



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 198-2002

To adopt Amendment Number OP93-191
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- 191 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 17th day of, July 2002.

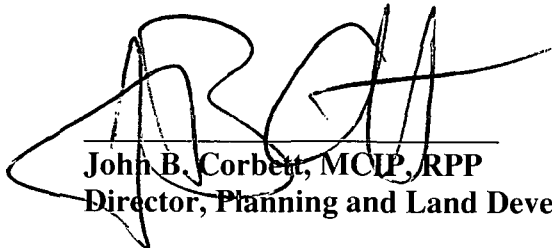


 SUSAN FENNELL - MAYOR



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

Approved as to Content:



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

APPROVED
 AS TO FORM
 LAW DEPT.
 BRAMPTON

 DATE 7/17/02

AMENDMENT NUMBER OP93- 191
to the Official Plan of the
City of Brampton Planning Area

**AMENDMENT NUMBER OP 93-191
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 a proposed draft plan of subdivision and proposed common elements condominium plan involving townhouse dwelling units, apartment dwellings and convenience commercial uses.

2.0 Location

The lands subject to this amendment comprise a 6.0 hectare (14.8 acre) site located on the south side of Steeles Avenue West, approximately 294 metres (965 feet) east of the intersection of McLaughlin Road and Steeles Avenue West. The lands are within Part of the West Half of Lot 15, Concession 1, S.D.

3.0 Amendment and Policies Relative Thereto:

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

by adding to the list of amendments pertaining to Secondary Plan Area Number 24: Fletchers Creek South, as set out in Part II: Secondary Plans, Amendment Number OP93-191

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletchers Creek South Secondary Plan (being Chapter A21 of Section A of Part C, and Plate Number 43 thereto, as amended) are hereby further amended:

(1) by changing, on Plate 43, the land use designation of the lands shown outlined on Schedule A to this amendment, from "HIGH DENSITY RESIDENTIAL" to "CONVENIENCE COMMERCIAL".

(2) by adding after Section 5.4.6, the following:

“5.4.7


The residential high density designation located at the south-west corner of the future McMurchy Avenue South Extension (Malta Avenue) and Steeles Avenue West may be developed for either a mix of apartments and townhouses to a maximum density of 65 units per net acre, or, for townhouses only, at a maximum density of 25 units per net acre. The implementing zoning by-law shall contain provisions that enable both apartments and townhouses to develop on the subject lands, including the requirement that a portion of the subject lands fronting onto Steeles Avenue West, having an area of approximately 1.0 hectares, be reserved for a period of time for apartment purposes only.”

(3) by adding after Section 6.3.1, the following:

“6.3.2

The Convenience Commercial use designated west of the future McMurchy Avenue South Extension (Malta Avenue) and on the south side of Steeles Avenue West, abutting the valley lands of the Fletchers Creek, enables retail, service commercial, office, restaurant uses, and a single family detached residential within an existing two storey building. Any uses within the existing building other than a day care or sales office will require the approval of a heritage impact assessment.”

Approved as to Content:



