



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 89-95

To Adopt Amendment Number 264  
to the 1984 Official Plan of the  
City of Brampton Planning Area

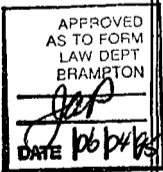
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number 264 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 264 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 10th day of April, 1995 .

PETER ROBERTSON - MAYOR

LÉONARD J. MIKULICH - CITY CLERK



12/94

**AMENDMENT NUMBER 264**  
**to the 1984 Official Plan of the**  
**City of Brampton Planning Area**

AMENDMENT NUMBER 264  
TO THE 1984 OFFICIAL PLAN  
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designations of the lands outlined on Schedule D to permit the development of the subject lands for commercial, park and various residential uses 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 15.21 hectares (37.58 acres), and are located in the south-west quadrant of the intersection of Highway Number 7 and Hurontario Street, being part of the east half of Lot 10, Concession 1, W.H.S., in the City of Brampton.

3.0 Amendment and Policies Relative Thereto:

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 6, as set out in subsection 7.2.7.6, Amendment Number 264;
- (2) by changing on Schedule "A" General Land Use Designations thereto, the land use designation of the lands as shown outlined on Schedule A to this amendment from "Commercial" to "Residential".
- (3) by deleting from Schedule "F" Commercial, the lands shown outlined on Schedule B to this amendment.
- (4) by changing on Schedule "H" Major Transportation Elements and Major Road Network the designation of the lands as shown outlined on Schedule C to this amendment from "Provincial Highway" to "Major Arterial Roads".
- (5) by adding to the legend of Schedule SP6(a) thereto, the symbols and notations "Medium Density Residential", "High Density Residential", "High Density Residential Special Policy Area", "Service Commercial", "Major Arterial Road" and "Neighbourhood Park".

- (6) by changing on Schedule SP6(a) thereto, the land use designation of the lands as shown outlined on Schedule D to this amendment from "Highway Commercial Special" and "Provincial Highway" to "Medium Density Residential", "High Density Residential", "High Density Residential Special Policy Area", "Service Commercial", "Major Arterial Road" and "Neighbourhood Park".
- (7) by deleting policies 4.1, 4.2 and 4.3 of Chapter 6(a) of Part IV and substituting therefore the following:

"4.1 The housing mix targets shall be as indicated in Table 1 and shall apply to the whole of New Development Area 5:

Table 1

Housing Type	Percent of Total Dwelling Type
Single detached density type	12 - 15%
Semi detached density type	18 - 21%
Townhouse density type	6 - 9%
Apartment density type	57 - 60%

4.2 The density target for New Development Area 5 is 39.1 units per hectare (15.8 units per acre) of gross residential area as defined in Part II to this plan.

4.3 In areas designated Low Density Residential, Medium Density Residential and High Density Residential on Schedule SP6(a), permitted uses include those residential uses within the Low Density, Townhouse or Medium Density, and Apartment or High Density designations respectively defined in Part II to this plan, subject to policies 4.1 and 4.2 above.

The lands designated High Density Residential Special Policy Area on Schedule SP6(a) may be developed at a density of 76 to 203 dwelling units per net residential hectare (31 - 82 units per net acre) which is typically associated with the elevator apartment housing type."

- (8) by renumbering Section 4.7 to Chapter 6(a) of Part IV as Section 4.5;
- (9) by adding to Chapter 6(a) of Part IV thereof, the following:

"4.6 Affordable Housing:

The following policies shall apply to this Chapter to reflect the "Land Use Planning for Housing Policy Statement":

- (a) 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;
- (b) Affordable housing will be integrated into the overall community so as not to isolate or concentrate such housing in any one area; and,
- (c) Developers may be required to enter into an appropriate agreement with respect to the implementation of the Housing Policy Statement."

(10) by adding to Chapter 6(a) of Part IV Section 5.0 thereof, the following:

"5.3 A Neighbourhood Park, approximately 2.0 hectares (5.0 acres) in area, shall be developed in general conformance with the policies contained in section 2.5.1.3.17 of the 1984 Official Plan."

