



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 186-2009

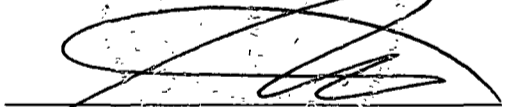
To Adopt Amendment Number OP 2006-~~23~~
to the Official Plan of the
City of Brampton Planning Area

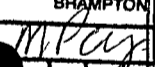
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 023 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 2009.


SUSAN FENNELL - MAYOR


PETER FAY - CLERK

APPROVED
AS TO FORM
LAW DEPT
BRAMPTON

DATE 15/05/09

Approved as to Content:



Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services

C03E15.006

AMENDMENT NUMBER OP 2006 - **023**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend a portion of the Sandringham-Wellington Secondary Plan as it applies to lands west of Dixie Road, on the south side of Countryside Drive, north and east of the valley feature as shown on Schedule "A" to this amendment. Specifically, this amendment:

- 1) Deletes the "Institutional – Place of Worship" designation at the north-west intersection of Father Tobin Road and Dixie Road as shown on Schedule "A" of this amendment, and replaces it with a "Medium Density Residential" designation.
- 2) Re-designates the lands south of Countryside Drive, west of Dixie Road and generally bound by the valley feature to the west, north and south of Father Tobin Road as shown on Schedule "A" of this amendment, from "Low Density Residential" to "Medium Density Residential".
- 3) Deletes the subject lands from the "Special Policy Area Number One" designation and includes them as part of the lands affected by the "New Housing Mix & Density Categories"
- 4) Creates "Special Policy Area Number Two" which will permit the lands to develop separately from the rest of Rosedale Village and incorporate the City's Block Planning requirements.

2.0 Location:

The lands subject to this Amendment are located west of Dixie Road, on the south side of Countryside Drive, north and west of the valley feature, Part of Lots 14 and 15, Concession 3, E.H.S. hereinafter referred to as the "subject lands" are shown on Schedule "A" to this Amendment.

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:

- a) By adding to the list of amendments pertaining to Secondary Plan 28: Sandringham Wellington as set out in Part II: Secondary Plans, Amendment Number OP2006-

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 Part Two Secondary Plans, as amended) are hereby further amended:

- a) By amending Schedule SP28(A) the land use designations of the lands shown outlined on Schedule "A" of this amendment from "Low Density Residential", "Institutional – Place of Worship" and "Medium Density Residential" to "Medium Density Residential";
- b) By amending Schedules SP28 (A) and SP28 (D) the boundaries of "Special Policy Area Number One" and "Lands Affected By The New Housing Mix & Density Categories" as shown on Schedule "A" and Schedule "D" of this amendment to include the subject lands within the boundaries of "Lands Affected By The New Housing Mix & Density Categories" and identifying the lands as "Special Policy Area Number Two".
- c) By adding to the legend of Schedule 28(A) a symbol to identify "Special Policy Area Number Two"
- d) By adding the following policies under 5.7 "Special Policy Area Number Two"

“5.7 Special Policy Area Number Two

5.7.1 The lands within "Special Policy Area Number Two" will be recognized as a Block Plan and developed in accordance with the City's Block Planning requirements.

5.7.2 The subject lands will be developed as a safe, visually attractive and pedestrian oriented community with a well-connected street pattern, strong architectural design and amenities.

5.7.3 The open space elements will consist of the existing Dixie Road Channel that will include an extension of the Chinguacousy Trail system, landscaped buffer edges along Countryside Drive and Dixie Road, a centralized neighbourhood park, and landscaped community entry features.

5.7.4 The road pattern will be clear and identifiable and will support neighbourhood connectivity. The road network will accommodate for the future extension of Father Tobin Road (Templehill Road) and a north-south neighbourhood collector that will connect Countryside Drive to Dixie Road.

5.7.5 The lands within “Special Policy Area Number Two” will be developed as medium density housing with a variety of housing typologies, which will include bungalow townhomes along the channel, two storey townhomes and single detached units.”