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

F:\BYLAWS\OPA\Freed.doc

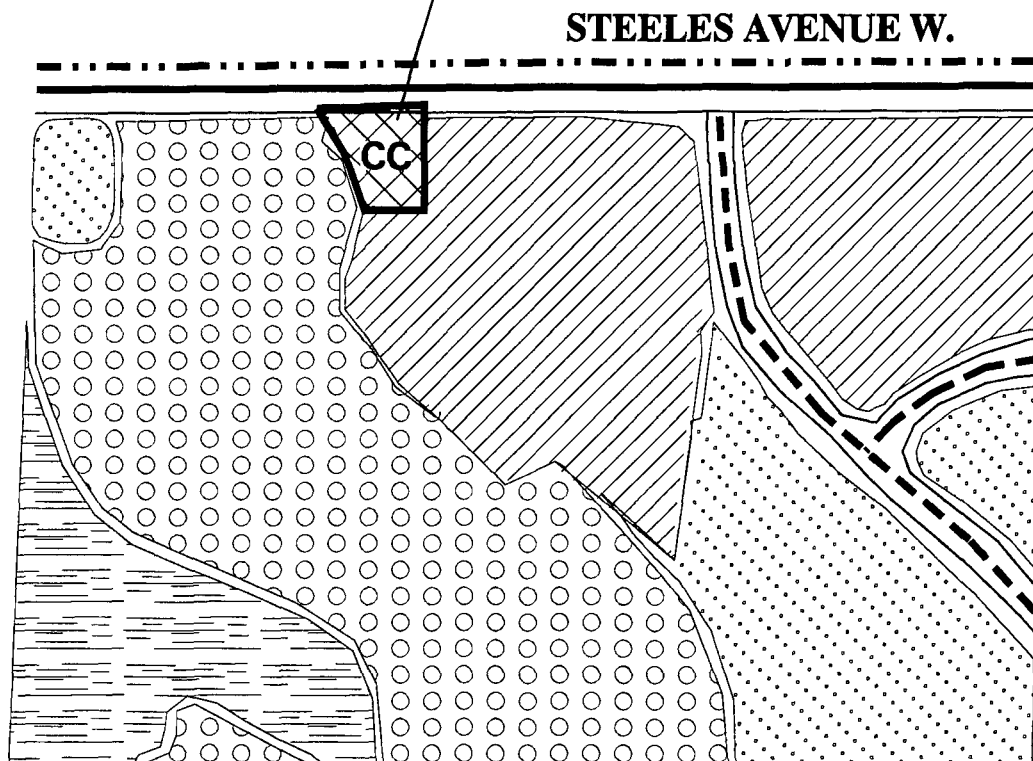
**BACKGROUND MATERIAL TO
 AMENDMENT NUMBER OP93- 191**

Attached are copies of planning reports to the Planning and Building Committee dated November 22, 2001 and March 26, 2001 , and a subsequent planning report to the Planning and Building Committee dated May 27, 2001 forwarding a recommendation and notes of the Public Meetings held on December 3, 2001 and April 8, 2002 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.









The following written submission was received with respect to the proposed amendment and are attached hereto:

- The Regional Municipality of Peel----- May 14, 2002
- Credit Valley Conservation ----- May 14, 2002
- Dufferin-Peel Catholic District School Board----- April 25, 2002
- Canada Post ----- April 15, 2002
- Bell Canada----- April 12, 2002
- Peel District School Board ----- April 8, 2002

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "HIGH DENSITY RESIDENTIAL" TO "CONVENIENCE COMMERCIAL"



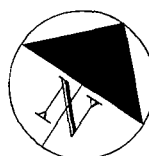
EXTRACT FROM PLATE 43 OF THE DOCUMENT KNOWN AS THE FLETCHER'S CREEK SOUTH SECONDARY PLAN

- Secondary Plan Boundary
- RESIDENTIAL**
-  Low And Medium Density
-  High Density
- PUBLIC OPEN SPACE**
-  Hazard Land
- ROADS**
-  Arterial Road
-  Major Arterial Road
-  Minor Arterial Road
-  Collector Road
- COMMERCIAL**
-  Convenience Commercial