(11) by renumbering Sections 7.0, 8.0 and 9.0 to Chapter 6(a) of Part IV to 8.0, 9.0 and 10.0 respectively;

(12) by adding to Chapter 6(a) of Part IV thereof, the following:

"7.0 Service Commercial:

7.1 Lands designated for Service Commercial purposes on Schedule SP6(a) shall be developed in accordance with the policies set out in sections 2.2.4.9 to 2.2.7.5 inclusive of the 1984 Official Plan.

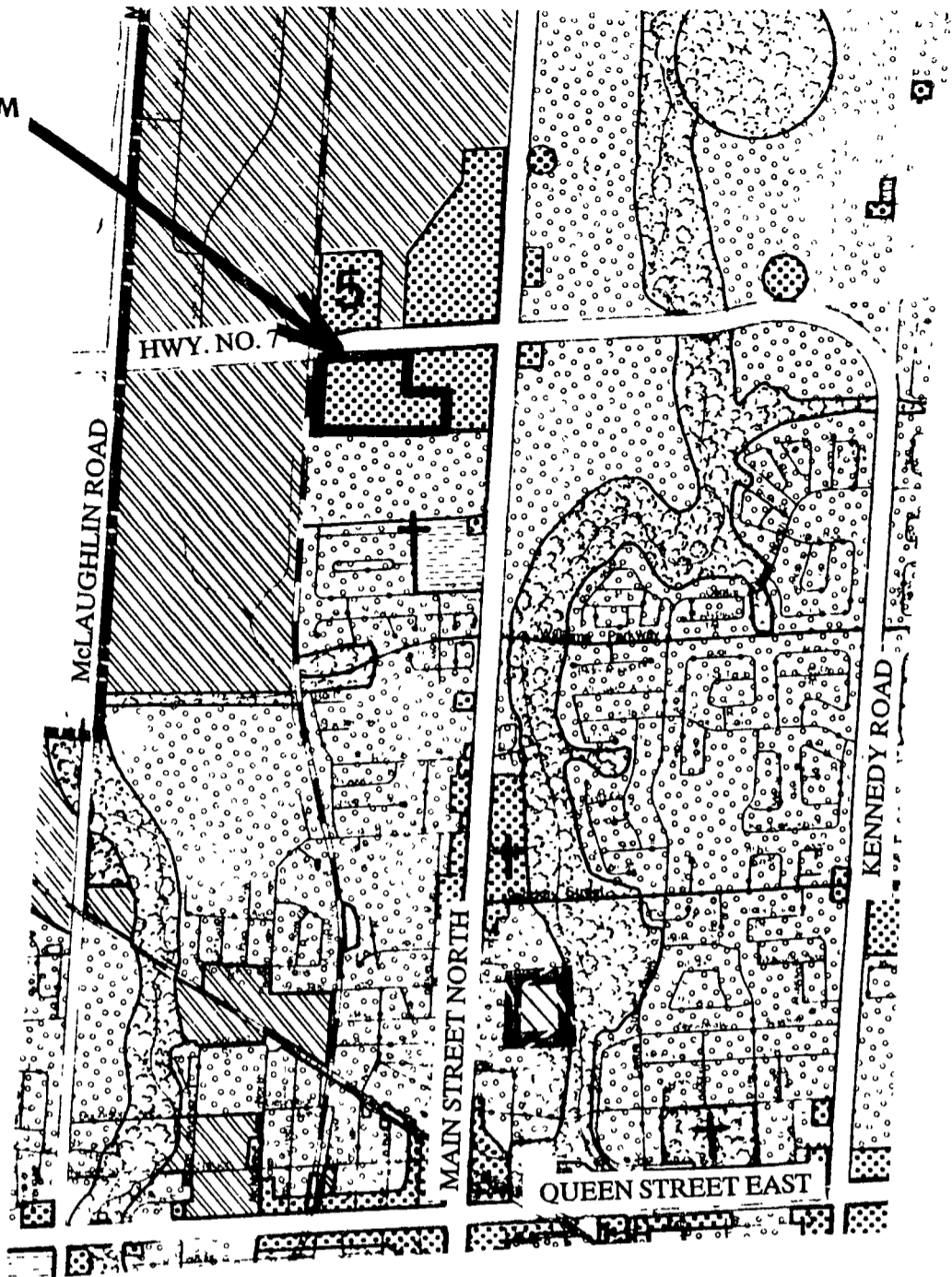
7.2 Lands designated Service Commercial on Schedule SP6(a) shall have a site area of approximately 4.8 hectares.








