



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 233-94

To Adopt Amendment Number 255
and Amendment Number 255 A 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, c.P. 13, hereby ENACTS as follows:

1. Amendment Number 255 and Amendment Number 255 A to the 1984 Official Plan of the City of Brampton Planning Area are 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 255 and Amendment Number 255 A 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 28th day of November, 1994 .

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE

AMENDMENT NUMBER 255
and
AMENDMENT NUMBER 255 A
to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 255
and
AMENDMENT NUMBER 255 A
TO THE 1984 OFFICIAL PLAN
OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- redesignate a parcel of land from "Industrial" as shown in the 1984 Official Plan of the City of Brampton Planning Area to "Residential";
- redesignate a parcel of land from "Industrial", as shown on the applicable secondary plan, to "Residential Medium Density"; and,
- outline appropriate development principles for the subject lands.

2.0 Location:

The lands subject to this amendment comprise a total area of approximately 0.356 hectares (0.86 acres) of land, located at the south-west corner of Nelson Street West and Haggert Avenue North, within Lot 6, Concession 1, West of Hurontario Street, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 Amendment Number 255 :

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

- (1) by changing on Schedule "A" General Land Use Designations thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Industrial" to "Residential";
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 6, as set out in subsection 7.2.7.6, Amendment Number 255 A.

3.2 Amendment Number 255 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area as it relates to the Brampton West Secondary Plan (being subsection B2.3 of Chapter B1 of Section B of Part C, and Plate Number 6 thereto, as amended), is hereby further amended:

- (1) by changing on Plate Number 6 thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from "Industrial" to "Residential Medium Density".
- (2) by adding to Part C, Section B, Chapter B1, subsection B2.3, paragraph 3.0 thereof, the following:

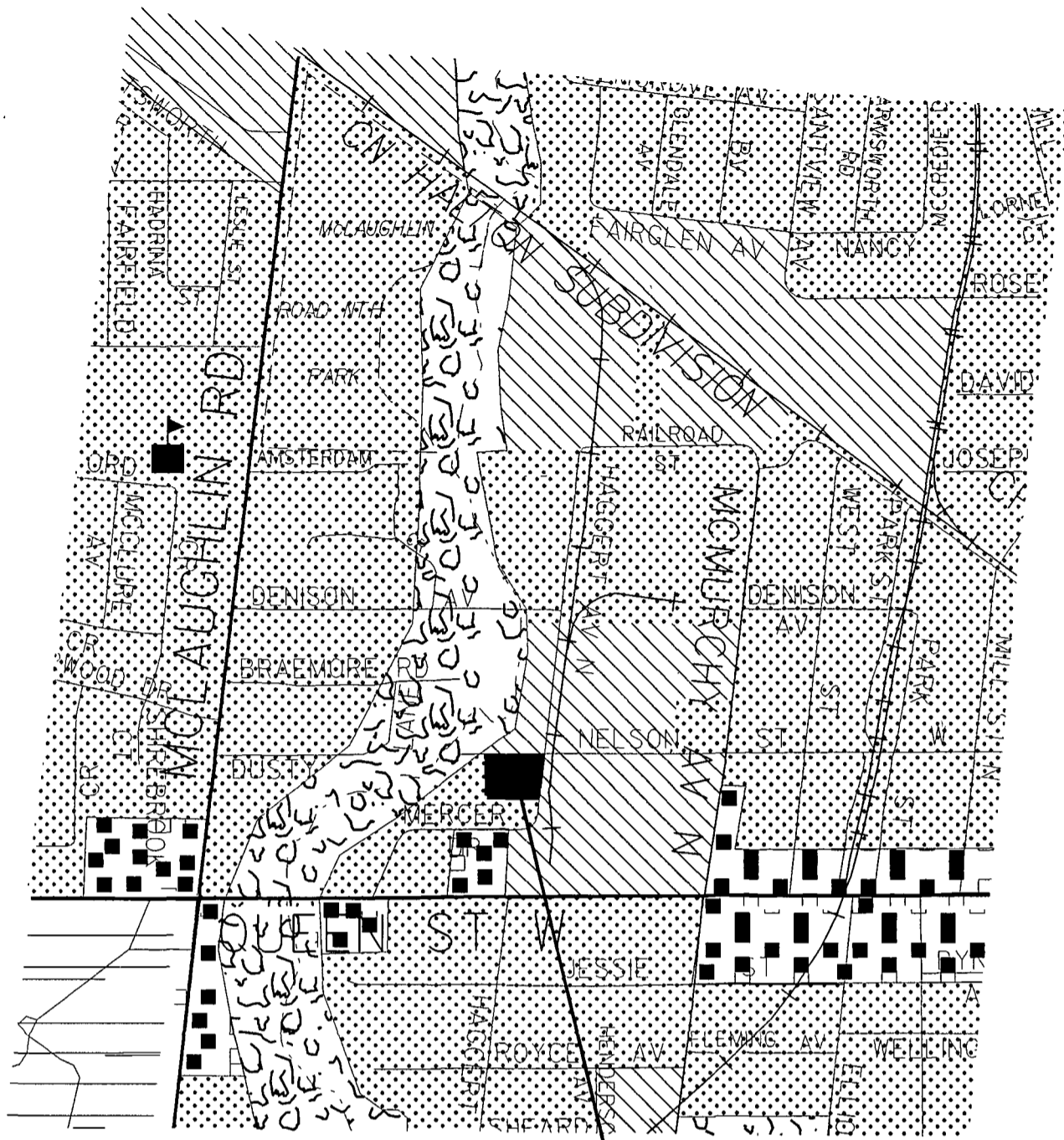
"3.9 The residential medium density designation of the lands located at the south-west corner of Nelson Street West and Haggert Avenue North is intended to permit street townhouse dwellings. A maximum density of 38 dwelling units per net residential hectare (16.0 units per net residential acre) shall be permitted."

