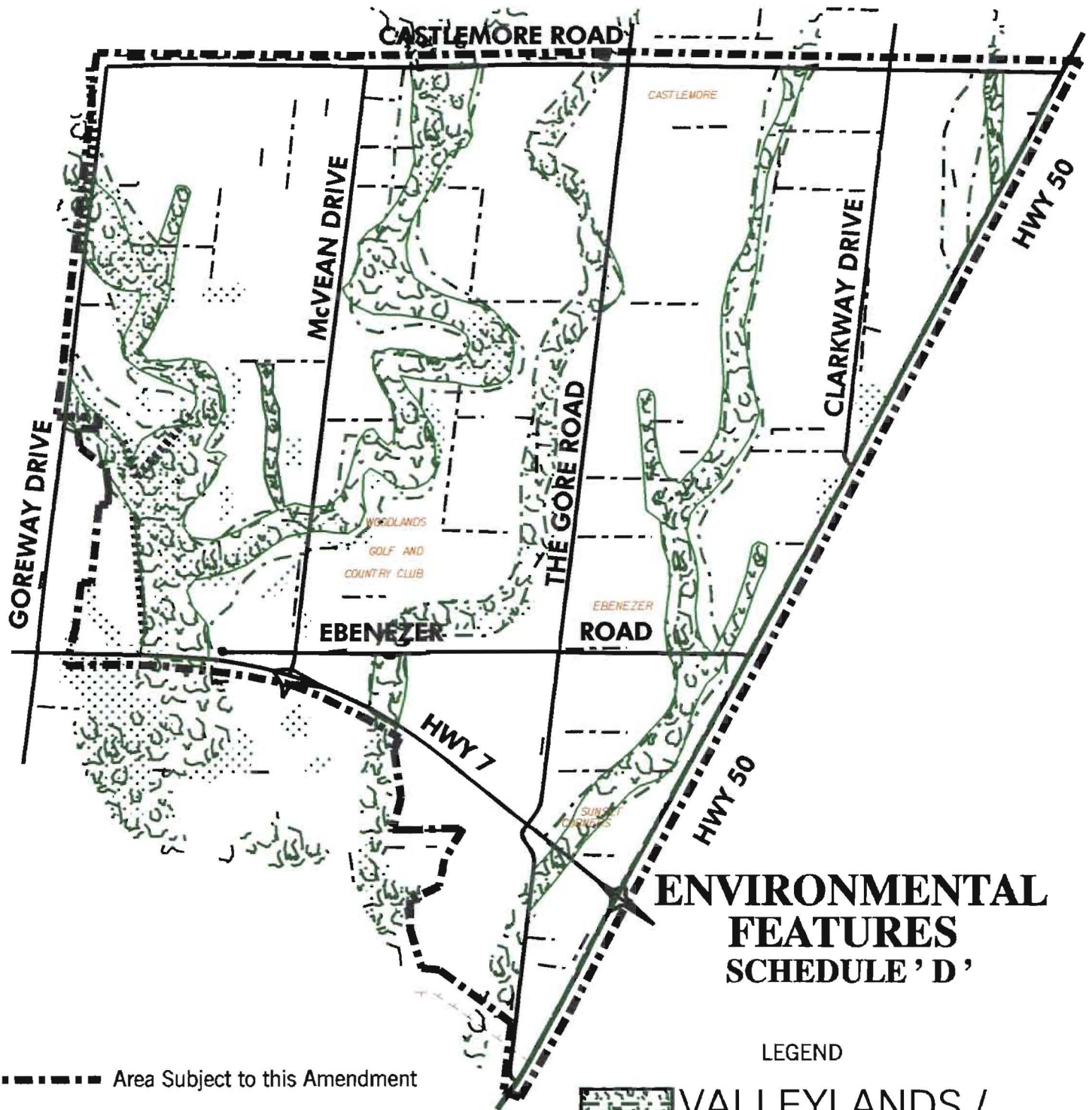
CITY OF BRAMPTON
Planning and Building

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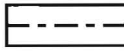



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Map no.



