



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

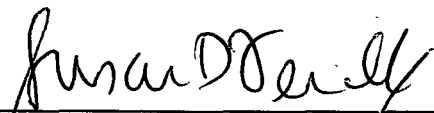
Number 277-2004

To Adopt Amendment Number OP93-239.
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 OP93-239 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 13th day of September 2004.



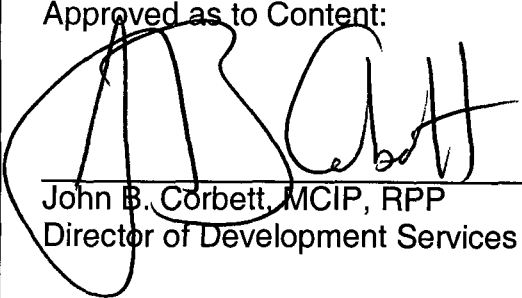
SUSAN FENNELL - MAYOR



LEONARD J. MIKULICH - CLERK



Approved as to Content:



John B. Corbett, MCIP, RPP
Director of Development Services

AMENDMENT NUMBER OP93-239
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is:

- ❖ To amend the Official Plan's Land Use Schedule by redesignating the "Business Industrial" lands to "Residential";
- ❖ To amend the Bram East Secondary Plan Land Use Schedule to reflect revisions to the land use designations;
- ❖ to amend the Bram East Secondary Plan's policies to revise Policy 3.3.5 pertaining to the Woodlands Golf Course site by scoping down the list of permissions; and,
- ❖ as part of an Omnibus Housekeeping Amendment, to delete an elementary school site on the abutting lands to the east, given that this school site is shifted to the subject lands.

2.0 Location:

The lands subject to this amendment are located at the north of Ebenezer Road and east of McVean Drive. The property has frontages along Ebenezer Road and McVean Drive, and is located in part of Lots 6 and 7, Concession 9, Northern Division, 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 changing on Schedule A, General Land Use Designations thereto, the lands designated "Business Industrial" to "Residential" as shown outlined on Schedule A to this amendment;
2. by adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 239 .
3. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Residential Lands: Cluster / High Density", "Employment Lands: Mixed Commercial / Industrial" and "Open Space" Private Commercial Recreation" to "Residential Lands: Low / Medium Density".

4. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Employment Lands: Mixed Commercial / Industrial" to "Open Space: Private Commercial Recreation".
5. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Open Space: Valleyland" to "Open Space: Private Commercial Recreation".
6. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Open Space: Neighbourhood Park" to "Institutional: Elementary School".
7. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Residential Lands: Low/Medium Density" to "Open Space" Private Commercial Recreation".
8. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Institutional: Elementary School" to Residential Lands: Low/Medium Density".
9. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation shown outlined on Schedule "B" to this amendment from "Open Space" Private Commercial Recreation" to "Residential Lands: Low/Medium Density".
10. by deleting section 3.3.5 and replacing it with the following:

"Private Commercial Recreation (Woodlands)"

3.3.5 Lands designated Private Commercial Recreation and surrounding lands as delineated by OPA 201 (Woodlands) on Schedule SP41(a) shall be used for a golf course and related uses, a recreation facility and accessory uses.

Open Space (Woodlands)

3.3.5.1 The valleylands within the West Humber River and its tributary shall be conveyed to the City as open space upon cessation of the golf course operation.

3.3.5.2 Upon cessation of the golf course, a public pedestrian and cycling trail along the length of the West Humber River and tributary through the subject property shall be provided in addition to a pedestrian bridge crossing the West Humber River at no cost to the municipality.

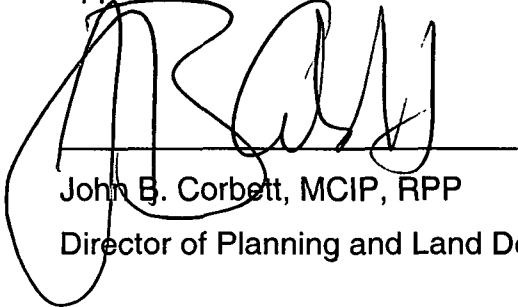
3.3.5.3 A bridge, to be constructed by the municipality at the intersection of the West Humber River and McVean Drive shall be modified at no cost to the municipality, to incorporate an underpass for a pedestrian and cycling trail.

