



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 160-2002


To Adopt Amendment Number OP93-187  
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- 187 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

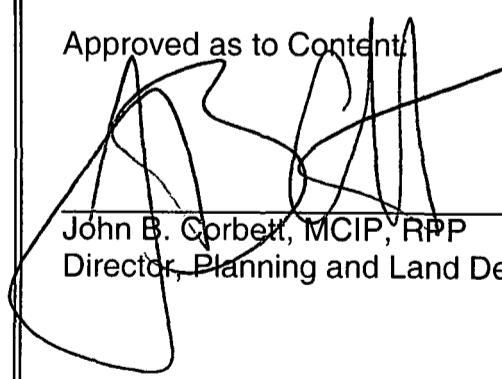
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 10th day of June 2002.

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CLERK  
KATHRYN ZAMMIT, ACTING CITY CLERK



Approved as to Content:



John B. Corbett, MCIP, RPP  
Director, Planning and Land Development Services

AMENDMENT NUMBER OP93- 187  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is twofold: firstly, to change the classification of the lands shown outlined in Schedules A and B to this amendment to identify them as part of the broader area within the City subject to the new Housing Mix and Density Categories; and, (b) to change the designation of certain lands as shown outlined in Schedule B to this amendment from "High Density Residential" to "Medium Density Residential", or more specifically, from High Density Residential "Site A6" to part of Medium Density Residential "Site T19", as shown outlined on Schedule C to this amendment. These changes are necessary to permit the whole of the subject lands to be developed in accordance with the City's new housing mix and density policies, and to 'down-designate' the easterly portion of the same for Medium Density Residential purposes.

2.0 Location:

The lands subject to this amendment are located on the west side of Bramalea Road, approximately 310 metres (1017 feet) north of Sandalwood Parkway East. The property has an area of 9.959 hectares (24.608 acres) with frontages of 152.94 metres (501.77 feet) and 152.62 metres (500.72 feet) along west side of Bramalea Road and the east side of Fernforest Drive, respectively, and is located in part of Lot 14, Concession 4, 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 identifying on Schedule 'G', Secondary Plan Areas, thereto, the lands shown outlined on Schedule A to this amendment as part of the broader area subject to the new housing mix and density categories; and,
- (2) by adding, to the list of amendments pertaining to Secondary Plan Area Number 28: Sandringham-Wellington, as set out in Part II: Secondary Plans, Amendment Number OP93- 187.

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 Sandringham-Wellington Secondary Plan (being Chapter 28 of Part IV - Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP 28(A) Secondary Plan Designations thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from "High Density Residential" to "Medium Density Residential";
- (2) by identifying on Schedule SP 28(A) Secondary Plan Designations thereto, the lands shown outlined on Schedule B to this amendment as part of the broader area affected by the new housing mix and density categories;

(3) by changing on Schedule SP 28(B) Sub-Area & Location Reference Map thereto, the lands shown outlined on Schedule C to this amendment from 'High Density Residential Designation Location Reference "A6"' to part of "Medium Density Residential Designation Location Reference "T19"";

(4) by changing Table 2 of Appendix A, of Chapter 28, Part IV, to delete the following:

"A6                    220 – 260                    125 (50)"

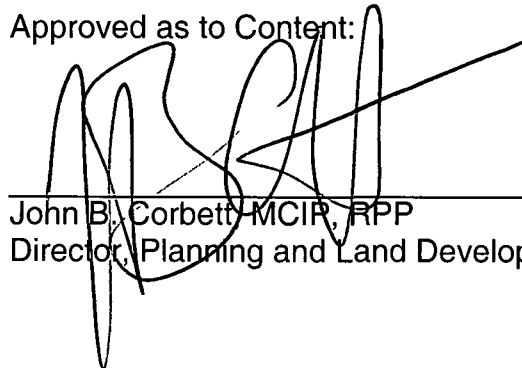
and to revise the total accordingly; and,

(5) by changing Table 3 of Appendix A, of Chapter 28, Part IV, to revise the entry for Site "T19" as follows:

"T19                    190 - 220"