**ENVIRONMENTAL
FEATURES
SCHEDULE 'D'**

LEGEND

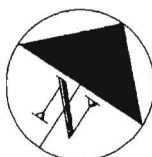
-  VALLEYLANDS / FLOODPLAINS
-  WOODLOTS
-  HEDGE ROW
-  SENSITIVE AREAS
 - A. Brampton Esker
 - B. Heart Lake
 - C. Huttonville Ravine
-  WETLAND AREAS
-  STEEP SLOPE AREAS

----- Area Subject to this Amendment



OFFICIAL PLAN AMENDMENT 93-32

SCHEDULE C



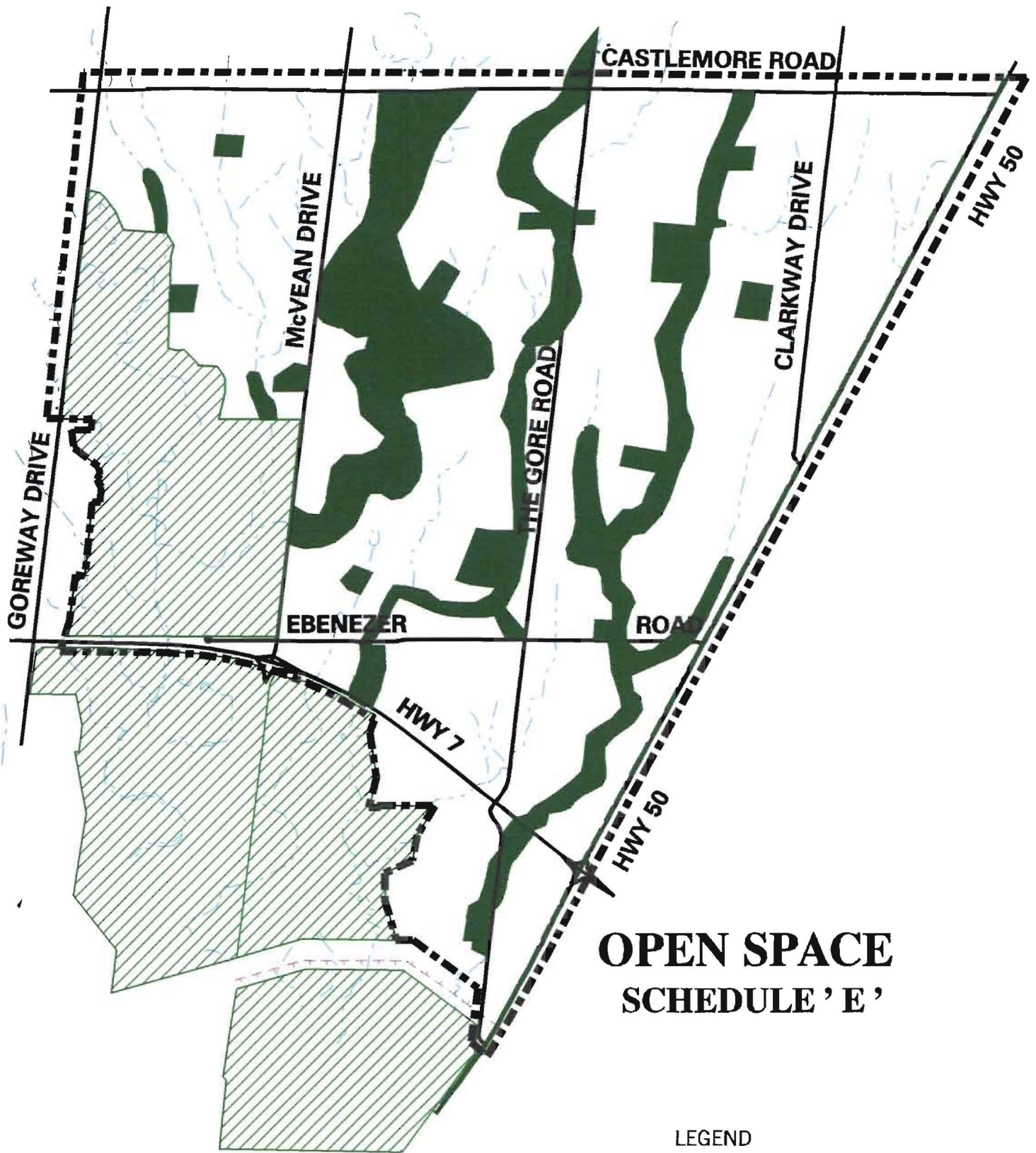
CITY OF BRAMPTON
Planning and Building

Date: 95 03 22

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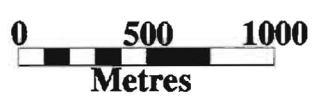
Map no.