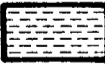


7.3 Council recognizes the longer term development potential for land designated Service Commercial for office purposes. Accordingly, to preserve adequate site opportunity for such development to occur, the implementing zoning by-law shall incorporate a

mechanism to encourage the provision of a minimum amount of ultimate office development relative to the total potential development opportunity on the site.

- 7.4 The location and design of access driveways shall be to the satisfaction of the road authority having jurisdiction.
- 7.5 Development of the lands shall be controlled by an appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, c.P. 13."

**SUBJECT PROPERTY  
REDESIGNATED FROM  
"COMMERCIAL" TO  
"RESIDENTIAL"**



- |  |                                      |   |                                |
|--|--------------------------------------|---|--------------------------------|
|  | <b>URBAN BOUNDARY</b>                |  | <b>OPEN SPACE - CEMETERIES</b> |
|  | <b>RESIDENTIAL</b>                   |  | <b>SPECIAL STUDY AREA</b>      |
|  | <b>OPEN SPACE</b>                    |   |                                |
|  | <b>COMMERCIAL</b>                    |   |                                |
|  | <b>INDUSTRIAL</b>                    |   |                                |
|  | <b>INSTITUTIONAL</b>                 |   |                                |
|  | <b>PRIVATE COMMERCIAL RECREATION</b> |   |                                |
|  | <b>AGRICULTURAL</b>                  |   |                                |

**GENERAL LAND USE  
DESIGNATIONS**

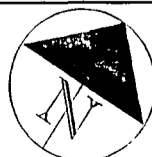
SCHEDULE 'A'

MAY 1987

City of Brampton Planning & Development Department

0m 250 500 1000 2000metres

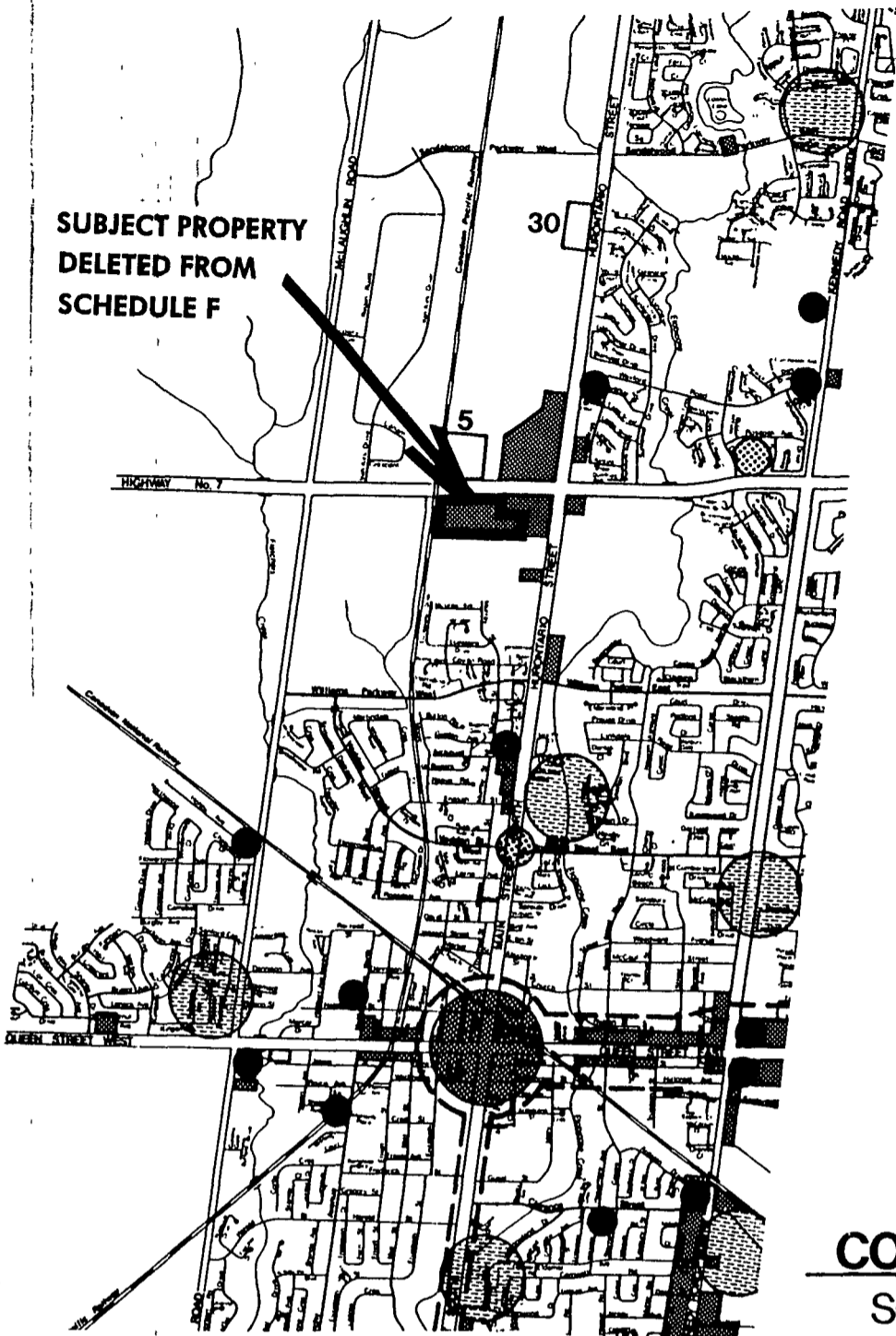
SCHEDULE A TO OFFICIAL PLAN AMENDMENT  
NUMBER 264













