



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 220-94

To adopt Amendment Number 252  
to the 1984 Official Plan of the  
City of Brampton Planning Area

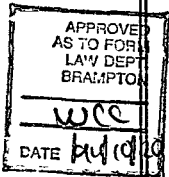
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby ENACTS as follows:

1. Amendment Number 252 to the 1984 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 for approval of Amendment Number 252 to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 24th day of Oct<sup>r</sup>, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK



**AMENDMENT NUMBER 252**  
**to the 1984 Official Plan of the**  
**City of Brampton Planning Area**

AMENDMENT NUMBER 252  
TO THE 1984 OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purposes:

The purpose of this amendment is to:

- designate a 20.2 ha (50 acre) parcel of land at the south west corner of Mayfield and Dixie Roads as Open Space, Public Open Space and Special Park in the General Official Plan to accommodate a fairgrounds and other major recreation facilities;
- add or modify policies and designations of the General Official Plan and of the Sandringham-Wellington Secondary Plan as required to delete the Neighbourhood Park and to reduce the size of the abutting Community Park on the south side of the TransCanada Pipeline between Torbram Road and Bramalea Road, from approximately 9.9 ha (24.5 acres) to approximately 7.0 ha (17.3 acres); and
- add or modify policies and designations of the Sandringham-Wellington Secondary Plan as required to permit the 4.3 ha (10.7 acres) of land deleted from the original Community Park/Neighbourhood Park configuration abutting the TransCanada Pipeline between Torbram Road and Bramalea Road to be used for Low Density Residential and Medium Density Residential uses.

2.0 Location:

The specific lands subject to this amendment are comprised of:

- 20.2 ha (50 acres) more or less at the south west corner of Mayfield and Dixie Roads; and
- 4.3 ha (10.7 acres) more or less encompassed within the current Community Park and Neighbourhood Park designations abutting the TransCanada Pipeline between

Torbram Road and Bramalea Road in the Sandringham-  
Wellington Secondary Plan area.

3.0 Amendment and Policies Relative Thereto

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding an "Open Space" designation on Schedule "A" of Part II thereof as indicated within the area marked "Land (No. 1) Subject to this Amendment" on Schedule "A" to this Amendment;
- (2) by deleting a portion of the "Open Space" designation on Schedule "A" of Part II thereof and substituting therefor a "Residential" designation as indicated within the area marked "Land (No. 2) Subject to this Amendment" on Schedule "A" to this Amendment;
- (3) by adding "Public Open Space" and "Special Park" designations on Schedule "C" of Part II thereof as indicated within the area marked as "Land (No. 1) Subject to this Amendment" on Schedule "B" to this Amendment;
- (4) by reducing the size of the "Public Open Space" designation on Schedule "G" of Part II thereof as indicated within the area marked "Land (No. 2) Subject to this Amendment" on Schedule "B" to this Amendment;
- (5) by adding to the list of amendments pertaining to Secondary Plan Area Number 28 set out in subsection 7.2.7.28 of Part II thereof, Amendment Number 252 ;
- (6) by deleting the designations on Schedule "SP28(A)" of Chapter 28 of Part IV thereof that are coincident with the areas marked "Land Subject to this Amendment" on Schedule "C" to this amendment and replacing them with the designations shown for those areas on Schedule "C" to this Amendment;

(7) by revising Table 4 as referenced by Policy 5.2.1 of Chapter 28 of Part IV thereof to show the number "16" and the numbers "2.2 (5.5)" for the Number of Parks and the Average Size of Tableland Component for Neighbourhood Parks, respectively, and to show the numbers "9.2 (23)" for the Average Size of Tableland Component for Community Parks;

(8) by deleting Policy 5.2.3 of Chapter 28 of Part IV thereof and substituting the following:

"Eleven of the sixteen Neighbourhood Parks designated on Schedule "SP28(A)" should be sized within +/- 10% of a 2.0 hectare (5.0 acre) average size target".

(9) by deleting Policy 5.2.4 of Chapter 28 of Part IV thereof and substituting the following:

"Two other Neighbourhood Parks that are relatively close to higher order active park areas should be slightly downsized to the 1.4 to 1.6 hectare (3.5 - 4.0 acre) range. The Neighbourhood Parks in this category include the one at the north edge of the Special Park between Dixie and Bramalea Roads and the one at the north edge of the northern Community Park just west of Bramalea Road".