OPEN SPACE SCHEDULE ' E '

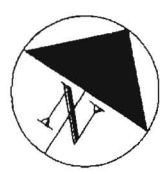
LEGEND

-  Area Subject to this Amendment
-  OPEN SPACE
-  CONSERVATION AREAS
-  SPECIAL PARK
-  PRIVATE COMMERCIAL RECREATION
-  MAJOR CEMETERIES



OFFICIAL PLAN AMENDMENT 93-32

SCHEDULE D



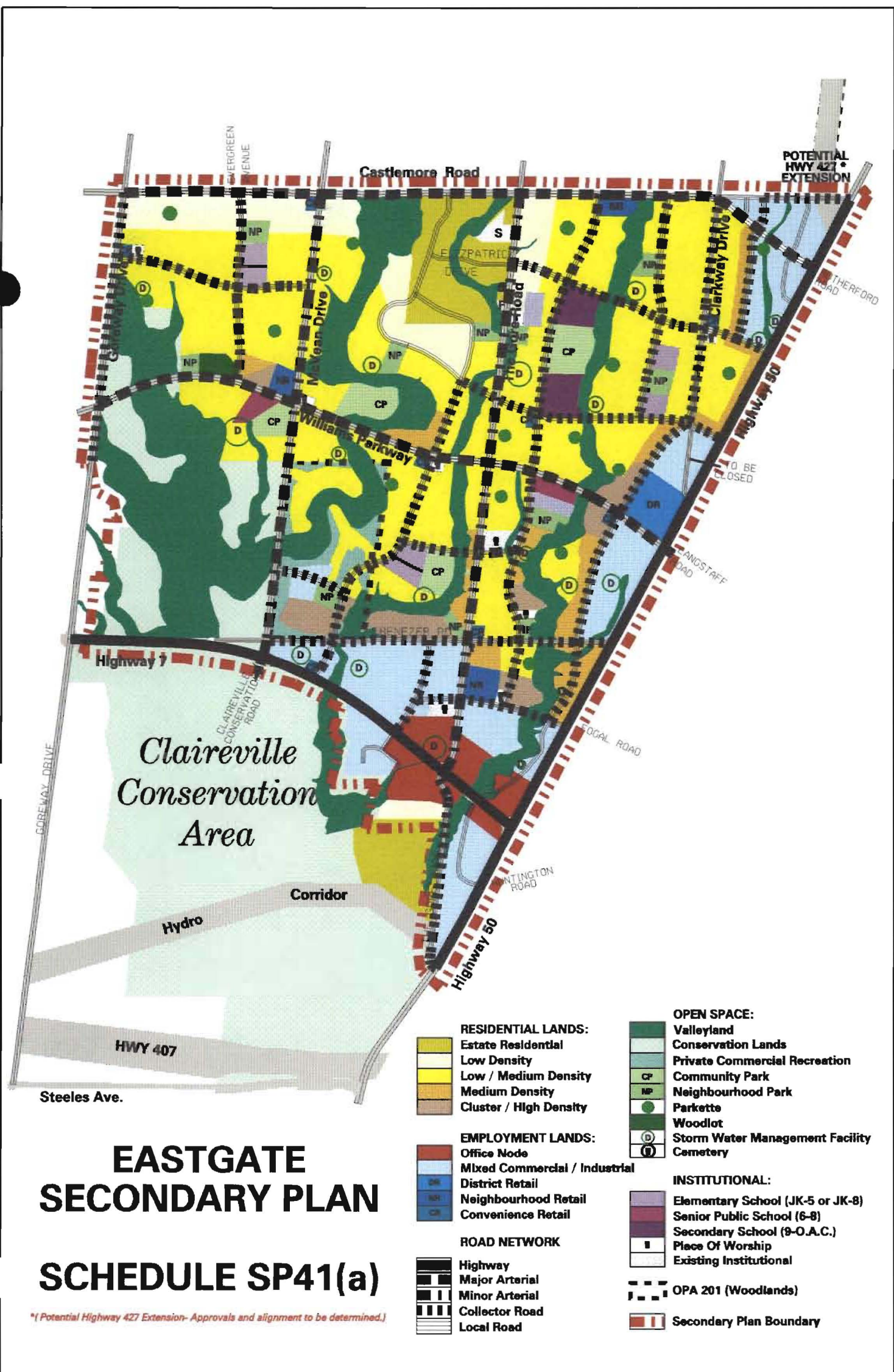
CITY OF BRAMPTON
Planning and Building

Date: 95 03 23

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Map no.

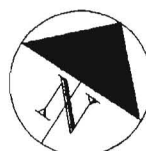


EASTGATE SECONDARY PLAN SCHEDULE SP41(a)

**(Potential Highway 427 Extension- Approvals and alignment to be determined.)*

OFFICIAL PLAN AMENDMENT 93-32

Schedule E



CITY OF BRAMPTON
Planning and Development

Date: 95 03 23

Drawn by: JRB

File no. P25-SP41

Map no. sched.j14.dgn

CHAPTER 41
EASTGATE
SECONDARY PLAN

AMENDMENT NUMBER 263
to the 1984 Official Plan of the
City of Brampton Planning Area