



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 112-92

To adopt Amendment Number 217
and Amendment Number 217 A
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 217 and Amendment Number 217 A to the 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 217 and Amendment Number 217 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

this 8th day of June, 1992.

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE:

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

AMENDMENT NUMBER 217
AND
AMENDMENT NUMBER 217 A
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 217
AND
AMENDMENT NUMBER 217 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purposes of this amendment are:

- o to redesignate parcels of land from "Special Study Area" and "Open Space", as shown in the Official Plan of the City of Brampton Planning Area, to "Residential", "Commercial" and "Open Space";
- o to redesignate parcels of land from "Agriculture", as shown on the applicable secondary plan, to "Low Density Residential", "Medium Density Residential", "Highway Commercial", "Institutional" and "Public Open Space", and
- o to outline appropriate development principles for the subject lands.

2.0 Location:

The lands subject to this amendment comprise an area of approximately 19.27 hectares (47.62 acres) and are located primarily at the south-west corner of the intersection of Heart Lake Road and Sandalwood Parkway, with a small portion located on the north side of Sandalwood Parkway. These lands are located in part of Lots 12 and 13, Concession 2, East of Hurontario Street, in the geographic Township of Chinguacousy and are outlined on Schedule A to this amendment.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 217:

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

- (1) by adding to the list of amendments and parts constituting Secondary Plan Area Number 4 and set out in the first paragraph of section 7.2.7.4, Part IV - Chapter 4(a);
- (2) by changing on Schedule A, General Land Use Designations, the land use designation of the lands shown outlined on Schedule A attached hereto, from "Special Study Area" and "Open Space" to "Residential", "Commercial" and "Open Space";
- (3) by adding to Schedule D, New Development Areas, the lands shown outlined on Schedule A attached hereto with the label "New Development Area 3(c)";
- (4) by adding to Schedule F, Commercial, a "Highway and Service Commercial" designation in the location identified as "Commercial" on Schedule A to this amendment;
- (5) by deleting from Schedule G, Open Space, that portion of the "District Park" designation which is located on the lands identified as "Residential" on Schedule A to this amendment;
- (6) by adding to Schedule G, Open Space, a "Public Open Space" designation in the location identified as "Open Space" on Schedule A to this amendment;
- (7) by adding thereto, as Schedule SP4(a), Schedule B to this amendment;
- (8) by adding to Part IV a new chapter title, namely:
"Chapter 4: THE HEART LAKE EAST SECONDARY PLAN"
- (9) by adding the following text to PART IV - SECONDARY PLANS as Chapter 4(a);

"Chapter 4(a): THE HEART LAKE EAST SECONDARY PLAN
as it relates to New Development
Area 3(c)

1.0 Purpose

The purpose of this chapter, together with Schedule SP4(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with section 7.2 of Part II, detailed policy guidelines for the development of the lands shown outlined on Schedule SP4(a) and identified as "New Development Area 3(c)". The area covered by this chapter is identified as "New Development Area 3(c)" and will form part of the Heart Lake East Secondary Plan.

2.0 Location

The subject lands comprise a total area of approximately 19.27 hectares (47.62 acres), and are located primarily at the south-west corner of Sandalwood Parkway and Heart Lake Road with a small portion on the north side of Sandalwood Parkway comprising part of Lots 12 and 13, Concession 2, E.H.S., in the City of Brampton, as shown on Schedule SP4(a).

DEVELOPMENT PRINCIPLES

3.0 Brampton Esker

3.1 Introduction

The lands within New Development Area 3(c) form part of a geological feature known as the Brampton Esker. A special study, in accordance with Chapter 2, subsection 2.10.2, is in progress to determine suitable land uses for lands not within New Development Area 3(c) which are designated on Schedule A as "Special Study Area". The finalization of the study will lead to an overall continuous open space and hydrological control system. Notwithstanding the foregoing, development within New Development Area 3(c) may proceed prior to the finalization of the study.

3.2 No further gravel extraction operation shall be permitted in New Development Area 3(c).

3.3 Any development in New Development Area 3(c) shall be complementary to the establishment of an overall continuous open space system in the Brampton Esker Special Study Area to the satisfaction of the City.

4.0 Residential Policies

4.1 The housing mix targets shall be as indicated in Table 1 and shall apply to the whole of the New Development Area 3(c):

TABLE 1

Low Density	74-77%
Medium Density	<u>23-26%</u>
	100%

4.2 The density target for New Development Area 3(c) is 21.9 units per hectare (8.8 units per acre) of gross residential area.

4.3 In the areas designated Low Density Residential and Medium Density Residential on Schedule SP4(a), permitted uses include those residential uses within the Low Density and Medium Density ranges respectively as defined in Part II to this Plan, subject to policies 4.1 and 4.2 above.