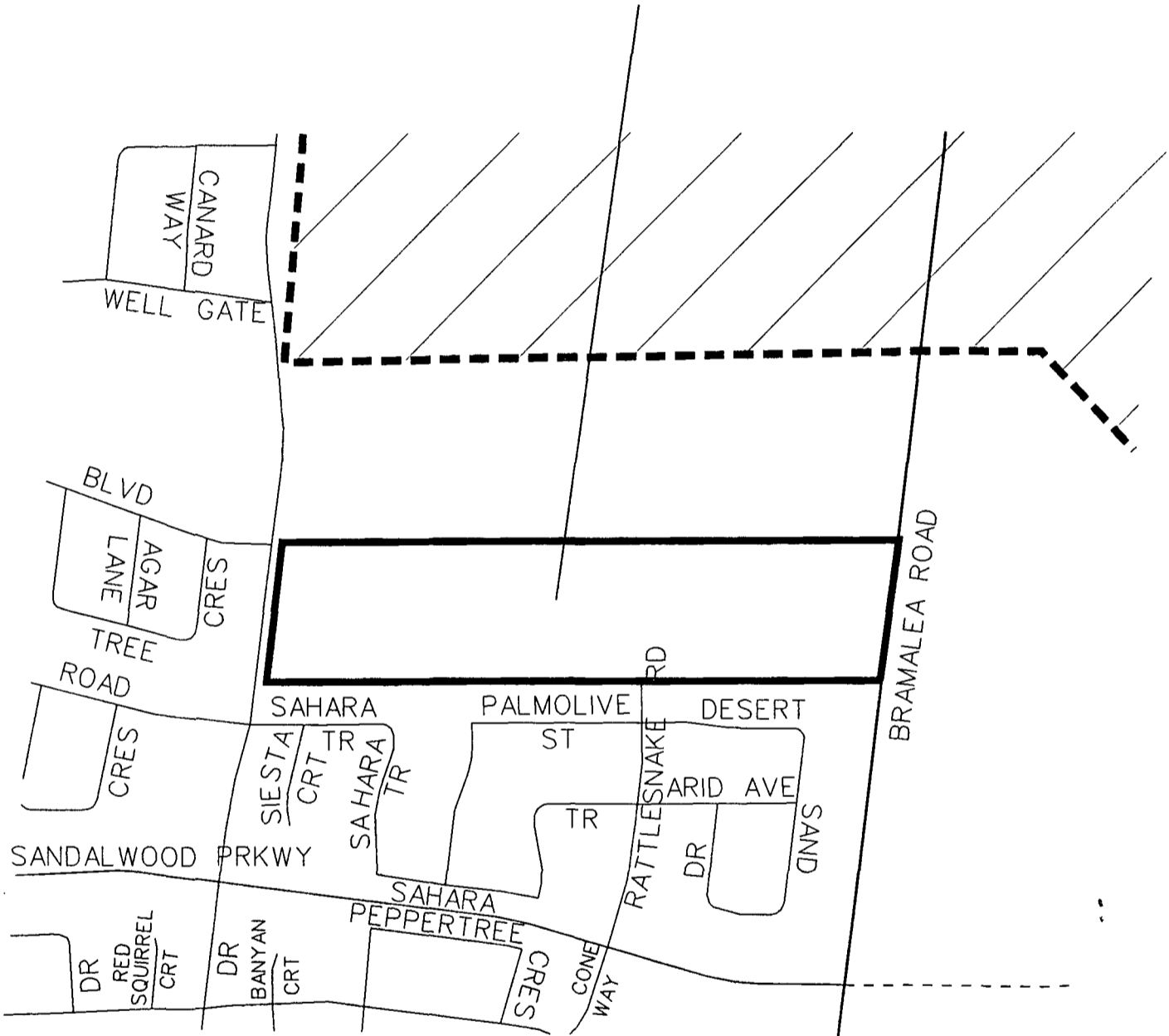
and to revise the total accordingly.

Approved as to Content:



John B. Corbett MCI, RPP  
Director, Planning and Land Development Services

# LANDS SUBJECT TO THIS AMENDMENT TO BE IDENTIFIED AS AN AREA SUBJECT TO THE NEW HOUSING MIX AND DENSITY CATEGORIES



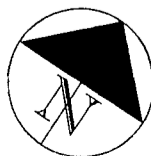
EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREA) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

**Extract From Schedule G, Secondary Plan Areas, Of The Official Plan**  
 **Newer Secondary Plan Areas Or Portions Thereof Subject To The New Housing Mix And Density Categories**

