



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 89-2008

To Adopt Amendment Number OP93-**295**


to the Official Plan of the

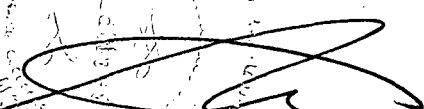
City of Brampton Planning Area

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-**295** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this **9** day of **April**, 2008.

  
 \_\_\_\_\_  
 Susan Fennell, Mayor

  
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 Kathryn Zammit, Clerk  
**Peter Fay, Deputy City Clerk**

  
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Approved as to Content  
 Adrian Smith, M.C.I.P., R.P.P.  
 Director of Planning and Land Development Services

|  |    |       |
|--|----|-------|
| APPROVED AS TO FORM LAW DEPT. BRAMPTON |    |       |
| C.C.C.                                 |    |       |
| DATE                                   | 04 | 05 08 |

AMENDMENT NUMBER OP93- **295**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Change the Official Plan designation on a portion of the subject property from "Business Industrial" to "Residential"
- Change the Bram East Secondary Plan designation on a portion of the subject lands from "Office Node" to "Low Density Residential"
- Introduce site-specific "Low Density Residential" policies in Bram East Secondary Plan to permit lots abutting an estate residential development to have a minimum area of 1,476sq.m. (0.36 acres), and an overall density of 10.7 units per hectare.

2.0 Location:

The lands subject to this amendment are located in the south of Highway 7, on the west side of The Gore Road. The lands are approximately 12 hectares (20 acres) in size. The lands are described as Part of Lot 4, Concession 9 N.D. in the City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

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

- (1) By changing on Schedule "A", General Land Use Designations, of the Official Plan, the designation of the lands shown outlined on Schedule A to this amendment from "Business Industrial" to "Residential".
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 41: The Bram East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- **295**.
- (3) By changing on Schedule SP41(a) of Chapter 41 of Part II: Secondary Plans, the land use designations of the lands shown outlined on Schedule B to this amendment from "Employment Lands: Office Node" to "Residential Lands: Low Density."
- (4) By adding the following to Section 3.1.21

"3.1.21 Notwithstanding the maximum density policy for the "Low Density Residential" designation and minimum lot size requirement for lots abutting Estate Residential designations set out in subsection 3.1.20, the lands located west of The Gore Road immediately south of the terminus of Brewster Road shall also be subject to the following policies:

- i) a maximum net residential density of 10.8 units per hectare,
- ii) Lots abutting an Estate Residential designation shall have a minimum lot size of 1,500 sq.m. and a minimum lot depth of 57 metres for lots."



Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

# LANDS TO BE REDESIGNATED FROM " BUSINESS INDUSTRIAL" TO " RESIDENTIAL"

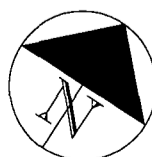


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON 1993 OFFICIAL PLAN

-  **RESIDENTIAL**
-  **ESTATE RESIDENTIAL**
-  **BUSINESS INDUSTRIAL**
-  **OPEN SPACE**

OFFICIAL PLAN AMENDMENT OP93 #. 295

Schedule A



**CITY OF BRAMPTON**  
Planning, Design and Development

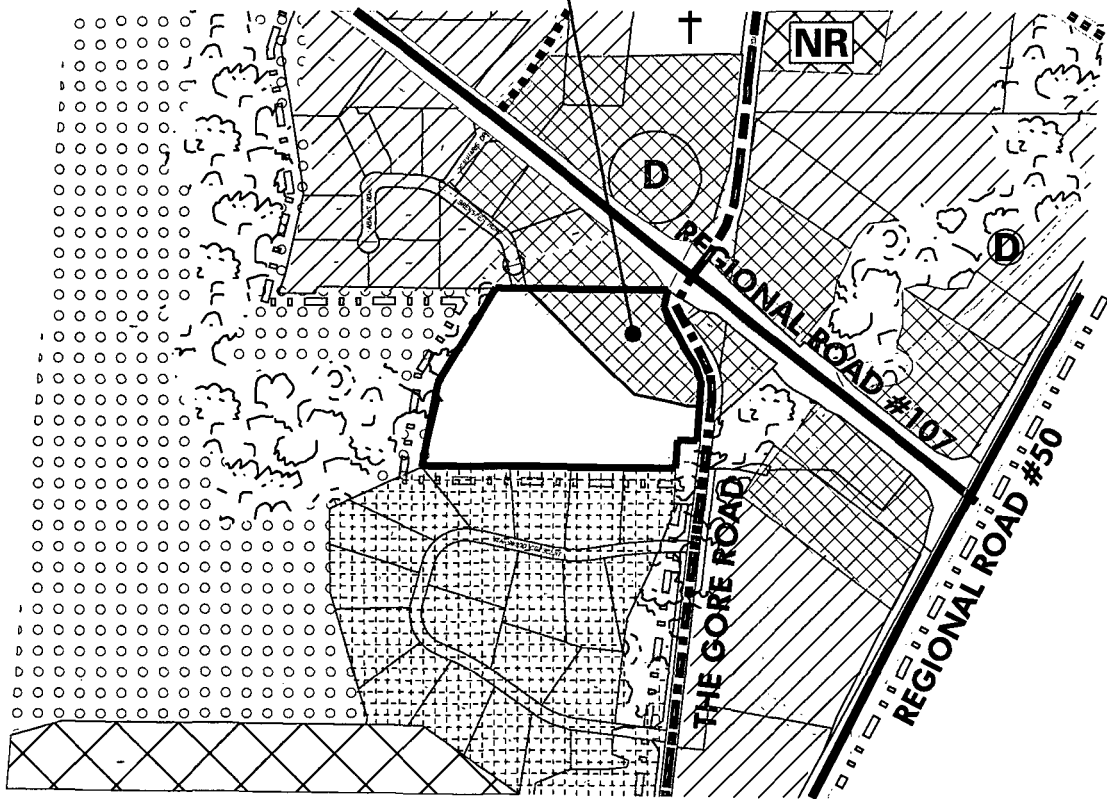
Date: 2008 03 06

Drawn by: CJK

File no. C09E4.014opaa

Map no. 68-25

**LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - OFFICE NODE"  
TO "RESIDENTIAL LANDS - LOW DENSITY"**



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

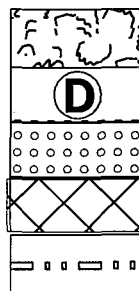
**RESIDENTIAL LANDS:**

-  Estate Residential
-  Low Density



- Mixed Commercial / Industrial
- Neighbourhood Retail

**OPEN SPACE:**



- Valleyland
- Storm Water Management Facility
- Conservation Lands
- Hydro Corridor
- Secondary Plan Boundary

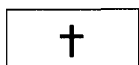
**ROAD NETWORK**

-  Highway
-  Collector Road
-  Local Road

**EMPLOYMENT LANDS:**

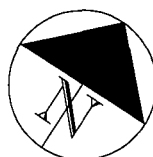
-  Office Node

**INSTITUTIONAL:**



- Place of Worship

OFFICIAL PLAN AMENDMENT OP93 #. **295**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2008 03 06      Drawn by: CJK  
File no. C09E04.014opab      Map no. 68-25

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,  
as amended, sections 17 and 34:

AND IN THE MATTER OF City of Brampton By-law 89-2009 being a by-law to adopt Official Plan Amendment OP93-295 and By-law 90-2008 to amend Zoning-By-law 270-2004 as amended, Landtactix Inc. - N.H.D Developments Limited - File C09E04.014

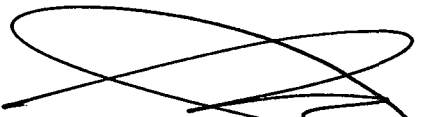
DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 89-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting on April 9, 2008, to adopt Amendment Number OP93-295 to the 1993 Official Plan;
3. By-law 90-2008 was passed by the Council of the Corporation of the City of Brampton at its meeting held on April 9, 2008, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 89-2008 as required by section 17(23) and By-law 90-2008 as required by section 34(18) of the *Planning Act* was given on the April 24, 2008, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-295 is deemed to have come into effect on the May 15, 2008, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 90-2008 is deemed to have come into effect on April 9, 2008, in accordance with Section 34(19) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
21<sup>st</sup> day of May, 2008 )

  
\_\_\_\_\_  
Peter Fay



A Commissioner, etc.

**EILEEN MARGARET COLLIE**, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2011.