**CITY OF BRAMPTON**  
Planning and Building Department

Date: 1994 11 02 Drawn by: K M H  
File no C1W10.6 Map no 42-132 N

**SUBJECT PROPERTY  
DELETED FROM  
SCHEDULE F**



**COMMERCIAL\***  
**SCHEDULE 'F'**

-  CENTRAL COMMERCIAL CORRIDOR
-  FOUR CORNERS COMMERCIAL
-  SPECIALTY OFFICE SERVICE COMMERCIAL
-  REGIONAL COMMERCIAL
-  DISTRICT COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  HIGHWAY & SERVICE COMMERCIAL
-  SITE SPECIFIC DESIGNATIONS
-  RURAL COMMERCIAL

Date: MAY 1987

**City of Brampton**  
Planning and Development Department

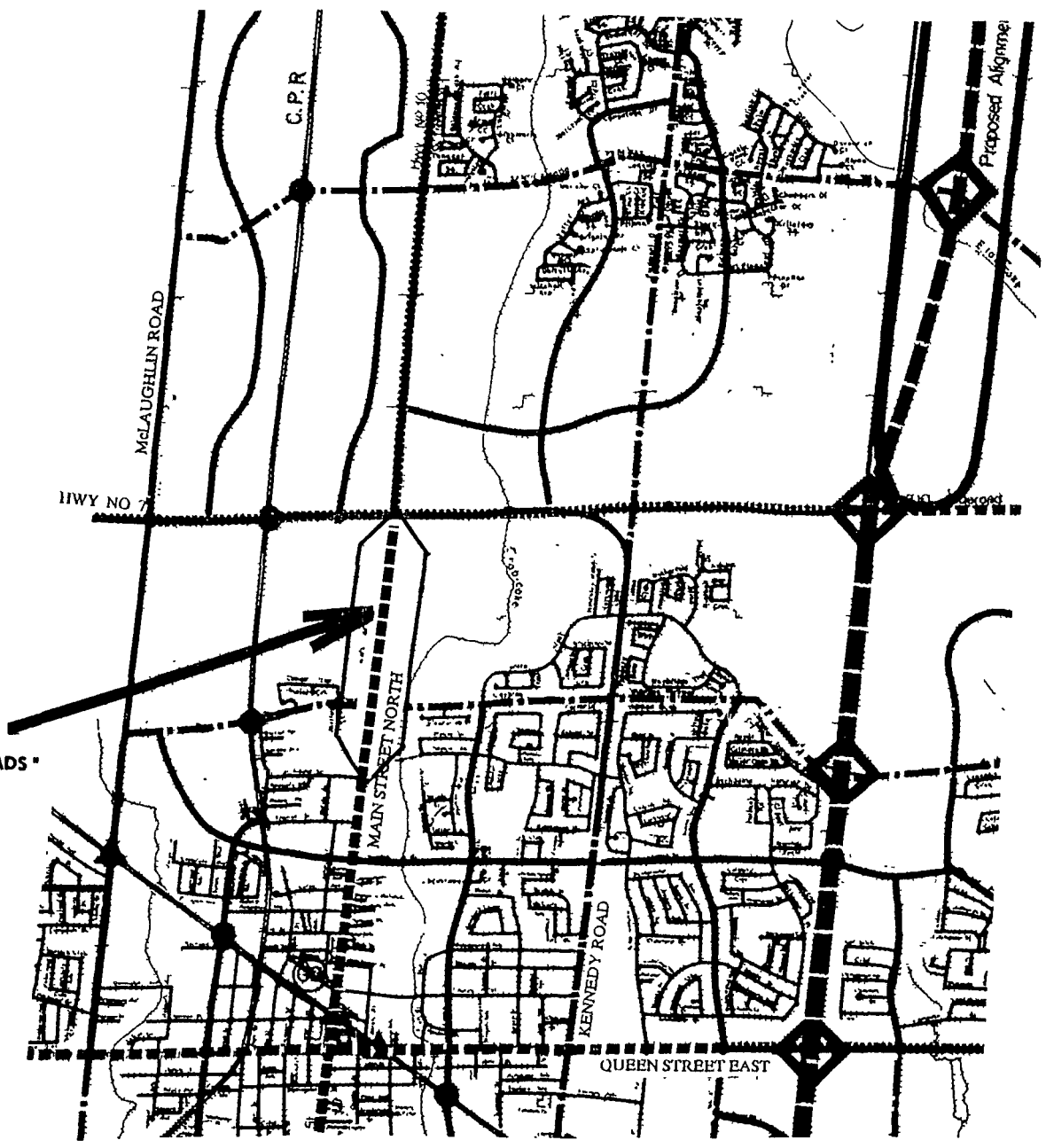
SCHEDULE B TO OFFICIAL PLAN AMENDMENT  
NUMBER 264



**CITY OF BRAMPTON**  
Planning and Building Department

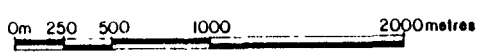
Date: 1994 11 02 Drawn by: K.M.H.  
File no. C1W10.6 Map no. 42-132 P





## MAJOR TRANSPORTATION ELEMENTS AND MAJOR ROAD NETWORK

### SCHEDULE 'H'



MAY 1987

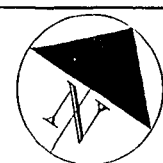
City of Brampton Planning Department