Mixed Commercial Industrial (Woodlands)

3.3.5.4 The mixed commercial/industrial blocks shall contain restaurants, retail establishments and accessory purposes.

3.3.5.5 The golf course shall provide for golf cart/pedestrian grade separations at all street crossings if requested by the City.”

Approved as to Content:



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

LANDS TO BE REDESIGNATED FROM "BUSINESS INDUSTRIAL" TO "RESIDENTIAL"

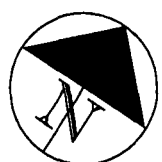


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  RESIDENTIAL
-  BUSINESS INDUSTRIAL
-  OPEN SPACE

OFFICIAL PLAN AMENDMENT OP93 #. 239

Schedule A



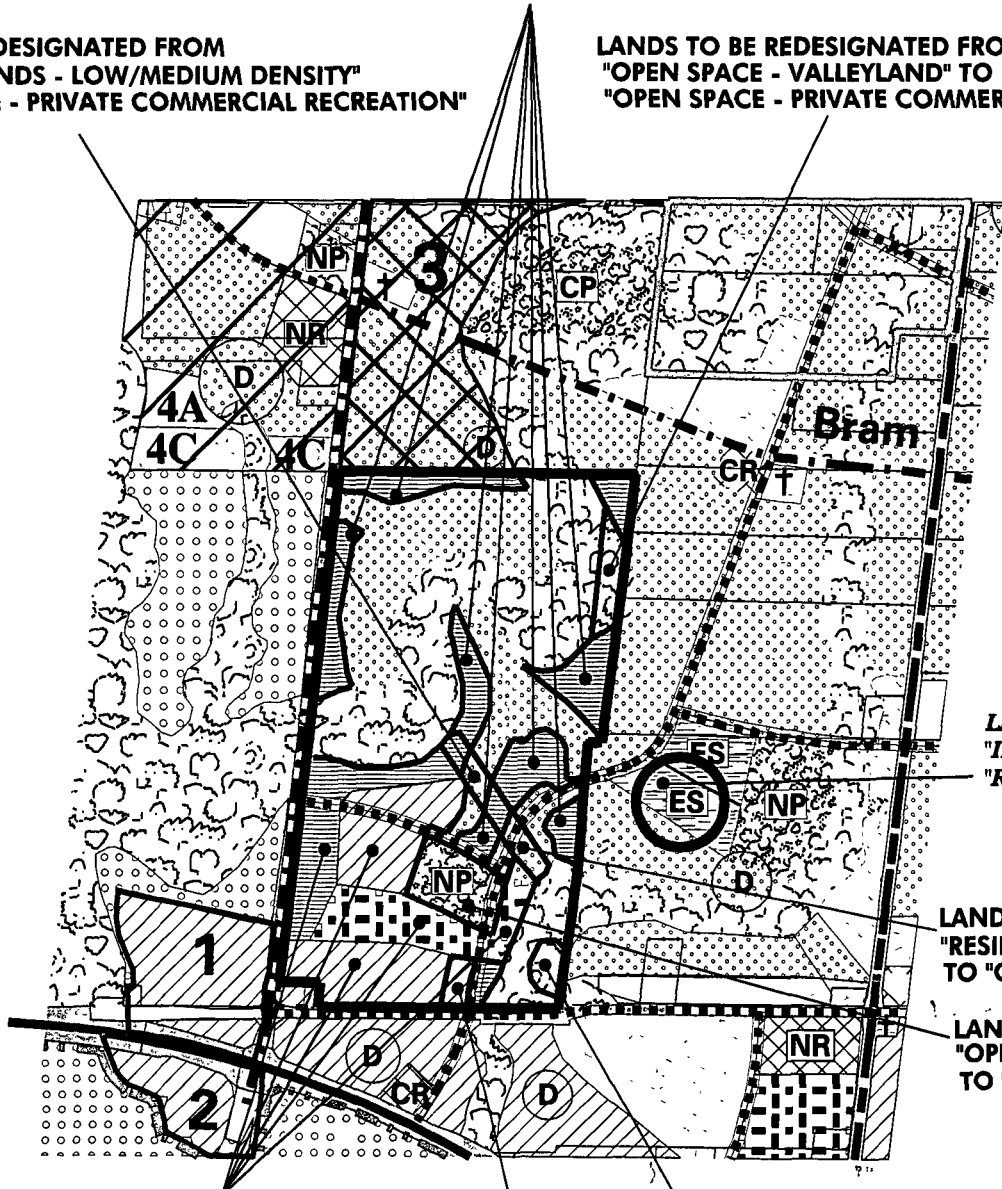
CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 06 18 Drawn by: CJK
File no. C9E6.6 Map no. 51-27L