(10) by deleting the second listed criterion in Policy 5.2.7 of Chapter 28 of Part IV thereof and substituting the following:

"A fourth community park, 7 hectares (17.3 acres) in size, shall be planned as a relatively centralized sports centre which would primarily accommodate senior soccer, senior baseball, senior softball and similar major sports field facilities, but which would also accommodate a number of neighbourhood scale facilities to serve

the residents of the immediate area. (This one abuts the TransCanada Pipeline between Bramalea Road and Torbram Road)".

- (11) by revising Schedule "SP28(B)" of Chapter 28 of Part IV thereof to add the Medium Density Residential Designation Location Reference "T33" thereto in the location and in the manner indicated on Schedule "D" to this amendment; and
- 12) by revising Table 3 of Appendix A as referenced by Policy 5.1.10 of Chapter 28 of Part IV thereof to add or substitute "T33", the associated Allocated Range of Units of "30 - 40", and the appropriate corrected total thereto.

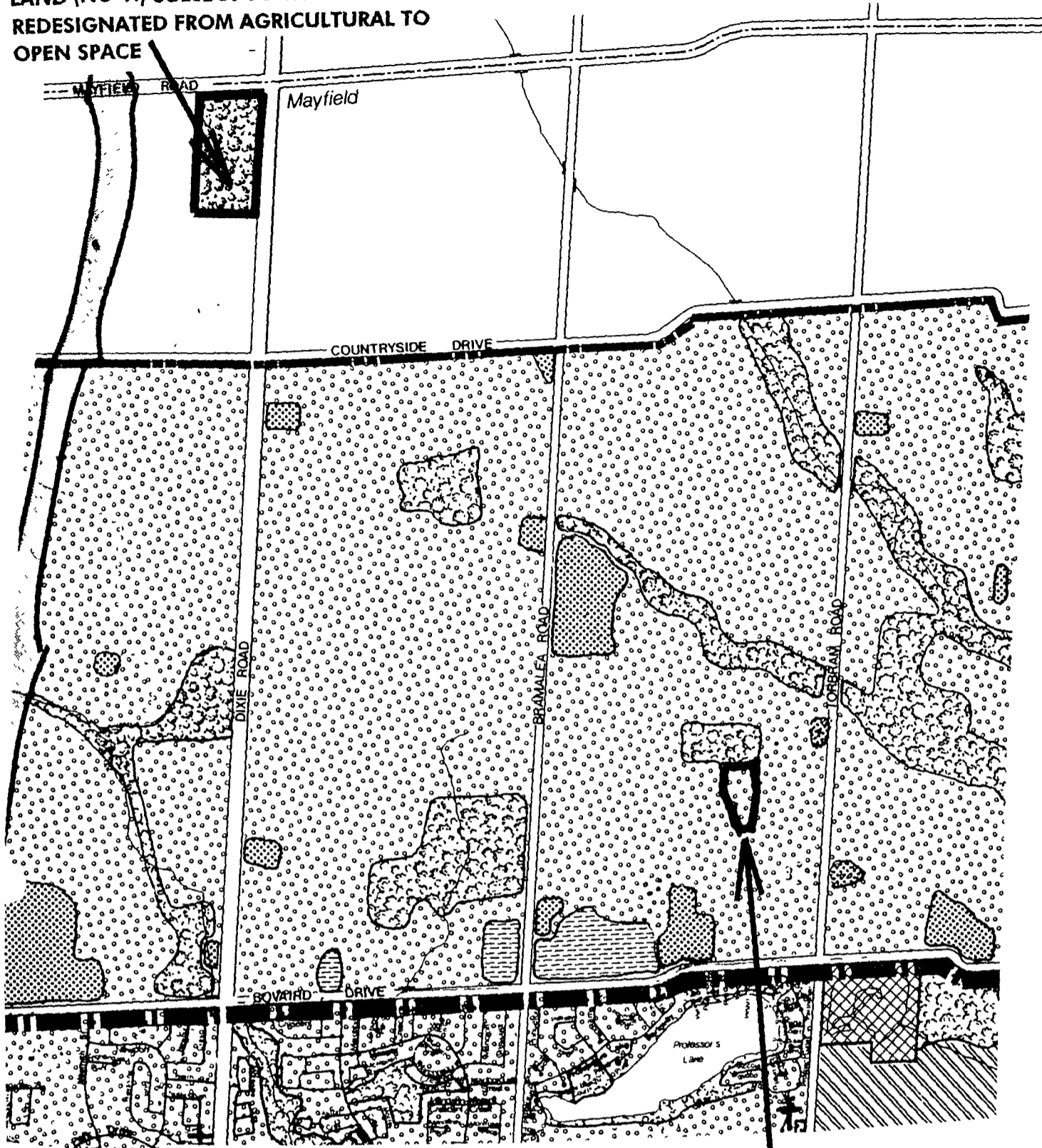
**BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 252**