OFFICIAL PLAN AMENDMENT OP93 #. 191

Schedule A

By-law 198-2002



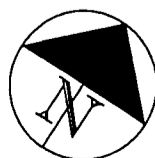
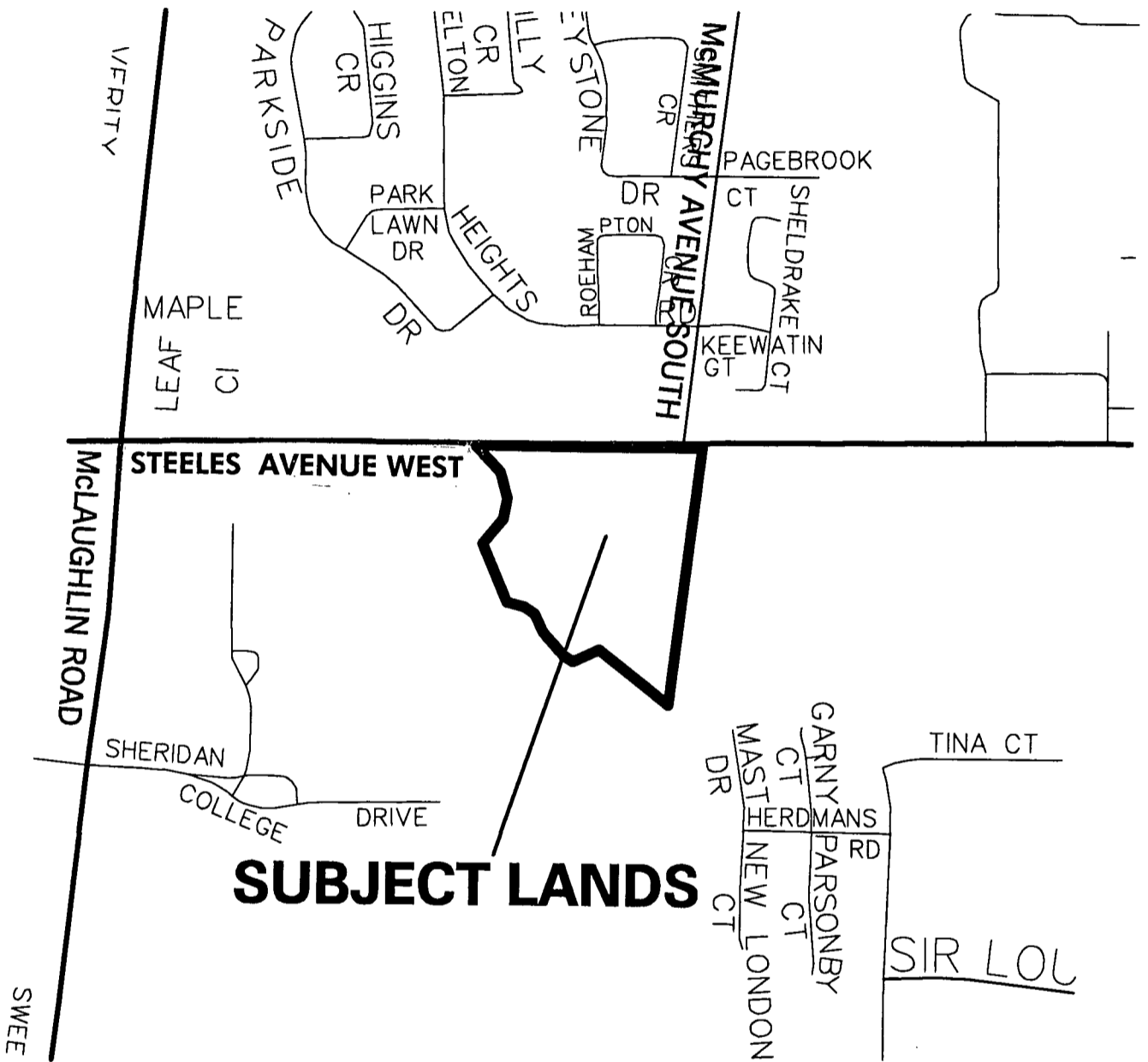
CITY OF BRAMPTON
Planning and Building

Date: 2002 07 08

Drawn by: CJK

File no. T1W15.27

Map no. 75-52H



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
198-2002 being a by-law to adopt Official Plan Amendment
OP93-191 (1396583 ONTARIO LIMITED – TEAM THREE
[FREED HOMES], File T1W15.27)

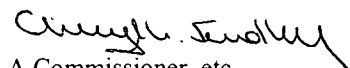
DECLARATION

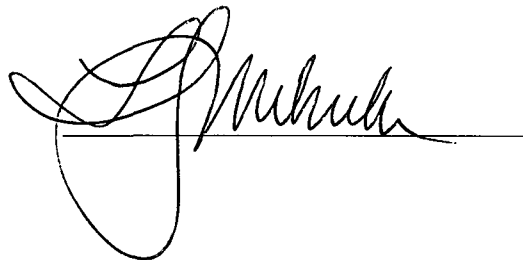
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE THAT:

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 198-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 17th day of July, 2002, to adopt Amendment Number OP93-191 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The City of Brampton approved the aforementioned Amendment on the 17th day of July, 2002.
4. Written notice of By-law 198-2002 as required by section 17(23) of the *Planning Act* was given on the 30th day of July, 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. OP93-191 is deemed to have come into effect on the 20th day of August, 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)
30th day of August, 2002.)


A Commissioner, etc.



Cheryl Lyn Fendley, a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of The City of Brampton
Expires October 18, 2002.