4.4 Direct access to Heart Lake Road and Sandalwood Parkway shall not be permitted for residential purposes.

5.0 Commercial Policies

5.1 Highway Commercial

5.1.1 The lands designated Highway Commercial on Schedule SP4(a) are intended for service station or gas bar uses only, which may

include a convenience store operated in conjunction with the service station or gas bar use.

5.1.2 No outside storage shall be permitted.

5.1.3 The following criteria shall apply to the Highway Commercial development:

- i) the Highway Commercial designation on Schedule SP4(a) shall be planned, designed, and developed as one parcel, regardless of whether such lands are in more than one ownership;
- ii) to foster a high standard of amenity, development within the lands designated Highway Commercial shall incorporate increased yard requirements abutting the Public Open Space designation to the satisfaction of the City;
- iii) the provision of environmental protection measures including storm drainage, tree preservation and the general protection of the open space area to the west;
- iv) vehicular access shall be determined through the development approval process, as deemed appropriate by the road authority having jurisdiction. As a condition of development approval, 0.3 metre reserves may be required abutting roadways, except at approved access points, and
- v) the policies of Chapter 2, subsection 2.2.5.2, of Part II to this Plan shall apply.

6.0 Public Open Space

6.1 Definition

The lands designated Public Open Space on Schedule SP4(a) are intended to be used for limited recreational purposes due to the

natural and physical features of the site. With respect to lands so designated on Schedule SP4(a), the policies of Chapter 2, subsection 2.5.1, of the Official Plan shall apply.

- 6.2 To achieve the objective of pedestrian linkages separated from vehicular traffic as outlined in section 2.5.1.4 of Part II of this Plan, for lands designated Public Open Space, a walkway connection shall be provided from the existing Sandalwood Parkway pedestrian underpass to White Spruce Park by the proponents of development in New Development Area 3(c).
- 6.3 The City shall endeavour to ensure that the wetland features located within the Public Open Space designation of Schedule SP4(a) are retained to the greatest extent practical in accordance with the requirements of the Ministry of Natural Resources.
- 6.4 To ensure the long term usefulness of the wetland features located within the Public Open Space designation of Schedule SP4(a) through the development of any lands within New Development Area 3(c), provisions shall be made to:
- i) minimize the amount of pollutants entering the wetland features, and
 - ii) provide a 15 metre wide buffer from the limits of the wetland features pursuant to the requirements of the Ministry of Natural Resources.
- 7.0 Transportation Policies
- 7.1 Roads
- 7.1.1 Road facilities in New Development Area 3(c) are intended to function in accordance with the general guidelines and classifications outlined in section 4.2 of Part II of this Plan.

7.1.2 Local roads will be subject to approval as part of the subdivision approval process.

7.1.3 To ensure the long term utility of roads such as Heart Lake Road and Sandalwood Parkway, it will be the policy of the City to discourage, wherever practical and applicable, individual or direct access to these roadways. To this end, 0.3 metre reserves and special zoning restrictions will be employed to minimize access to these roads.

8.0 Major Public Utilities

8.1 Storm Water Management

8.1.1 A detailed engineering and drainage report shall be undertaken for any development in New Development Area 3(c) and will be subject to approval by the Ministry of Natural Resources, the Metropolitan Toronto and Region Conservation Authority, and the City prior to the registration of individual plans of subdivision. This report shall describe the storm water management techniques, including the quantity and quality of ground and surface water resources, for New Development Area 3(c) and/or in downstream areas during and after the construction period.

8.2 TransCanada Pipeline Safety Measures

8.2.1 In the interest of public safety, it is desirable that the TransCanada gas pipeline right-of-way or easement be isolated from the activities of building contractors and private homeowners. No significant structures or excavations shall be permitted within 10.0 metres of either side of the right-of-way, or easement.

8.2.2 Prospective purchasers of new homes within 200 metres (660 feet) of the pipeline right-of-way, or easement, shall be notified of its presence.