Attached are copies of a planning report dated September 14, 1994, and a copy of a report dated October 14, 1994 forwarding the notes of a Public Meeting held on October 5, 1994, after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands, and a copy of all written submissions received.









The following written submissions were also received with respect to this amendment:

- A letter dated September 29, 1994 from Mr. William C. Lawrence on behalf of the Region of Peel Agricultural Society.

**LAND (NO 1.) SUBJECT TO THIS AMENDMENT  
REDESIGNATED FROM AGRICULTURAL TO  
OPEN SPACE**

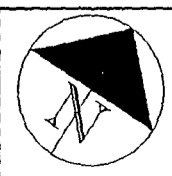


**LAND (NO 2.) SUBJECT TO THIS AMENDMENT  
REDESIGNATED FROM OPEN SPACE TO  
RESIDENTIAL**

-  URBAN BOUNDARY
-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PRIVATE COMMERCIAL RECREATION
-  AGRICULTURAL

**GENERAL LAND USE  
DESIGNATIONS  
SCHEDULE 'A'**

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT  
NUMBER 252

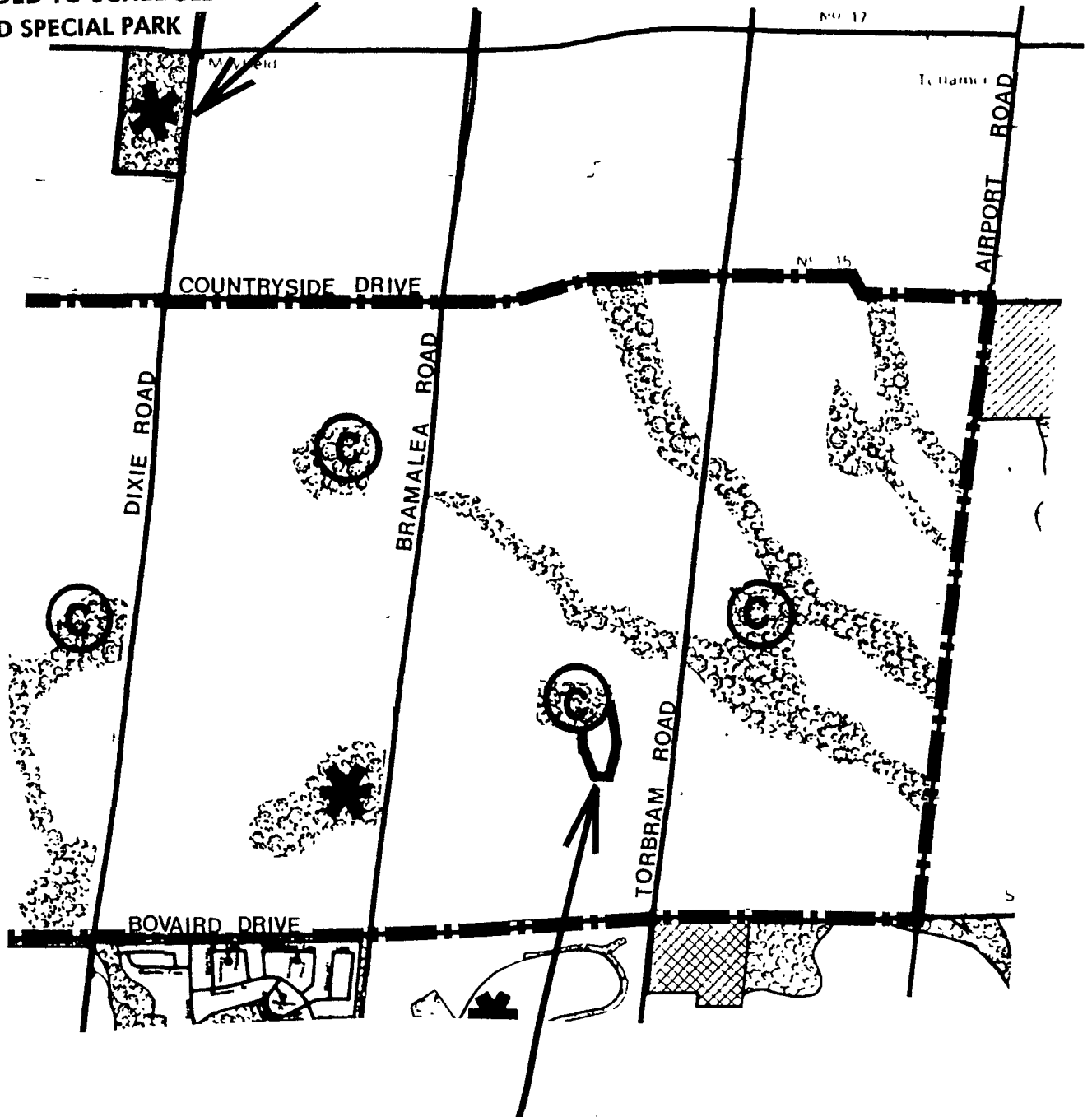


**CITY OF BRAMPTON**  
Planning and Development

Date: 1994 09 12      Drawn by: K.M  
File no. P25S-28      Map no 30-9 L



**LAND (NO 1.) SUBJECT TO THIS AMENDMENT  
ADDED TO SCHEDULE AS PUBLIC OPEN SPACE  
AND SPECIAL PARK**

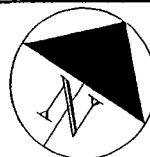


**OPEN SPACE  
SCHEDULE 'G'**

**LAND (NO 2.) SUBJECT TO THIS AMENDMENT  
FORMERLY DESIGNATED AS PUBLIC OPEN SPACE  
PRESENTLY REMOVED FROM SCHEDULE**

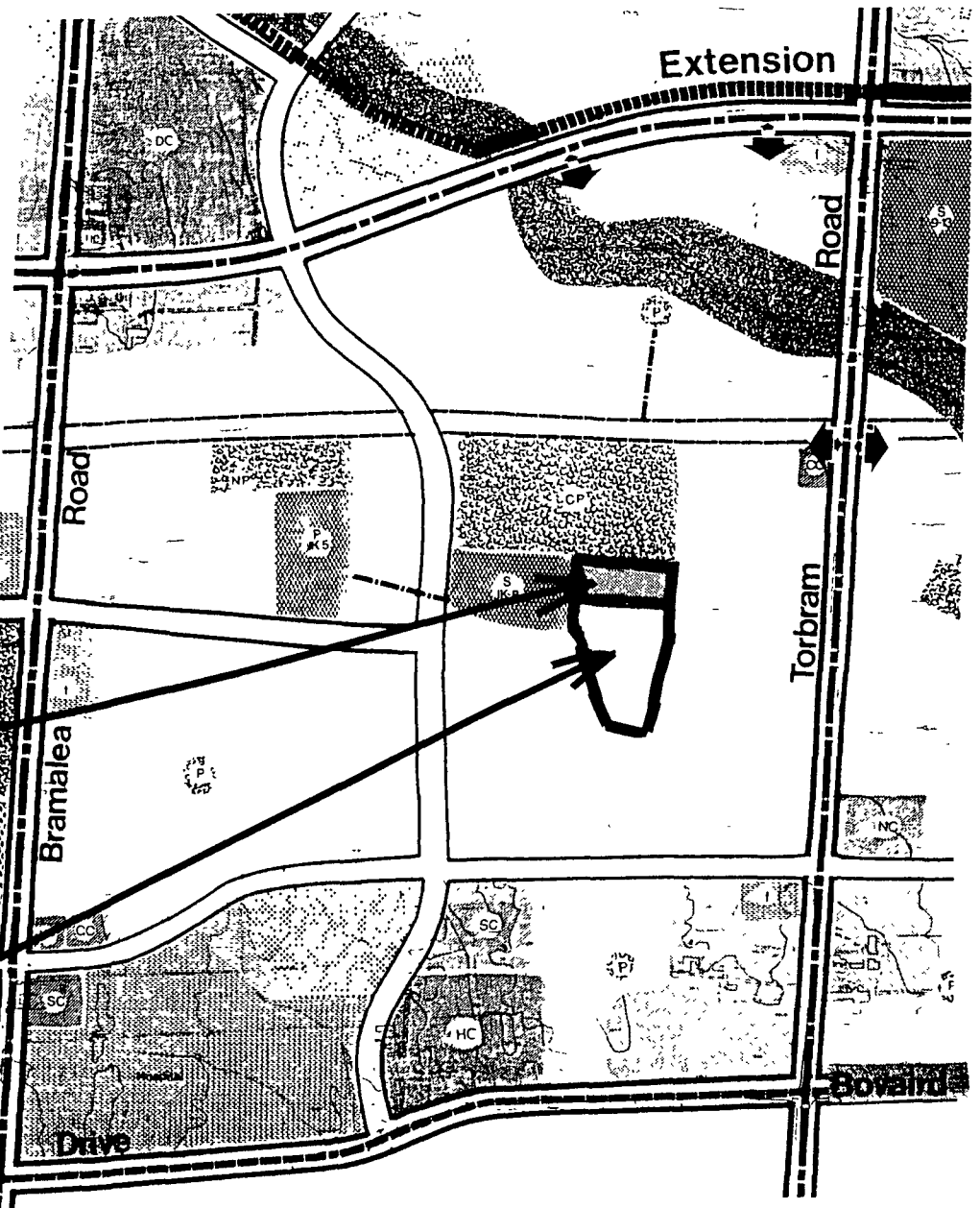
-  PUBLIC OPEN SPACE
-  CONSERVATION AREAS
-  COMMUNITY PARK
-  DISTRICT PARK
-  SPECIAL PARK
-  PRIVATE COMMERCIAL RECREATION
-  SEE PARKWAY BELT WEST PLAN,

