



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 124-98

To Adopt Amendment Number OP93-89
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- 89 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 and Housing for approval of Amendment Number OP93- 89 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 199 8

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u> </u>

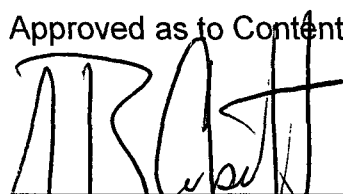


Peter Robertson, Mayor



Len Mikulich, City Clerk

Approved as to Content:



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

AMENDMENT NUMBER OP93 - 89
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of the lands shown outlined on Schedule "A" to this amendment for large lot – estate residential purposes.

2.0 Location:

The lands subject to this amendment are located on the south side of Queen Street West, immediately to the west of Creditview Road. The property has a frontage of approximately 134 metres (440 feet) on Creditview Road, and 395 metres (1,295 feet) along Queen Street West. The lands are located in part of Lot 5, Concession 4, W.H.S., in the City of Brampton.

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 adding to Schedule " G" (***Secondary Plan Areas***), the lands shown outlined on Schedule "A" to this amendment as Area Number "15"
- (4) by adding thereto the following policy to "Part II: Secondary Plans" under "Area 45: Credit Valley"

"Part of Lot 5, Concession 4 W.HS.

The lands located on the south side of Queen Street, west of Creditview Road, identified by the number "15" on Schedule "G", may be developed for large lot and wide frontage single-detached residential purposes that takes advantage of the locational and natural attributes of the area associated with the Credit River Valley and adjacent private commercial-recreation facilities. In this regard, development shall adhere to the following principles and criteria:

- (i) The density of residential development within Area Number 15 on Schedule "G" shall not exceed 7.41 units per hectare (3.0 units per acre) of gross residential area. The minimum lot width shall be 21 metres (68 feet);

- (ii) Local road connections to Queen Street West and Creditview Road shall be determined through the completion of a traffic study (to the satisfaction of the City of Brampton and Region of Peel) which evaluates the long term road network for the entire Credit Valley Secondary Plan Area;
- (iii) An interim sanitary servicing system may be utilized to serve the proposed development in advance of the installation of full municipal servicing, subject to the completion of a functional servicing study satisfactory to the Region of Peel;
- (iv) Development shall be approved on the basis of a plan of subdivision, and draft plan approval shall not be granted until the appropriate authorities have had the opportunity to comment on the following technical studies:
 - 1) Stormwater management study;
 - 2) Slope stability/geotechnical analysis;
 - 3) Environmental Analysis;
 - 4) Hydrology Assessment; and
 - 5) A vegetation/tree preservation analysis.
- (v) The development of the subject lands for urban residential purposes shall not impact on the quality/quantity of private water supply systems for adjacent properties. In this regard, financial security shall be held in a letter of credit until final assumption of the subdivision by the City to serve as protection for the private wells in the zone of influence to be determined by the Region of Peel. The amount of the financial security shall be based on the anticipated cost of replacing water supplies within the zone of influence. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the developer shall provide temporary water supply to the residents upon notice by the Region. If the quantity of water in the existing wells are not restored to their original condition within a month after first identification of the problem, the developer shall engage the services of a qualified hydrologist to evaluate the wells and recommend solutions including the deepening of the wells or providing a permanent water service connection from the watermain to the well systems.

Approved as to Content:

A handwritten signature in black ink, appearing to read 'J. Corbett', written over a horizontal line.

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