



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** 296-97

To Adopt Amendment Number OP93- 79  
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- 79 to the 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 and Housing for approval of Amendment Number OP93- 79 to the Official Plan of the City of Brampton Planning Area.

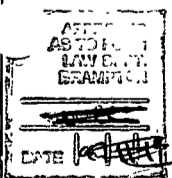
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 15th day of December, 1997 .

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

Approved as to Content:

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



AMENDMENT NUMBER OP93- 79  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 79  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to 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 block townhouse and semi-detached dwelling units and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located on at the north-west corner of Havelock Drive and Merganser Crescent. The property has a frontage of approximately 70 metres on Hurontario Street South and is located in part of Lot 13, Concession 1, E.H.S. (former geographical Township of North Toronto), in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) 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- 79.

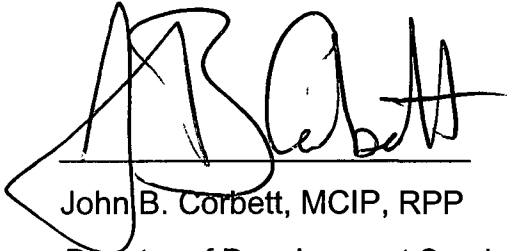
3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletchers Creek South Secondary Plan (being Chapter A21 of Section A of Part C, and Plate Number 43, of the Consolidated Official Plan of the City of Brampton Planning Area 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 "Residential High Density" to "Residential Medium Density";

- (2) by deleting section 5.4.5 of Chapter A21 of Section A of Part C, and adding the following:

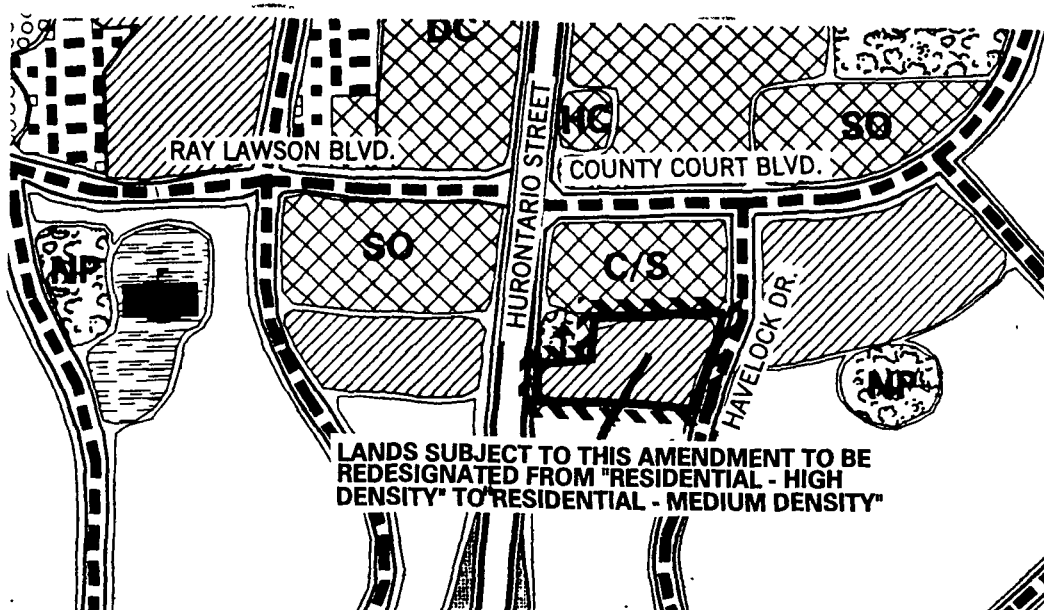
“5.17 The “Residential Medium Density” designation at the north-west corner of Havelock Drive and Merganser Crescent may be developed for both semi-detached dwelling units and townhouse at a maximum net density of 46 units per hectare (19 units per acre).”

Approved as to Content:

A handwritten signature in black ink, appearing to read 'John B. Corbett', is written over a horizontal line. The signature is stylized and cursive.






John B. Corbett, MCIP, RPP

Director of Development Services



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

**RESIDENTIAL**

-  Low Density
-  Low And Medium Density
-  Medium Density
-  Medium-High Density
-  High Density







**COMMERCIAL**

-  Highway Commercial
-  Convenience Commercial
-  Neighbourhood Commercial
-  District Commercial
-  Specialty Office - Service Commercial
-  Convenience Commercial & Specialty Office - Service Commercial








**PUBLIC OPEN SPACE**

-  Public Open Space
-  District Park
-  Community Park
-  Neighbourhood Park
-  Parkette
-  Specialized Park
-  Parkway Belt West
-  Woodlot
-  Cemetery
-  Hazard Land

**INSTITUTIONAL**

-  Institutional
-  Secondary School
-  Senior Public School
-  Public School
-  Separate School
-  Secondary School - Separate School

**ROADS**

-  Freeway
-  Provincial Highway
-  Arterial Road
-  Major Arterial Road
-  Minor Arterial Road
-  Collector Road
-  Minor Collector Road