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT  
NUMBER 252



**CITY OF BRAMPTON**  
Planning and Development

Date: 1994 09 12      Drawn by. K M H  
File no. P25S-28      Map no 30-9 M



**LAND SUBJECT TO THIS AMENDMENT REDESIGNATED FROM COMMUNITY PARK TO MEDIUM DENSITY RESIDENTIAL**

**LAND SUBJECT TO THIS AMENDMENT REDESIGNATED FROM COMMUNITY PARK AND NEIGHBOURHOOD PARK TO LOW DENSITY RESIDENTIAL**

**LEGEND**

**NOTE**  
\* Released school sites may only be used for LOW DENSITY RESIDENTIAL or Public OPEN SPACE purposes

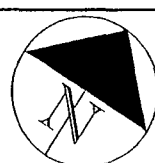
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parkette
- Neighbourhood Park
- Community Park
- Special Park
- Woodlot
- Pedestrian/Bicycle Links
- Valleyland
- Ponds / Marshes
- Major Drainage Facility
- Institutional (Hospital, Church, Fire Station, Library, Police Station)
- Public Elementary School\*
- Public Senior Elementary School\*
- Public High School\*
- Separate Elementary School\*
- Separate High School\*
- Convenience Commercial

**SANDRINGHAM - WELLINGTON SECONDARY PLAN**  
Secondary Plan Area No. 28

**Schedule SP 28(A)**  
Secondary Plan Designations