**OFFICIAL PLAN AMENDMENT OP93 #. 187**

By-law 160-2002

**Schedule A**



**CITY OF BRAMPTON**  
 Planning and Building

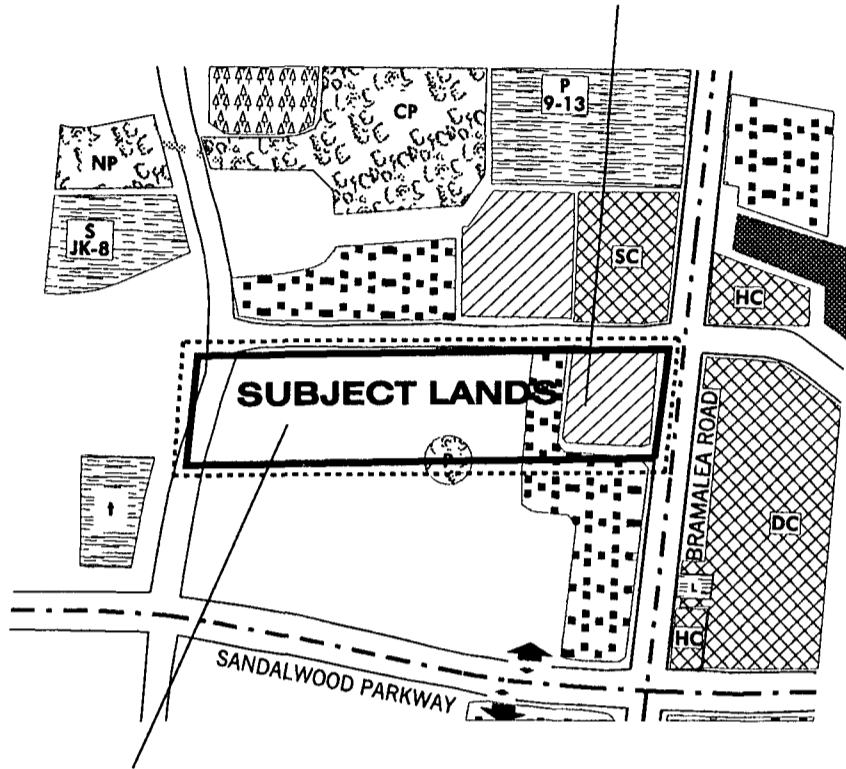
Date: 2002 05 14

Drawn by: CJK

File no. C4E14.4

Map no. 28-28H


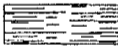


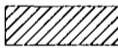



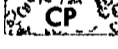

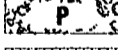

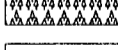

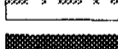



**LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "HIGH DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"**



**LANDS SUBJECT TO THIS AMENDMENT TO BE IDENTIFIED AS "LANDS AFFECTED BY THE NEW HOUSING MIX AND DENSITY CATEGORIES"**

EXTRACT FROM SCHEDULE SP28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

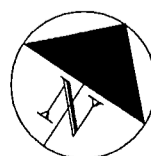
..... Lands Affected by the New Housing Mix and Density Categories

 Low Density Residential	 Institutional (Hospital, Church ⊕, Fire Station, Library ⊕, Police Station)
 Medium Density Residential	 Public High School *
 High Density Residential	 Separate Elementary School*
 Neighbourhood Park	 District Commercial
 Community Park	 Highway Commercial
 Parkette	 Service Commercial (Office)
 Woodlot	 Minor Arterial Road
 Pedestrian / Bicycle Links	 Minor Collector Road Access
 Valleyland	 Collector Road