- e) By amending Appendix A Table 3 the Allocated Range of Units for T17 and T18 to 115-135 and 200-245, respectively;
- f) By amending Schedule SP28 (C) by deleting the subject lands from “Special Policy Area Number One” as shown on Schedule “C” of this amendment;
- g) By amending Schedule SP28 (B) by increasing the “Medium Density” residential designation for sub areas T17 and T18, as shown on Schedule “B” of this amendment;
- h) By Adding to policy 5.1.9 of the Sandringham-Wellington Secondary Plan the following:

“Notwithstanding the overall intended allocations prescribed by Table 1, the lands bounded by Countryside Drive to the north, Dixie Road to the east and the Drainage Channel to the west and south shall be permitted to be developed with Medium Density Residential uses as outlined in the City of Brampton Official Plan.”

- i) By adding to policy 6.1.13 of the Sandringham-Wellington Secondary Plan the following paragraph:

“Notwithstanding the above, the foregoing policy shall not apply to the lands subject to Official Plan Amendment 2006-023.”

Approved as to Content:

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

Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services

Background Material to
Amendment Number OP 2006 -023

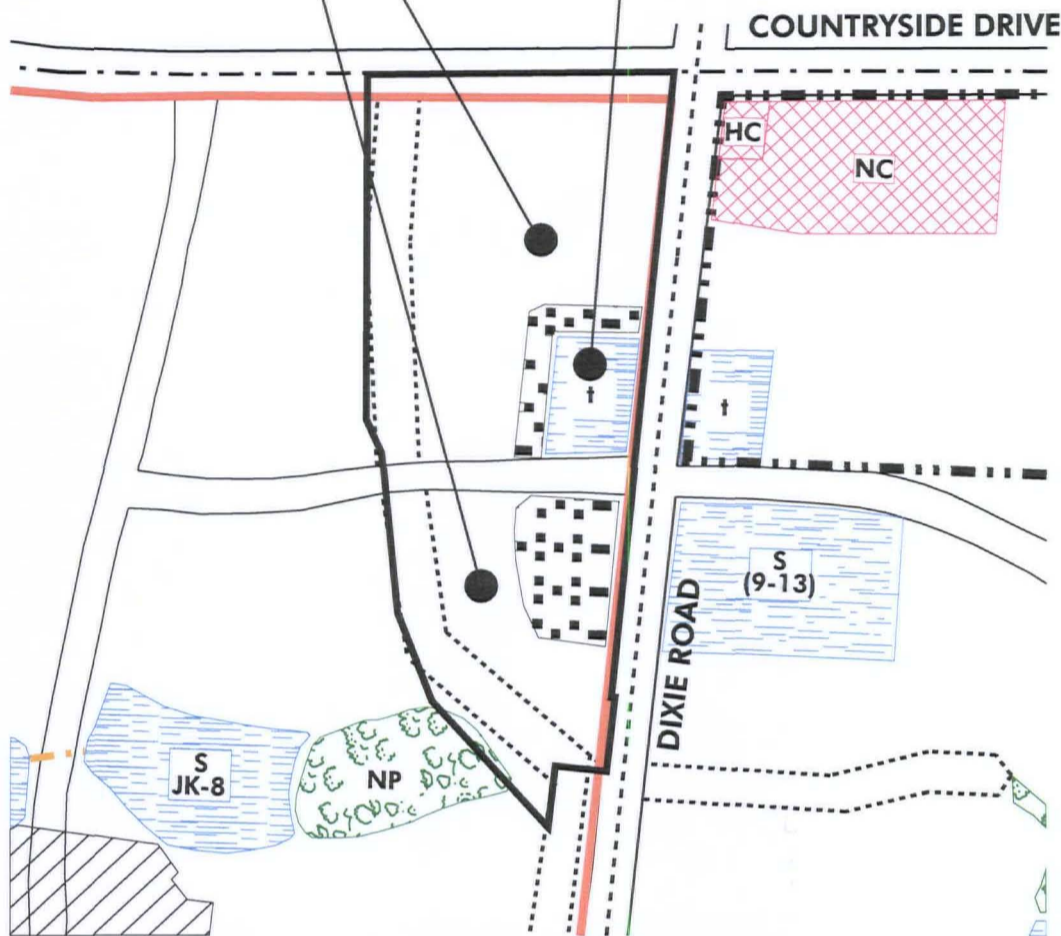
Attached is a copy of an Information Report to the Planning Design and Development Committee dated September 5, 2007 and a Recommendation Report to the Planning Design and Development Committee dated February 18, 2009 forwarding a recommendation and the notes of the Public Meeting held on September 5, 2007 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 900 metres of the subject lands.