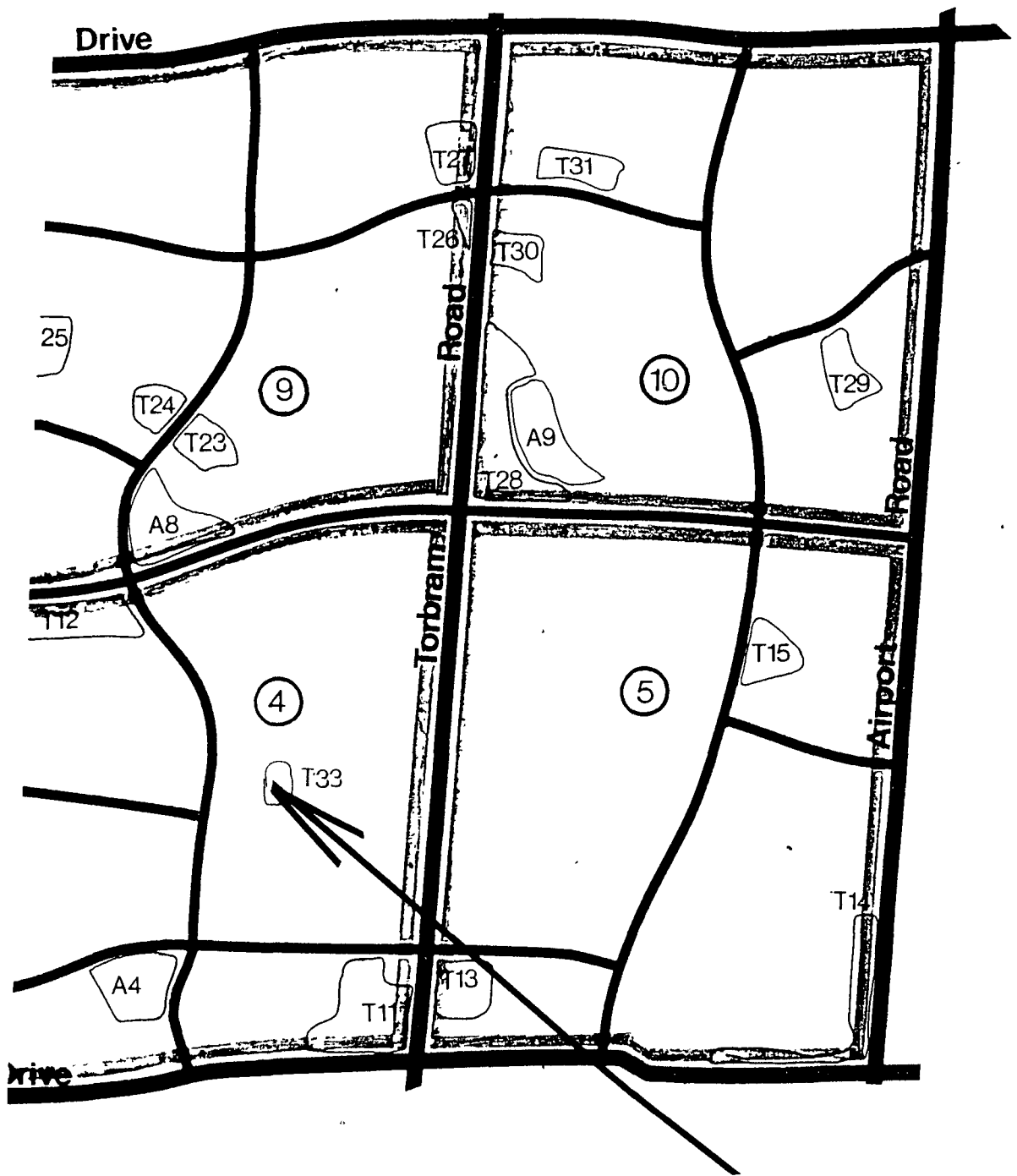
- Neighbourhood Commercial
- District Commercial
- Regional Commercial
- Highway Commercial
- Service Commercial (Office)
- Provincial Highway No. 410
- Major Arterial Road
- Minor Arterial Road
- Minor Collector Road Access
- Collector Road
- Trans-Canada Pipeline Right-of-Way
- Transit Terminal
- Phase 1/Phase 2 Boundary

SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT  
NUMBER 252



**CITY OF BRAMPTON**  
Planning and Development

Date: 1994 09 12    Drawn by: K M H  
File no. P25S-28    Map no. 30-9 N



LAND SUBJECT TO  
THIS AMENDMENT  
ADDED AS  
"MEDIUM DENSITY RESIDENTIAL  
DESIGNATION LOCATION  
REFERENCE" - NUMBERED T33

**SANDRINGHAM - WELLINGTON  
SECONDARY PLAN**  
SECONDARY PLAN AREA No. 28

LEGEND



Sub - Area Reference

A1 High Density Residential Designation  
Location Reference

T1 Medium Density Residential Designation  
Location Reference

**Schedule SP 28(B)**

**SUB-AREA & LOCATION REFERENCE MAP**

SCHEDULE 'D' TO OFFICIAL PLAN AMENDMENT  
NUMBER 252



**CITY OF BRAMPTON**  
Planning and Development

Date: 1994 09 12 Drawn by: K M H

File no. P25S-28 Map no. 30-9 P