



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 211-2003

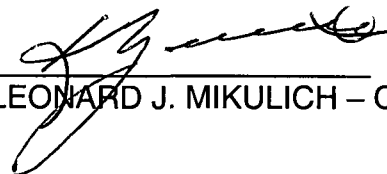
To Adopt Amendment Number OP93-219  
to the Official Plan of the  
City of Brampton Planning Area

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:

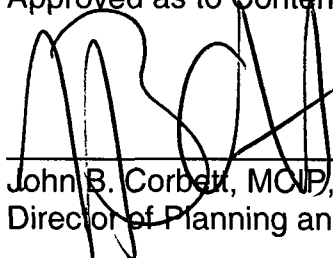
Amendment Number OP93- 219 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 16<sup>th</sup> day of July 2003

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CLERK

Approved as to Content:

  
John B. Corbett, M.C.P., R.P.P.  
Director of Planning and Land Development Services

APPROVED  
AS TO FORM  
LAW DEPT  
BRAMPTON  
  
6/16/03

AMENDMENT NUMBER OP93 - 219  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to both change the land use designation of the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for low/medium density residential uses and, to amend the policies of the "Low/Medium Density Residential" designation to permit a maximum residential density of 34.6 units per hectare (13.98 units per acre).

2.0 Location:

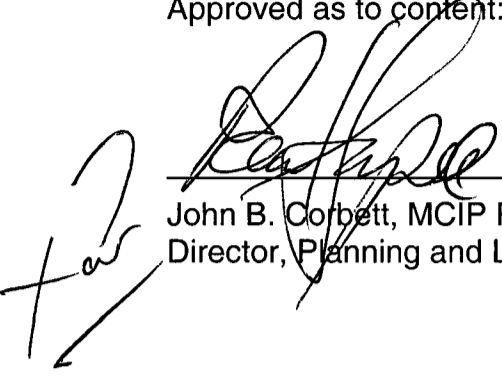
The lands subject to this amendment are located on the southeast quadrant of Creditview Road and Wanless Drive. The property has an area of 37.5 hectares (92 acres) and is located in part of Lot 15, Concession 3, W.H.S. in the City of Brampton.

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 amending policy 3.1.11 of the Fletchers Meadow Secondary Plan to permit residential uses at a maximum density of 34.6 units per hectare (13.98 units per acre) in areas designated "Low/Medium Density Residential."
- 2) by changing on Schedule SP (44a) of Chapter 44 Part II: Secondary Plans, the land use designation of the lands shown outline on Schedule A to this amendment from "Low Density Residential" to "Low/Medium Density Residential".
- 3) by adding to the list of amendments pertaining to Secondary Plan Area Number 44: the Fletcher's Meadow Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-219

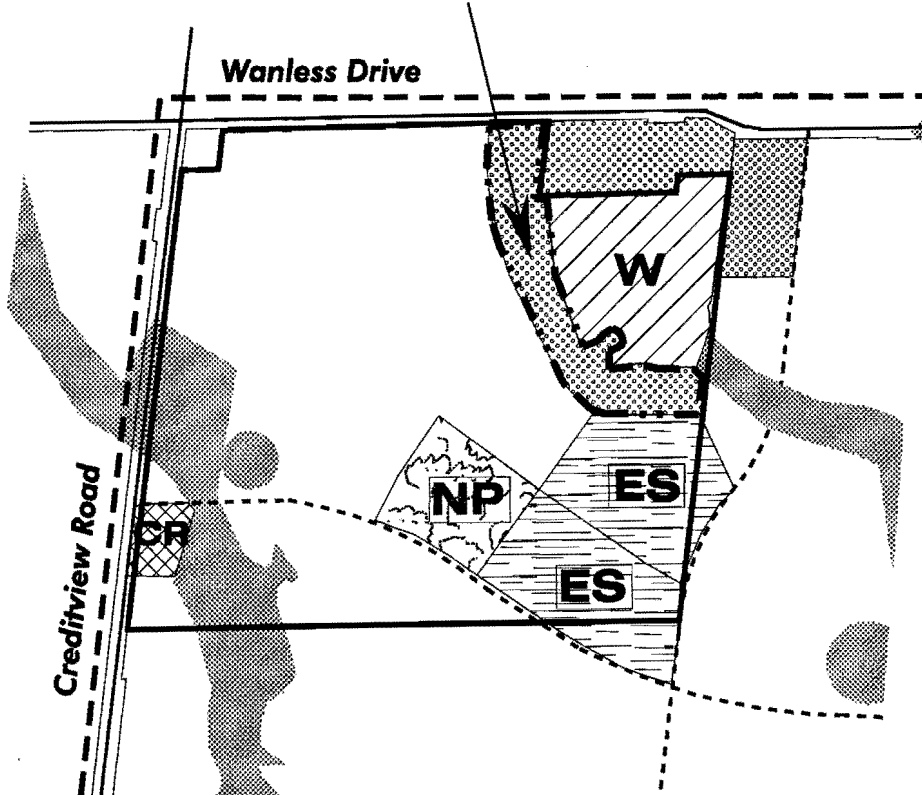
Approved as to content:



For \_\_\_\_\_

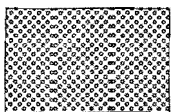
John B. Corbett, MCIP RPP  
Director, Planning and Land Development Services

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

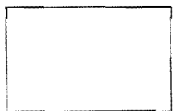


EXTRACT FROM SCHEDULE SP44(a) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

**RESIDENTIAL**

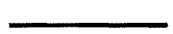


LOW DENSITY RESIDENTIAL



LOW / MEDIUM DENSITY RESIDENTIAL

**TRANSPORTATION**



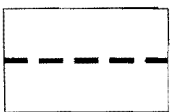
ARTERIAL ROADS



COLLECTOR ROADS



STORM WATER MANAGEMENT FACILITY



SECONDARY PLAN BOUNDARY &  
AREA SUBJECT TO AMENDMENT

**INSTITUTIONAL**



ELEMENTARY SCHOOL

**COMMERCIAL**

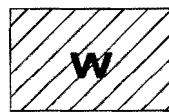


CONVENIENCE RETAIL

**OPEN SPACE**



NEIGHBOURHOOD PARK



WOODLOT



SECONDARY VALLEY LAND

**OFFICIAL PLAN AMENDMENT OP93 #. 219**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2003 06 30

Drawn by: CJK

File no. C3W15.3

Map no. 22-23H

**Schedule A**

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 211-2003 being a by-law to adopt Official Plan Amendment OP93-219 and By-law 212-2003 to amend Comprehensive Zoning By-law 151-88 as amended (THORN BUSH DEVELOPMENTS INC.) File C3W15.3

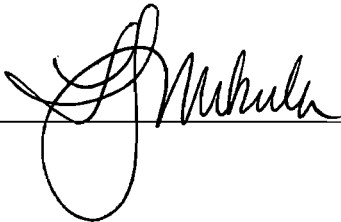
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

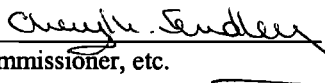
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 211-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 16<sup>th</sup> day of July, 2003, to adopt Amendment Number OP93-219 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 212-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 16<sup>th</sup> day of July, 2003, to amend Comprehensive Zoning By-law 151-88, as amended.
4. Written notice of By-law 211-2003 as required by section 17(23) and By-law 212-2003 as required by section 34(18) of the *Planning Act* was given on the 30<sup>th</sup> day of July, 2003, 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 sections 17(24) and 34(19) 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. OP93-219 is deemed to have come into effect on the 20<sup>th</sup> day of August, 2003, 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 )  
20<sup>th</sup> day of August, 2003. )



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A Commissioner, etc.

Cheryl Lyn Fendley, a Commissioner etc.,  
Regional Municipality of Peel, for  
The Corporation of the City of Brampton  
Expires October 18, 2005.