The following written submissions were received with respect to the proposed amendment:

Region of Peel	July 10, 2008
Peel District School Board	March 25, 2008
Dufferin Peel Catholic District School Board	June 16, 2008
Ministry of Culture	June 23, 2008
Canada Post	May 23, 2008
Enbridge	April 11, 2008
Hydro One	March 18, 2008
Toronto and Region Conservation Authority	February 19, 2009
Larry Koehle Villages of Rosedale Residence Association	November 6, 2008
Dennis and Shirley Campbell, 6 Ballerina Garden	October 04, 2007
Michael V. McRae 10 Wellford Gate	September 5, 2007
Mr. & Ms Sukhwinder Shoker, 24 Kalahari Road	August 29, 2007
Emily Caravell, 24 Orchard Park Gate	September 4, 2007
Annette Mullen, 16 Orchard Park Gate	September 4, 2007

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL" TO "MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE 28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

	Low Density Residential		Institutional (Hospital, Church ⊕, Fire Station, Library ⊕, Police Station & Community Club ⊕, Nursing Home ⊕)
	Medium Density Residential		Separate Elementary School*
	High Density Residential		Separate High School*
	Highway Commercial (HC)		Major Arterial Road
	Neighbourhood Commercial (NC)		Minor Arterial Road
	Neighbourhood Park (NP)		Collector Road
	Pedestrian / Bicycle Links		Special Policy Area Number One
	Major Drainage Facility		Special Policy Area Number Two

--- LANDS AFFECTED BY THE NEW HOUSING MIX AND DENSITY CATEGORIES

ALL LANDS WITHIN THIS BOUNDARY ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. LANDS TO BE REDESIGNATED FROM "SPECIAL POLICY AREA NUMBER ONE" TO "SPECIAL POLICY AREA NUMBER TWO"
2. LANDS TO BE ADDED TO "LANDS AFFECTED BY THE NEW HOUSING MIX AND DENSITY CATEGORIES"