- (3) by adding to Part C, Section B, Chapter B1, subsection B2.3, thereof, the following:

"9.0 Affordable Housing:




















The following policies shall apply to this Chapter to reflect the "Land Use Planning for Housing Policy Statement":

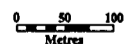
- (a) Opportunities will be created for a range and mix of housing types suitable for the spectrum of future Brampton residents. Such opportunities shall be provided in accordance with the intent of the Provincial Housing Policy Statement;
- (b) Affordable housing will be integrated into the overall community so as not to isolate or concentrate such housing in any one area; and,
- (c) Developers may be required to enter into an appropriate agreement with respect to the implementation of the Housing Policy Statement."



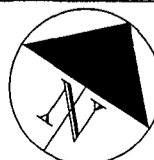
**SUBJECT PROPERTY REDESIGNATED FROM
"INDUSTRIAL" TO "RESIDENTIAL"**

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

- | | | | |
|--|---------------------------------|---|-------------------------------|
|  | RURAL SETTLEMENTS (INFILLING) |  | URBAN BOUNDARY |
|  | RURAL SETTLEMENTS (MAINTENANCE) |  | RESIDENTIAL |
|  | PARKWAY BELT WEST |  | OPEN SPACE |
|  | PROVINCIAL FREEWAY (HWY.410) |  | COMMERCIAL |
|  | RURAL ESTATE |  | INDUSTRIAL |
|  | RURAL ESTATE EXPANSION |  | INSTITUTIONAL |
|  | RURAL - COMMERCIAL |  | PRIVATE COMMERCIAL RECREATION |
|  | OPEN SPACE-CEMETERIES |  | AGRICULTURAL |
|  | SPECIAL STUDY AREA |  | RURAL SETTLEMENTS (EXPANSION) |
|  | SPECIALTY AGRICULTURAL | | |



**SCHEDULE A TO OFFICIAL PLAN
AMENDMENT NUMBER 255**



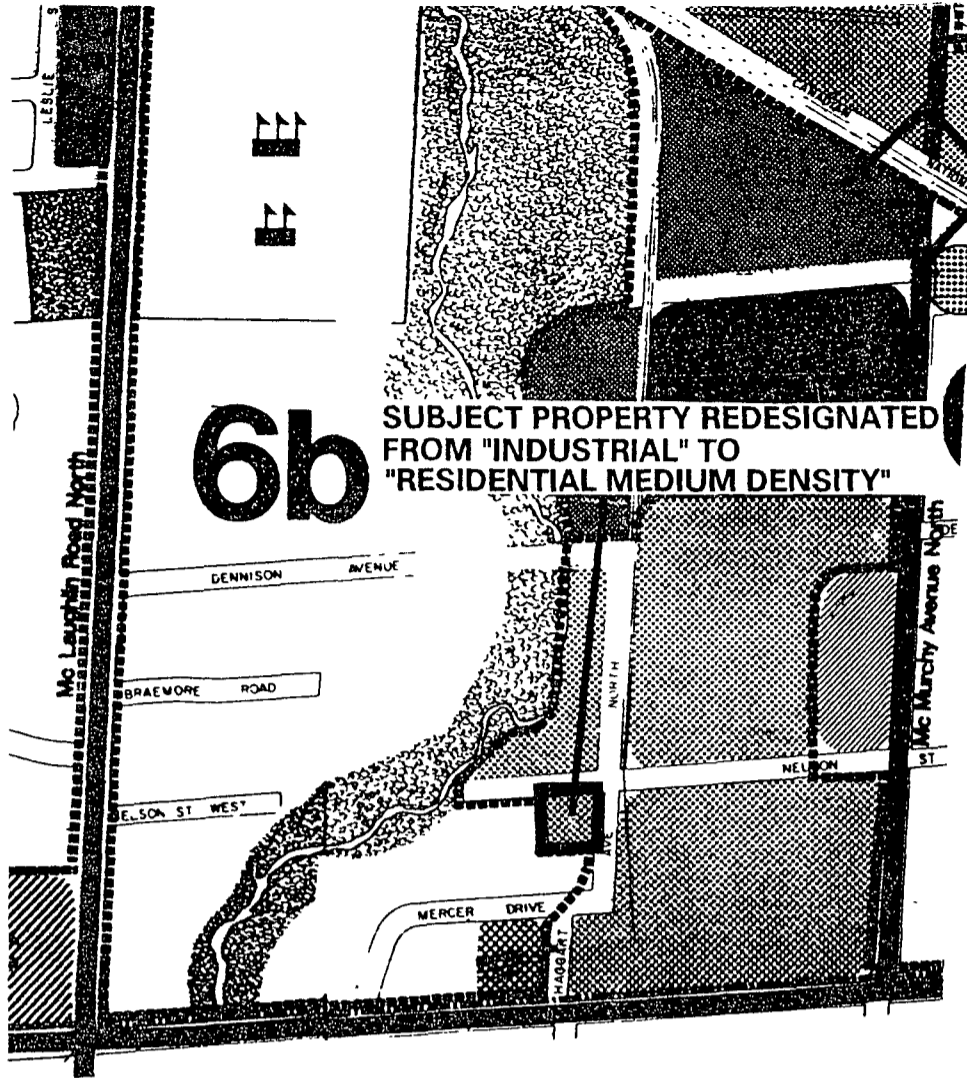
CITY OF BRAMPTON
Planning and Building

Date: 94 /11 /21

Drawn by: JK

File no. C1W6.51

Map no. 42 - 136



6b

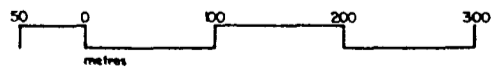
SUBJECT PROPERTY REDESIGNATED FROM "INDUSTRIAL" TO "RESIDENTIAL MEDIUM DENSITY"

- | | | | |
|--|----------------------------|--|---------------------------------|
| | RESIDENTIAL LOW DENSITY | | MAJOR ARTERIAL ROAD |
| | RESIDENTIAL MEDIUM DENSITY | | COLLECTOR ROAD |
| | RESIDENTIAL HIGH DENSITY | | PLANNING DISTRICT BOUNDARY |
| | COMMUNITY COMMERCIAL | | NEIGHBOURHOOD BOUNDARY & NUMBER |
| | NEIGHBOURHOOD COMMERCIAL | | GRADE SEPARATION |
| | HIGHWAY COMMERCIAL | | INTERSECTION IMPROVEMENT |
| | INDUSTRIAL | | |
| | SECONDARY SCHOOL | | |
| | SENIOR PUBLIC SCHOOL | | |
| | JUNIOR PUBLIC SCHOOL | | |
| | SEPARATE SCHOOL | | |
| | PARK AND OPEN SPACE | | |

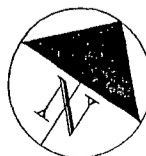
BRAMPTON WEST PLANNING DISTRICT

Plate No. 6

LAND USE & ROADS



**SCHEDULE B TO OFFICIAL PLAN
AMENDMENT NUMBER 255 A.**



CITY OF BRAMPTON
Planning and Building

Date: 1994 11 03

Drawn by: CJK

File no. C1W6 51

Map no 42-136F

**Background Material to
Amendment Number 255
and Amendment Number 255 A**

Attached is a copy of a planning report dated September 20, 1994, and a copy of a report dated November 3, 1994 forwarding the notes of the Public Meeting held on November 2, 1994, 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 submissions were also received with respect to the proposed development of the subject lands:

Region of Peel	August 11, 1994
The Peel Board of Education	September 2, 1994
The Credit Valley Conservation Authority	September 9, 1994
The Dufferin-Peel Roman Catholic Separate School Board	August 8, 1994, and September 19, 1994