9.0 Institutional

9.1 Definition

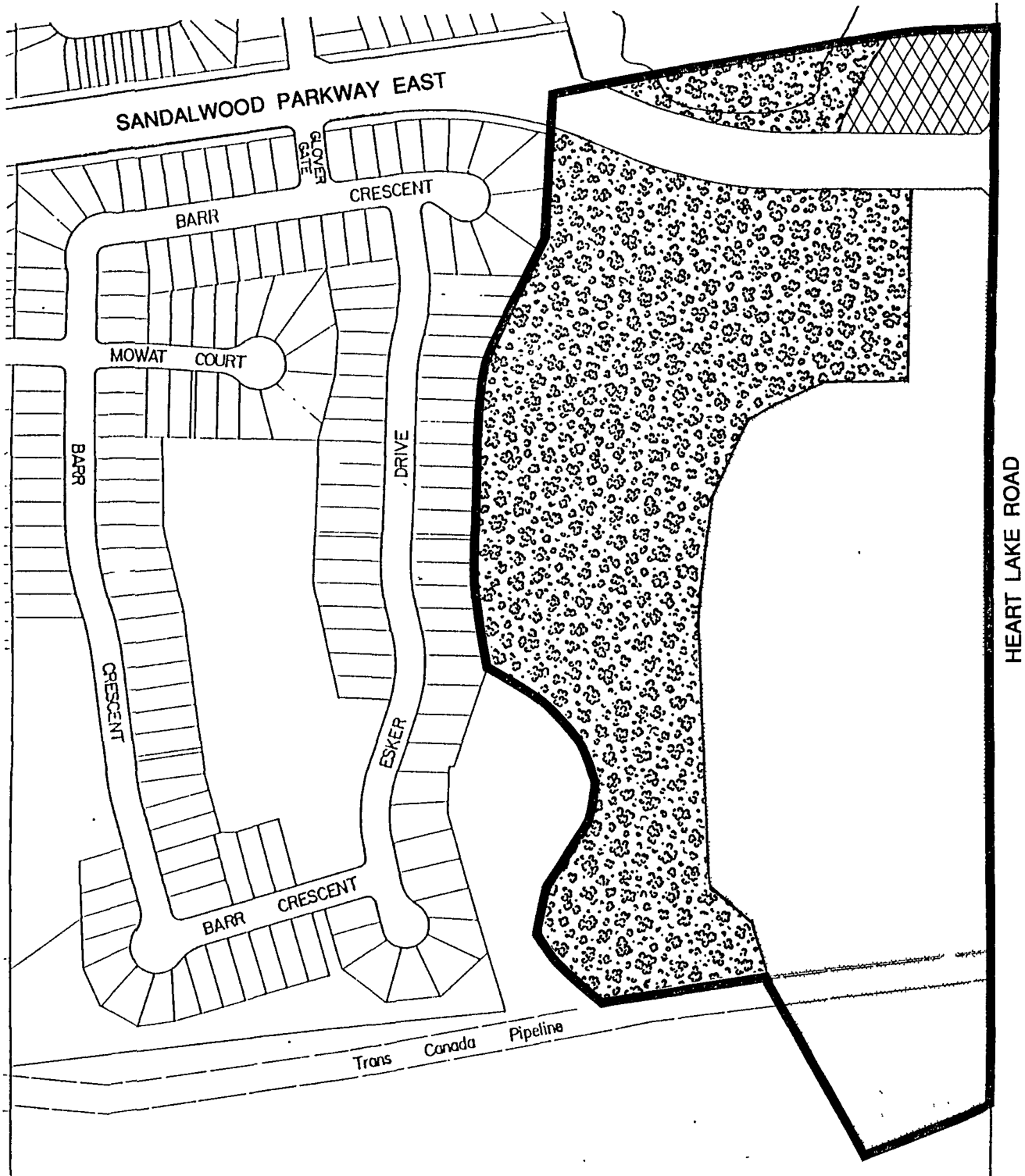
The lands designated Institutional on Schedule SP4(a) are intended to be used for an elementary school. The location of the school building shall be north of the TransCanada Pipeline right-of-way or easement.

9.2 Access to the school site, both on a temporary and permanent basis, shall be determined and approved by the City in conjunction with the Peel Board of Education."

3.2 Amendment Number 217 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake East Secondary Plan (being Chapter C35 of Section C of Part C and Plate Number 2 thereto, as amended), is hereby further amended:

- (1) by deleting the land use designation shown on Plate 2 for those lands outlined as New Development Area 3(c), as shown on Schedule A to this amendment, and by noting thereon the following words, "See Official Plan, Part IV Chapter 4(a)".