OFFICIAL PLAN AMENDMENT OP06 #. 023



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 05 07

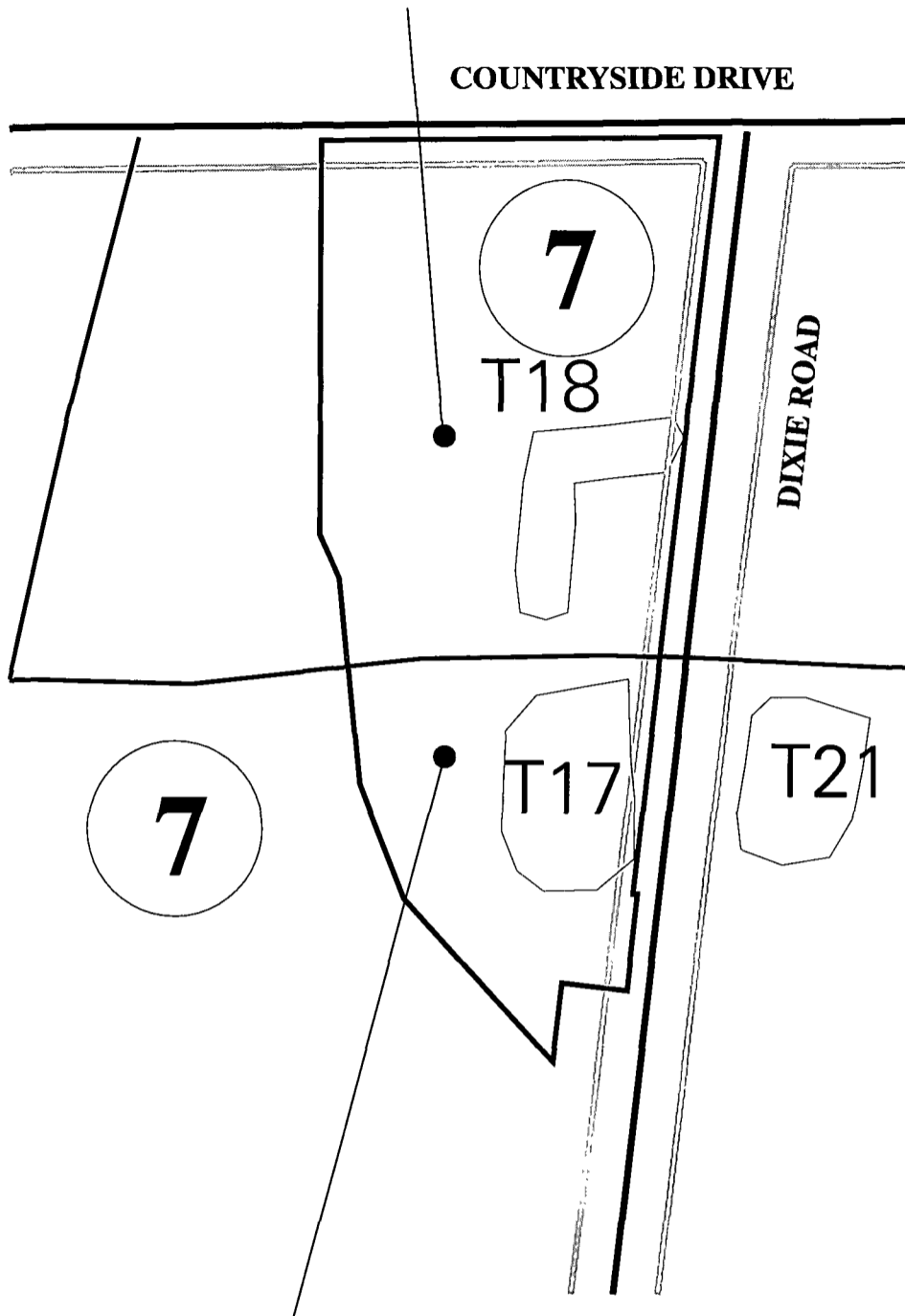
Drawn by: CJK

File no. C03E15.006opaa

Map no. 27-29

Schedule A

LANDS TO BE ADDED TO "T18"



LANDS TO BE ADDED TO "T17"