**Notes:** The boundaries and alignments of designations on this schedule are approximate and are not intended to be scaled

This map forms part of the OFFICIAL PLAN of the CITY of BRAMPTON, and must be read in conjunction with the text

- PROVINCIAL FREEWAY
- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL ROADS
- MINOR ARTERIAL ROADS
- COLLECTOR ROADS
- EXISTING GRADE SEPARATION
- PROPOSED GRADE SEPARATION
- COMPLETE INTERCHANGE
- PARTIAL INTERCHANGE
- URBAN AREA
- RURAL ESTATE AREA
- MAJOR RAILWAY LINE
- GO RAIL TRANSIT STATION

SCHEDULE C TO OFFICIAL PLAN AMENDMENT  
NUMBER 264



**CITY OF BRAMPTON**  
Planning and Building Department

Date: 1994 11 02    Drawn by: K M H  
File no. C1W10 6    Map no. 42-132 Q



## MAJOR TRANSPORTATION ELEMENTS AND MAJOR ROAD NETWORK

### SCHEDULE 'H'

0m 250 500 1000 2000metres

MAY 1987

City of Brampton Planning Department

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SCHEDULE C TO OFFICIAL PLAN AMENDMENT  
NUMBER 264



**CITY OF BRAMPTON**  
Planning and Building Department

Date: 1994 11 02 Drawn by: K.M.H.

File no. C1W10.6 Map no. 42-132 Q