**OFFICIAL PLAN AMENDMENT OP93 #. 187**

By-law 160-2002

**Schedule B**



**CITY OF BRAMPTON**  
Planning and Building

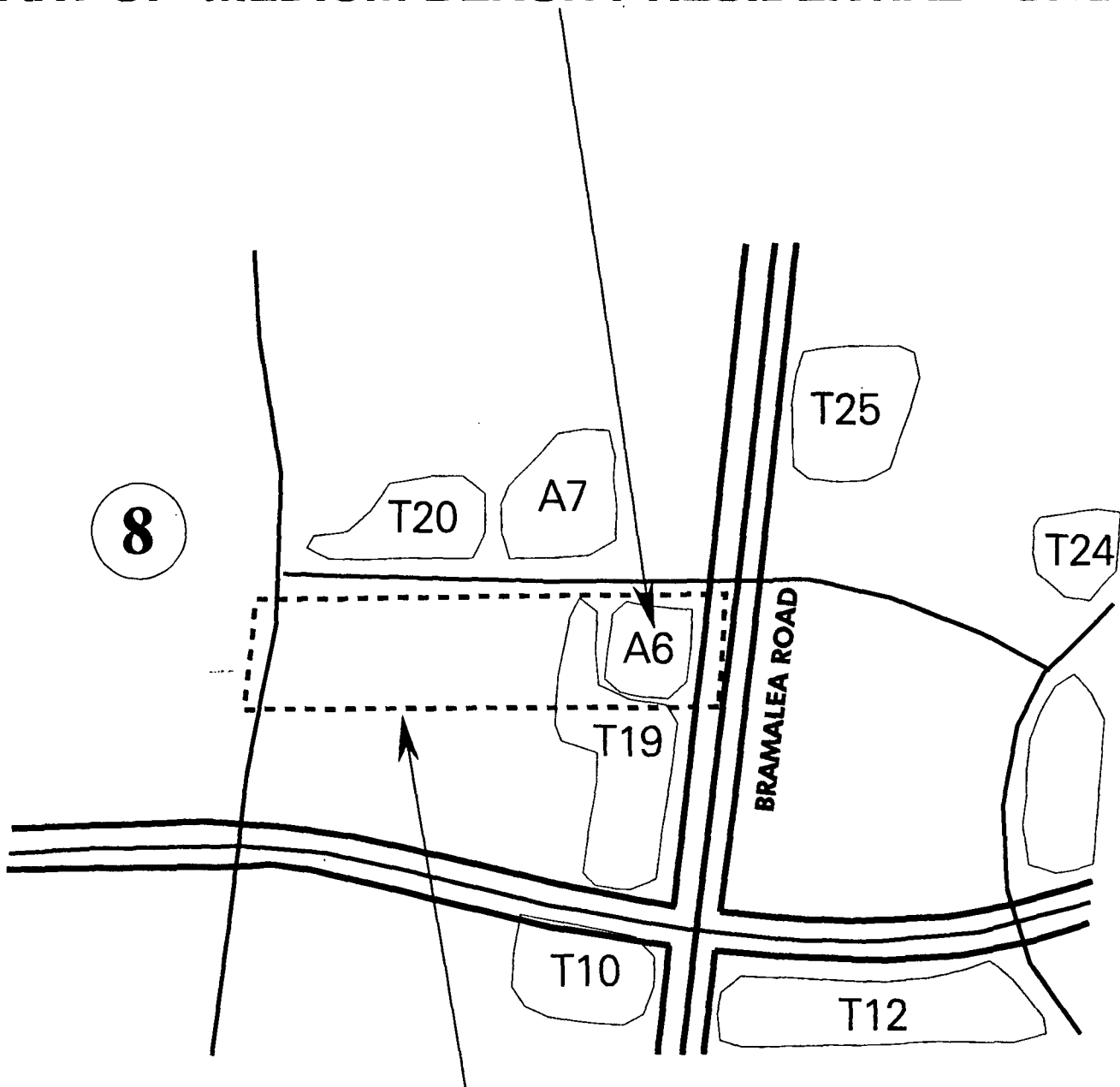
Date: 2002 05 14

Drawn by: CJK

File no. C4E14.4

Map no. 28-28J

**THE LANDS IDENTIFIED AS "HIGH DENSITY RESIDENTIAL - SITE A6" ARE SUBJECT TO THIS AMENDMENT AND SHALL BE REDESIGNATED AS PART OF "MEDIUM DENSITY RESIDENTIAL - SITE T19"**



**SUBJECT LANDS**

EXTRACT FROM SCHEDULE SP28(B) OF THE DOCUMENT KNOWN AS THE SUB - AREA & LOCATION REFERENCE MAP

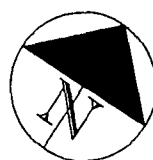
**LEGEND**

- ②** Sub - Area Reference
- A1** High Density Residential Designation Location Reference
- T1** Medium Density Residential Designation Location Reference

**OFFICIAL PLAN AMENDMENT OP93 #. 187**

By-law 160-2002

**Schedule C**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2002 05 14

Drawn by: CJK

File no. C4E14.4

Map no. 28-28K

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

AND IN THE MATTER OF the City of Brampton By-law  
160-2002 being a by-law to adopt Official Plan Amendment  
OP93-187- Argo Developments (Bramalea Limited)  
(File C4E14.4)

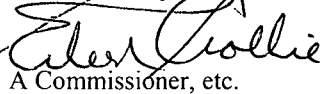
DECLARATION

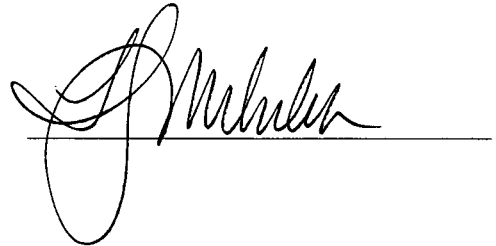
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE  
THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 160-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10<sup>th</sup> day of June, 2002, to adopt Amendment Number OP93-187 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 10<sup>th</sup> day of June, 2002.
4. Written notice of By-law 160-2002 as required by section 17(23) was given on the 25<sup>th</sup> day of June, 2002, 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) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the Planning Act requirements including regulations for notice.
7. OP93-187 is deemed to have come into effect on the 16<sup>th</sup> day of July, 2002, in accordance with Section 17(27) 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            )  
16<sup>th</sup> day of September, 2002.    )

  
A Commissioner, etc.



**EILEEN MARGARET COLLIE, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**