



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 112-2000

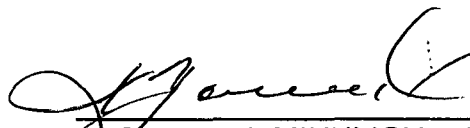
To Adopt Amendment Number OP93- 137
to the Official Plan of the
City of Brampton Planning Area

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

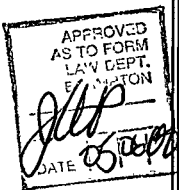
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 12th day of June, 2000.


PETER ROBERTSON - MAYOR


~~LEONARD X. MIKULICH X. CLERK~~
KATHRYN ZAMMIT DEPUTY CITY CLERK

Approved as to Content:


John B. Corbett, MCIE, RPP
Director of Development Services



AMENDMENT NUMBER OP93- 137
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to facilitate the development of the subject lands for Low Density Residential purposes, by:

- ❖ Establishing special policy area provisions to recognize and promote the development of the lands, between Hurontario Street and the existing residential community, as a unique residential transition area;
- ❖ establishing specific density and lot size limitations to ensure that residential development is integrated in a sensitive and compatible manner with the upscale residential character of the host community;
- ❖ incorporating appropriate planning principles and development guidelines, in accordance with the Upscale Executive Housing Initiatives for the area, to ensure that residential development is in keeping with the surrounding residential and related uses.

2.0 Location:

The lands subject to this amendment are located on the east side of Hurontario Street (Highway Number 10), both north and south of Roycrest Street. The lands north of Roycrest Street has frontages of approximately 227.0 metres (745 feet) and 93.0 metres (305 feet) on Hurontario Street and Roycrest Street, respectively, and the lands south of Roycrest Street has frontages of approximately 34.0 metres, 69.0 metres, and 17.0 metres on Hurontario Street, Colonel Bertram Road, and Sultana Court, respectively, and is located in part of Lot 17, Concession 1, East of Hurontario Street, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

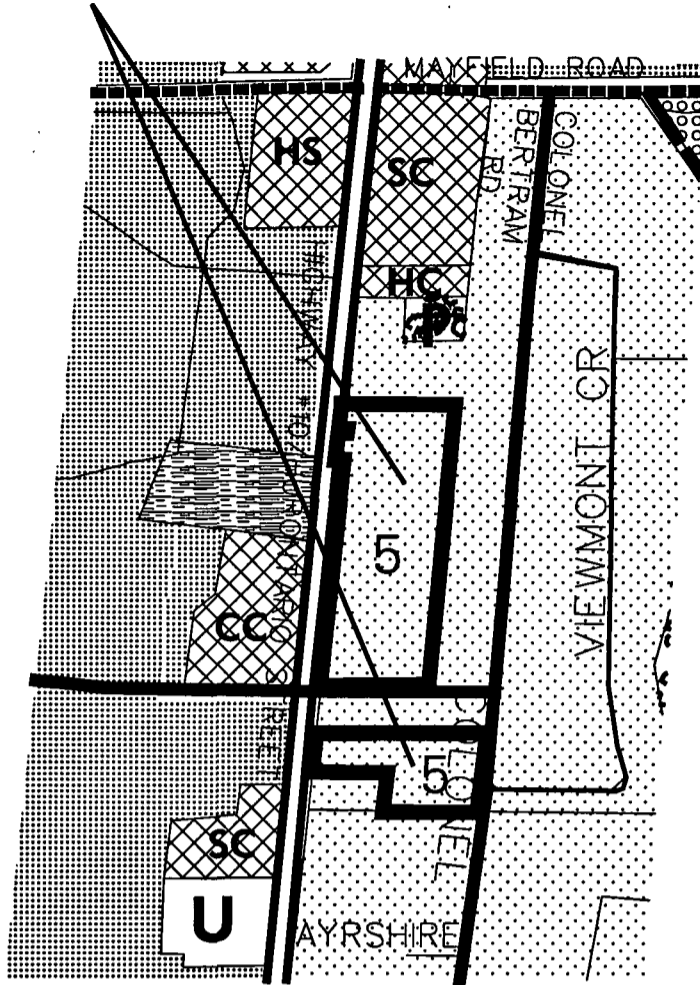
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove as set out in Part II: Secondary Plans, Amendment Number OP93- 137 .

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Snelgrove Secondary Plan (being Chapter 1(a) of Part IV – Secondary Plans, as amended) are hereby further amended:


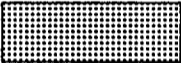







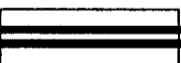
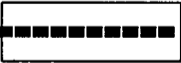
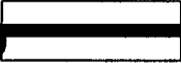
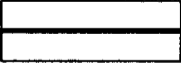
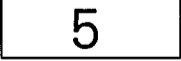
- (1) by adding to the legend on Schedule "SP1(A)" thereto, the designation of Special Policy Area #5, as shown on Schedule "A" to this amendment;
- (2) by adding to Schedule "SP1(A)" thereto, the boundary of Special Policy Area #5, as shown on Schedule "A" to this amendment;
- (3) by adding to the permitted policies, Policy 7.1.15, as follows:

Notwithstanding the density provisions prescribed within the "Low Density Residential - Snelgrove East" land use designation, the lands identified as "Special Policy Area #5" on Schedule "SP1(A)" may be developed for detached dwellings at a higher density in accordance with upscale executive housing policies 7.1.1a to 7.1.1g, provided that the net residential density on lands that abut Hurontario Street does not exceed 19.5 units per hectare (8.0 units per acre), and that the maximum net residential density on the remaining lands does not exceed 14.5 units per hectare (6.0 units per acre). In addition, development shall primarily contain lot widths of 17.0 metres, or greater, except for those lots which back onto Hurontario Street which may permit a lot width to a minimum of 13.5 metres. It is intended that these lot widths shall be more specifically prescribed within the site specific zoning by-law. Accordingly, development within "Special Policy Area #5" that meets the upscale executive housing principles and standards to the satisfaction of the City of Brampton, may proceed prior to the further Secondary Plan amendment required to implement the Upscale Executive Housing Special Policy Area designation.

LANDS TO BE IDENTIFIED AS SPECIAL POLICY AREA #5



EXTRACT FROM SCHEDULE SP1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE SECONDARY PLAN

-  Low Density Residential - Snelgrove East
-  Low Density Residential - Snelgrove North & West
-  Institutional
-  SC Service Commercial
-  CC Convenience Commercial
-  HC Highway Commercial
-  HS Highway and Service Commercial
-  Parkette
-  Utility
-  Provincial Highway
-  Major Arterial Road
-  Minor Collector Road
-  Local Road
-  SPECIAL POLICY AREA #5

OFFICIAL PLAN AMENDMENT OP93 #. 137



CITY OF BRAMPTON
Planning and Building

Date: 2000 03 20

Drawn by: CJK

File no. C1E17.18

Map no. 7-35M

Schedule A