LEGEND

-  New Development Area 3(c) Boundary
-  Residential
-  Commercial
-  Open Space



OFFICIAL PLAN AMENDMENT NO. 217



CITY OF BRAMPTON
Planning and Development

Schedule A

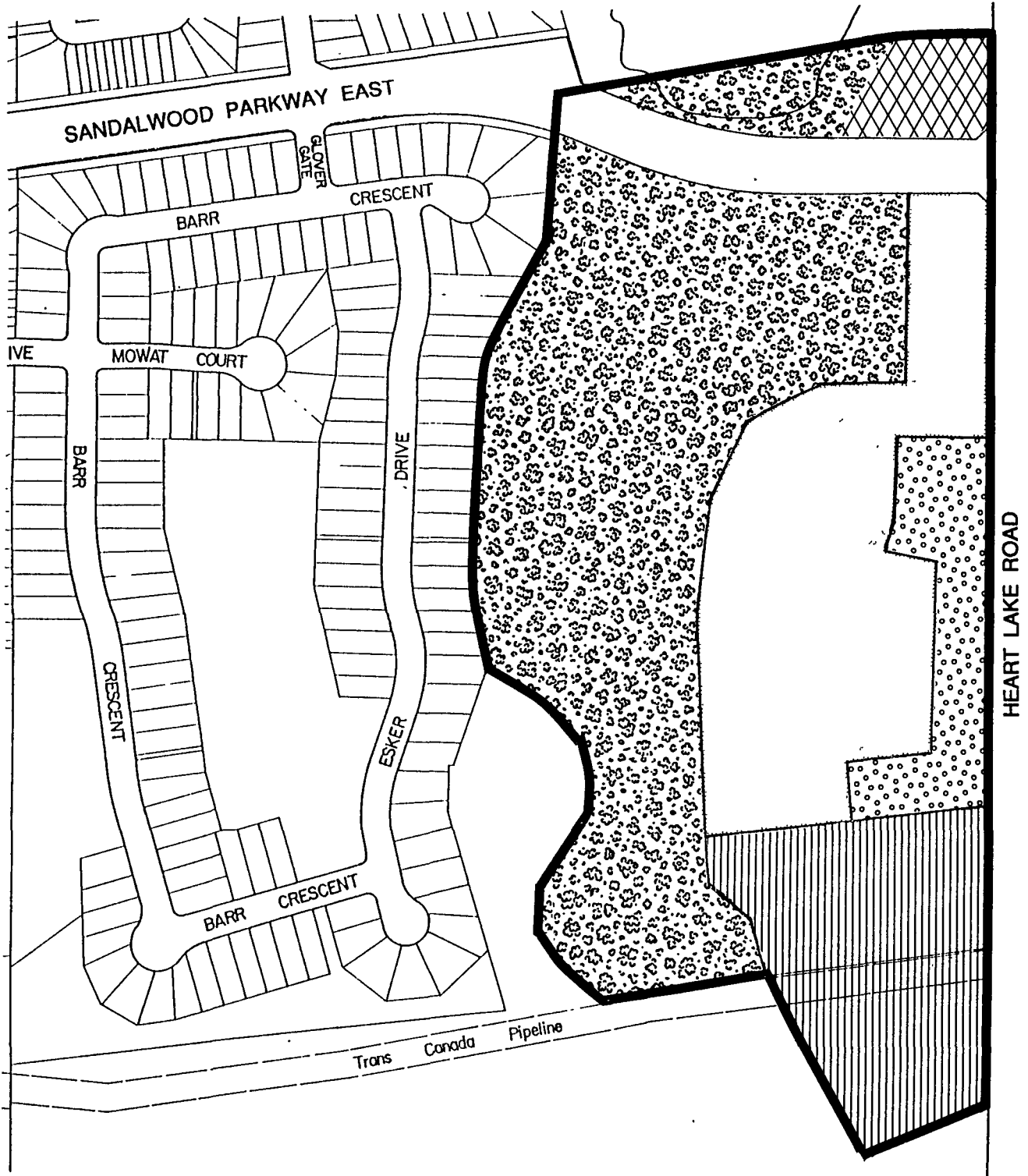
to By-law 112-92

Date: 92 05 05

Drawn by: SEJ

File no. C2E13.5

Map no. 26-32X



LEGEND

-  New Development Area 3(c) Boundary
-  Low Density Residential
-  Medium Density Residential
-  Highway Commercial
-  Public Open Space
-  Institutional



SCHEDULE SP 4(a)
New Development Area 3(c)
OFFICIAL PLAN AMENDMENT NO. 217

Schedule B By-law 112-92



CITY OF BRAMPTON
 Planning and Development

Date: 92 05 05 Drawn by: SEJ
 File no. C2E13.5 Map no. 26-32Y

Ross Johns.....May 12, 1989
J.R. Goodwin.....May 19, 1989
Michael Ward.....May 12, 1989
Richard Pepperall.....May 5, 1989
Mr. & Mrs. L. Marchand.....May 8, 1989
Don O'Shea.....May 11, 1989
Kathleen Mitchell.....May 8, 1989
R. Howes.....May 9, 1989
Mrs. J. Bitoni.....May 8, 1989
Michael Pasternak.....May 5, 1989
Robert Luciw.....May 8, 1989
Jennifer Ralph.....May 8, 1989
Helen & Victor Garioch.....May 10, 1989
Howard Poulter.....May 8, 1989
Mike Farrugia.....May 8, 1989
Adele & Sid Sayad.....May 8, 1989
Nancy & Harry Orvis.....May 2, 1989
Douglas Meller.....May 3, 1989
Boyd Finger.....May 8, 1989

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 217 and 217A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on November 6, 1992.

Dated at the City of Brampton this 19th day of November, 1992.


L.J. Mikulich - City Clerk