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

LEGEND



Sub - Area Reference

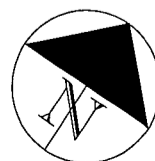
A1

**High Density Residential Designation
Location Reference**

T1

**Medium Density Residential Designation
Location Reference**

OFFICIAL PLAN AMENDMENT OP06 #. 123



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 05 07

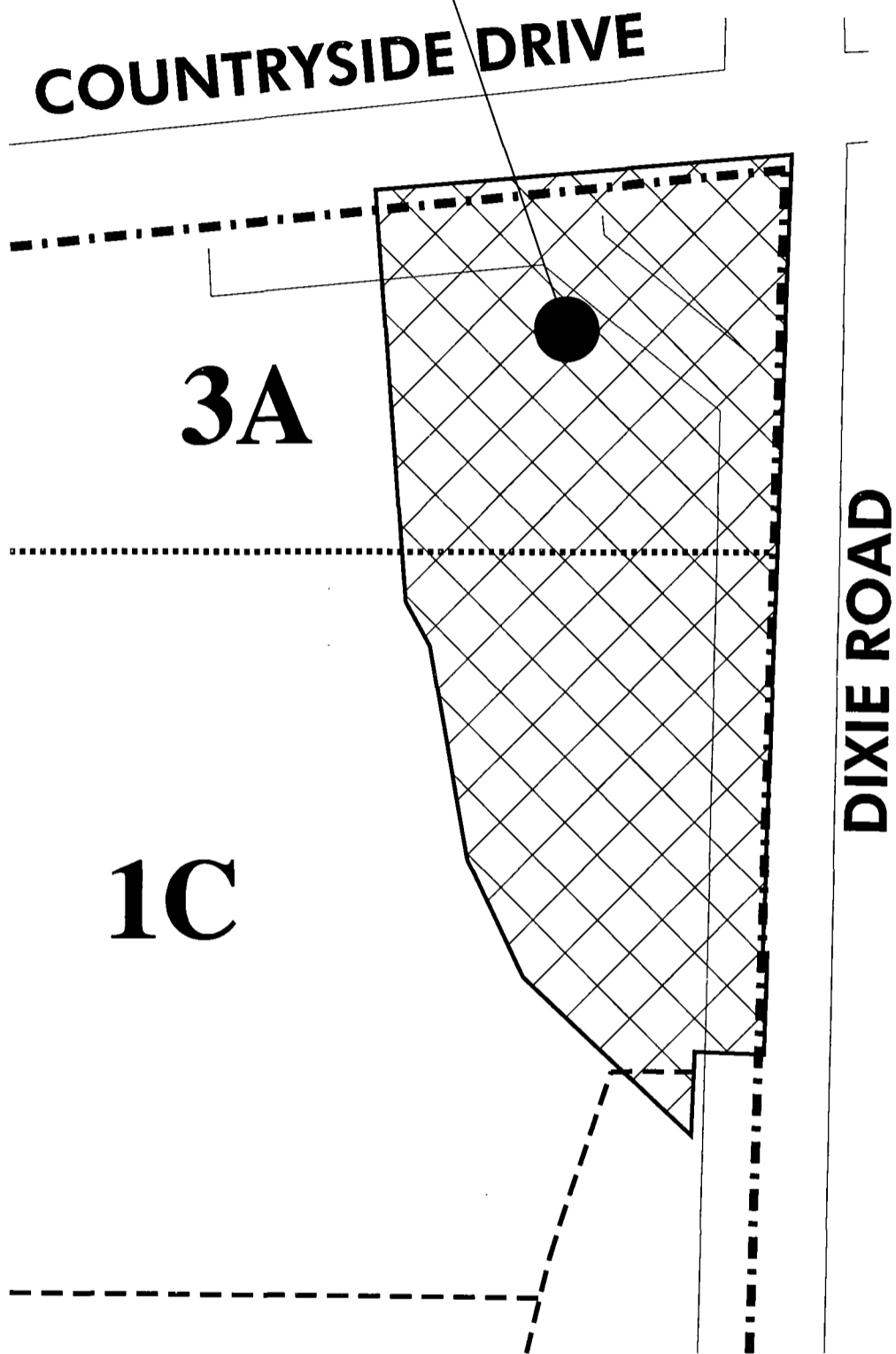
Drawn by: CJK

Schedule B

File no. C03E15.0060PAB

Map no. 27-29

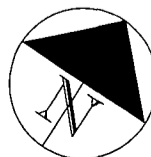
LANDS TO BE DELETED FROM "SPECIAL POLICY AREA NUMBER ONE"