LANDS TO BE REDESIGNATED FROM "OPEN SPACE-PRIVATE COMMERCIAL RECREATION" TO "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY" TO "OPEN SPACE - PRIVATE COMMERCIAL RECREATION"

LANDS TO BE REDESIGNATED FROM "OPEN SPACE - VALLEYLAND" TO "OPEN SPACE - PRIVATE COMMERCIAL RECREATION"



LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL - ELEMENTARY SCHOOL" TO "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY" (OTHER LANDS AFFECTED BY THIS AMENDMENT)

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY" TO "OPEN SPACE - PRIVATE COMMERCIAL RECREATION"

LANDS TO BE REDESIGNATED FROM "OPEN SPACE - NEIGHBOURHOOD PARK" TO "INSTITUTIONAL - ELEMENATRY SCHOOL"

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL LANDS - CLUSTER/HIGH DENSITY", "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "OPEN SPACE - PRIVATE COMMERCIAL RECREATION" TO "RESIDENTIAL LANDS - LOW/MEDIUM DENSITY"

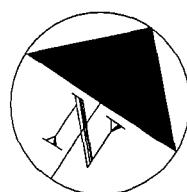
LANDS TO BE REDESIGNATED FROM "OPEN SPACE - VALLEYLAND" TO "OPEN SPACE - PRIVATE COMMERCIAL RECREATION"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "OPEN SPACE - PRIVATE COMMERCIAL RECREATION"

EXTRACT FROM SCHEDULE SP41(a) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:		OPEN SPACE:	
	Low Density		Valleyland
	Low / Medium Density		Conservation Lands
	Medium Density		Private Commercial Recreation
	Cluster / High Density		Community Park
EMPLOYMENT LANDS:			Neighbourhood Park
	Mixed Commercial / Industrial		Storm Water Management Facility
	Neighbourhood Retail		Special Policy Area 1 (Office)
	Convenience Retail		Special Policy Area 2 (Public Use / Commercial)
ROAD NETWORK			Special Policy Area 3 (Upscale Executive Housing)
	Major Arterial		Special Policy Area 4 (McVean Corridor)
	Minor Arterial		Secondary Plan Boundary
	Collector Road		SUBJECT LANDS
INSTITUTIONAL:			
	Elementary School (JK-5 or JK-8)		
	Secondary School (9-O.A.C.)		
	Place Of Worship		

OFFICIAL PLAN AMENDMENT OP93 #. 239



CITY OF BRAMPTON
Planning, Design and Development

Date: 2004 06 28

Drawn by: CJK

File no. C9E6.6

Map no. 51-27M

Schedule B

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
277-2004 being a by-law to adopt Official Plan Amendment OP93-239
Candevcon Limited (Woodlands Golf Site) File: C9E6.6

DECLARATION

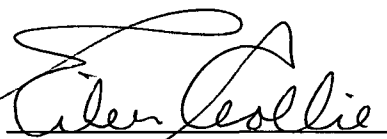
I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

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 277-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of September, 2004, to adopt Amendment Number OP93-239 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 277-2004 as required by section 17(23) of the *Planning Act* was given on the 22nd day of September, 2004, 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. OP93-239 is deemed to have come into effect on the 13th day of October, 2004, 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)
27th day of October, 2004.)





A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner
etc. Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**