----- Special Policy Area Number One

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

OFFICIAL PLAN AMENDMENT OP06 #. 023



CITY OF BRAMPTON
Planning, Design and Development

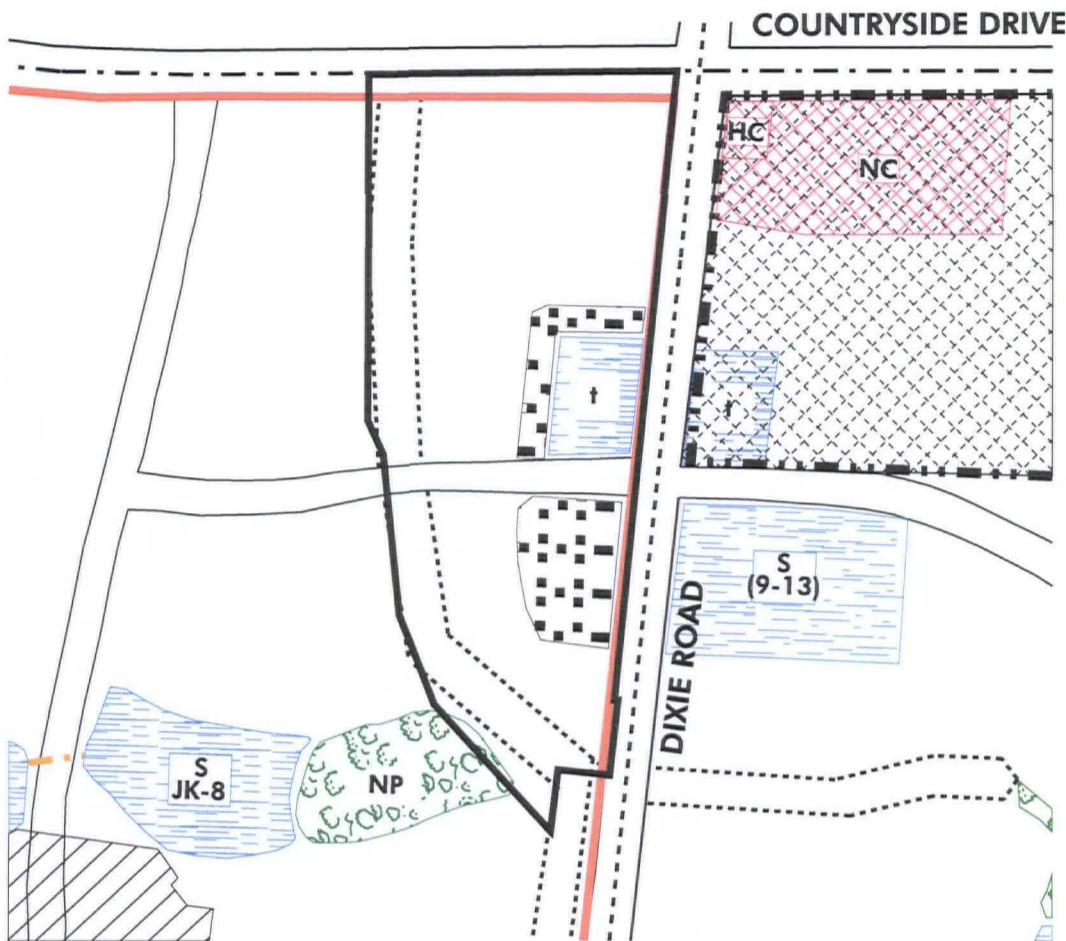
Date: 2009 05 07

Drawn by: CJK

File no. C03E15.0060PAC

Map no. 27-29

Schedule C



EXTRACT FROM SCHEDULE 28(D) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

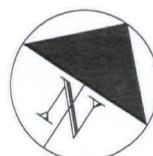
- | | | | |
|--|-------------------------------|--|-----------------------------------------------------------------------------------------------------------------------|
| | Low Density Residential | | Institutional
(Hospital, Church ⊕, Fire Station, Library ℓ, Police Station & Community Club (C), Nursing Home (N)) |
| | Medium Density Residential | | Separate Elementary School* |
| | High Density Residential | | Separate High School* |
| | Highway Commercial (HC) | | Major Arterial Road |
| | Neighbourhood Commercial (NC) | | Minor Arterial Road |
| | Neighbourhood Park (NP) | | Collector Road |
| | Pedestrian / Bicycle Links | | Special Policy Area Number One |
| | Major Drainage Facility | | Special Policy Area Number Two |

LANDS AFFECTED BY THE NEW HOUSING MIX AND DENSITY CATEGORIES

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1. LANDS TO BE ADDED TO "LANDS AFFECTED BY THE NEW HOUSING MIX AND DENSITY CATEGORIES"

OFFICIAL PLAN AMENDMENT OP06 #. 023



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 05 07

Drawn by: CJK

File no. C03E15.0060PAD

Map no. 27-29

Schedule D

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 186-2009 being
a by-law to adopt Official Plan Amendment OP2006-023
Metrus Central Properties Inc. - Sandringham Place Inc. (File C03E15.006)

DECLARATION

I, Earl Evans, of the City of Brampton, 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 186-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of June, 2009, to adopt Amendment Number OP2006-023 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 186-2009 as required by section 17(23) of the *Planning Act* was given on the 25th day of June, 2009, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP2006-023 is deemed to have come into effect on the 16th day of July, 2009, 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)
20th day of July, 2009.)



Earl Evans



PETER FAY, City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel