



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

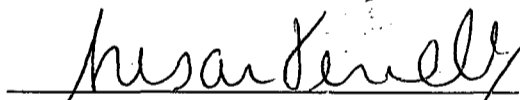
Number 298-2009

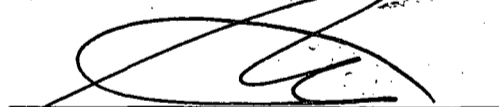
To Adopt Amendment Number OP 2006- 029
to the Official Plan of the
City of Brampton Planning Area

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:

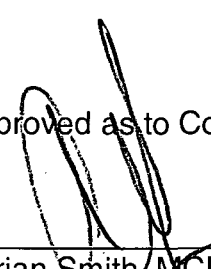
1. Amendment Number OP 2006 - 029 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 7th day of October 2009.



SUSAN FENNEL - MAYOR


PETER FAY - CLERK

Approved as to Content:


Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services

C09E09.004, C09E09.007, C9E09.006, C09E09.005

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE <u>25/09/09</u>

By-law 298-2009

AMENDMENT NUMBER OP 2006 - 029
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 029
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

This official plan amendment has been initiated by the City as a proactive means towards notifying the public that there is an interest towards expanding the existing Riverstone golf course development to the north within the valleyland portion of the West Humber River. Expansion of the golf course shall be contingent upon the submission of, and approval of, the appropriate technical and environmental studies, the entering into an agreement with the City to address the lease of lands, and terms of operation for the golf course, the cessation of the golf course and the decommissioning of the course, and appropriate zoning and site plan approval permissions for the lands subject to the Special Policy Area.

The purpose of this amendment is to amend the Bram East Secondary Plan by:

- ❖ Identifying a Special Policy Area to identify the existing limits of the Riverstone Golf Course, and the potential new boundary of the expansion area, and to establish performance criteria to permit for the expansion to occur without the need for a further official plan amendment;
- ❖ To amend the land use schedule by extending the boundary of "Official Plan Amendment 201 (Woodlands)" to include the "Valleyland" shown on Schedule A to this amendment, and to amend the Legend portion of this Schedule by renaming the boundary area to that of "Special Policy Area 10";
- ❖ As a housekeeping amendment, to amend the policy numbering and to rename policies which refer to "Woodlands" to that of "Riverstone". In addition, the limits of the valleyland shall be redefined in accordance with new top-of-bank information.

2.0 Location:

The lands subject to this amendment are located east of McVean Drive, approximately midway between Castlemore Road and Ebenezer Road, and are located in part of Lots 6, 7, and 8, Concession 9, Northern Division, 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 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 029 .

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

1. by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the land use designation of the lands from "Residential Lands: Low/Medium Density" to Open Space: Valleyland", as shown on Schedule "F" to this amendment;
2. by amending the legend portion of Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, by deleting reference to "OPA 201 (Woodlands)" and replacing this designation with "Special Policy Area 10 (Riverstone)", as shown on Schedule "A" to this amendment;
3. by amending Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, by extending the boundary of "Special Policy Area No.10 (Riverstone)"to include the "Valleyland" shown on Schedule "A" to this amendment;
4. by deleting section 3.3.5 and replacing it with the following:

"Special Policy Area 10

3.3.5 Lands located within this Special Policy Area are intended to recognize the existing limits of the Riverstone Golf Course, the proposed limits of the area for the potential golf course expansion, and the performance criteria that must be satisfied to permit the expansion to occur.

Open Space

- 3.3.5.1** Lands designated "Open Space: Private Commercial Recreation" as delineated by Special Policy Area 10 on Schedule SP41(a) may be used for a golf course and related uses, a recreation facility and accessory uses.
- 3.3.5.2** Lands designated "Open Space: Valleyland" located within Lots 6 and 7, Concession 9, Northern Division, as delineated by Special Policy Area 10 on Schedule SP41(a) may be used for a golf course and related accessory uses. 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.
- 3.3.5.3** Lands designated "Open Space: Valleyland" located within Lots 8 and 9, Concession 9, Northern Division, as delineated by Special Policy Area 10 on Schedule SP41(a) may be used for golf course expansion and related accessory uses, subject to the following development approval process being met and requisite technical studies being submitted and approved by the Toronto and Region Conservation Authority and the City in support of this development:
- (i) An Environmental Impact Study (EIS) and related supporting technical reports shall be submitted and approved by the City and the local Area Conservation Authority. This submission shall include the identification of all environmental features and functions within the West Humber River Tributary valley corridor, and an assessment of the potential environmental impacts of the proposed golf course expansion, including but not limited to grading, vegetation removal, watercourse crossings and creation of irrigation ponds, with regard to the natural features and functions of watercourses, vegetation, fish and wildlife habitat, wetland, woodlands, water quality and quantity, etc. The EIS shall include recommendations that will demonstrate how the golf

course expansion will have no net negative impacts on the West Humber River Tributary valley corridor natural features or their ecological functions, and further, how a net gain in natural features and functions can be achieved through site design and environmental management. The City of Brampton supports the golf course expansion and the existing Riverstone Golf Course, being designed and managed to achieve Audoban certification.

- (ii) The delineation of the valley limits shall be confirmed through a top-of-bank walk between the City and the Local Area Conservation Authority, and any refinements to the limits of development will not necessitate a further amendment to this plan;
- (iii) Lands proposed for golf course purposes shall be appropriately zoned to allow for this use, and shall be subject to site plan approval;
- (iv) The valleylands within the West Humber River and its tributary, not currently owned by the City, shall be conveyed to the City as open space upon cessation of the golf course operation; and,
- (v) As a condition of rezoning and /or site plan approval for the development of the golf course, arrangements, satisfactory to the City, shall be made to enter into an agreement to address matters of land and environmental stewardship, lease arrangements, cessation of use, and the first right-of-refusal for the acquisition of the golf course.

3.3.5.4 Development of the lands within Special Policy Area 10 may require the construction of a golf cart / pedestrian grade separations at all public road crossings, if requested by the City.

3.3.5.5 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

of the West Humber River at no cost to the municipality.

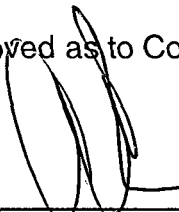
3.3.5.6 A pedestrian bridge, to be constructed by the municipality at the intersection of the West Humber River and McVean Drive shall be modified at no cost to the municipality, to incorporate an underpass for a pedestrian and cycling trail.

3.3.5.7 Notwithstanding Policy 4.6.6.2 of the Official Plan, lands located within Special Policy Area 10 will not require an Official Plan Amendment to designate a golf course on Schedule E of the Official Plan.

Mixed Commercial Industrial

3.3.5.8 In addition to the policies of Section 3.2.11, lands designated "Employment Lands: Mixed Commercial / Industrial", as delineated by Special Policy Area 10 on Schedule SP41(a) also permit restaurants and retail establishments which are compatible with abutting residential development."

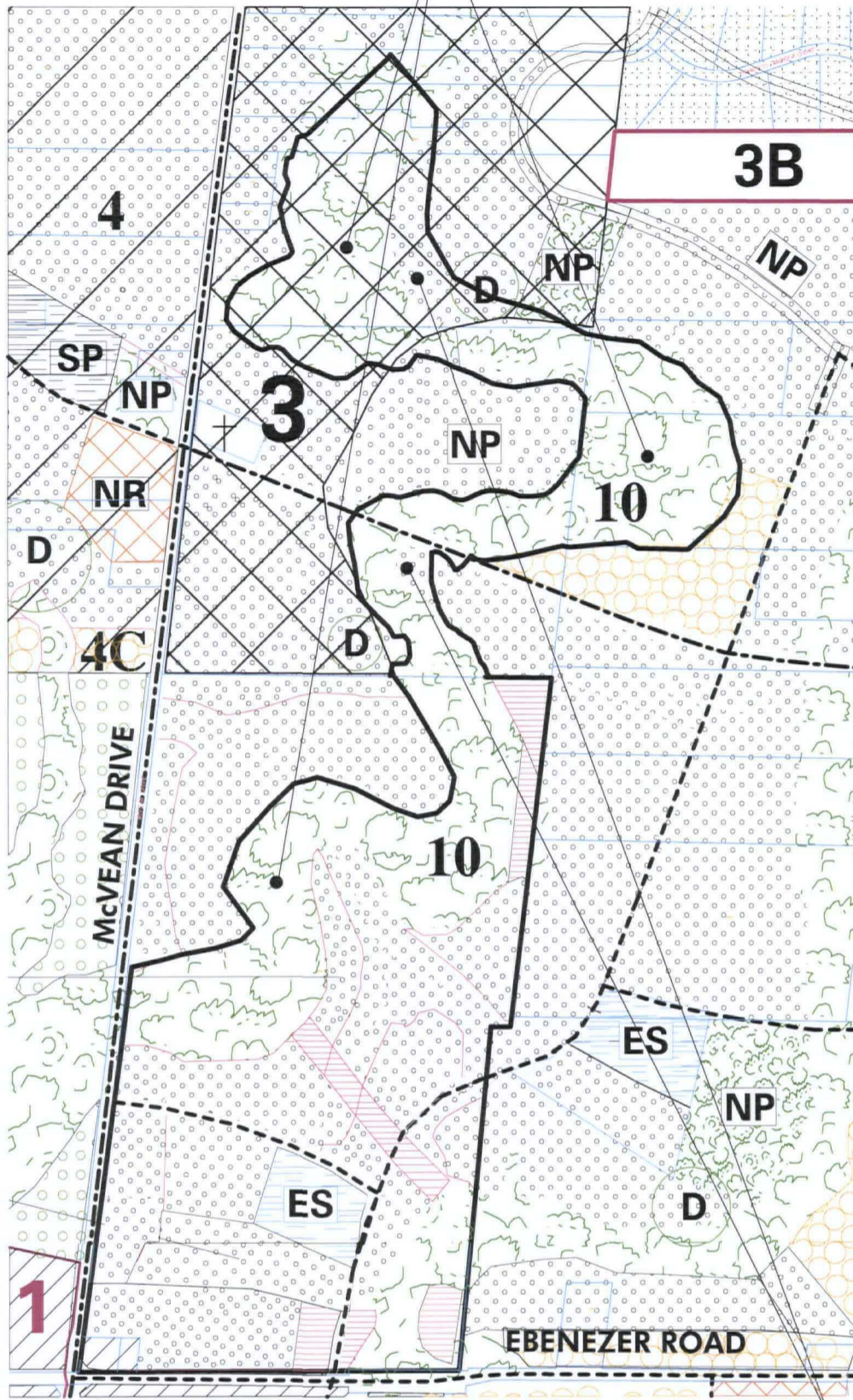
Approved as to Content:



Adrian Smith, MCIP, RPP
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
<i>MRea</i>	
DATE	25/09/09

THESE LANDS SHALL FORM PART OF THE BOUNDARY AREA FOR SPECIAL POLICY AREA 10 (Riverstone)



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

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL LANDS: LOW/MEDIUM DENSITY" TO "OPEN SPACE VALLEYLAND" AND THESE LANDS SHALL FORM PART OF THE BOUNDARY AREA FOR SPECIAL POLICY AREA 10 (Riverstone)

RESIDENTIAL LANDS: Estate Residential Low Density Low / Medium Density Medium Density		Collector Road Special Policy Area 1 (Office) Special Policy Area 3 (Upscale Executive Housing) Special Policy Area 3B (The Gore Road Upscale Executive Housing) Special Policy Area 4 (McVean Corridor) Special Policy Area 10 (Riverstone) Local Road OPEN SPACE: Valleyland		Conservation Lands Private Commercial Recreation Neighbourhood Park Storm Water Management Facility INSTITUTIONAL: Elementary School (JK-5 or JK-8) Senior Public School (6-8) Place Of Worship	
EMPLOYMENT LANDS: Neighbourhood Retail Mixed Commercial/Industrial		ROAD NETWORK : Major Arterial Minor Arterial			

OFFICIAL PLAN AMENDMENT OP06 #. 029



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 09 11

Drawn by: CJK

Schedule A

File no. C09E08_018_OPAA

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 298-2009 being
a by-law to adopt Official Plan Amendment OP2006-029
Limits of Proposed Golf Course Expansion Area
Files C09E09.004, C09E09.007, C09E09.006, C09E09.005 and C09E08.018

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say
as follows:

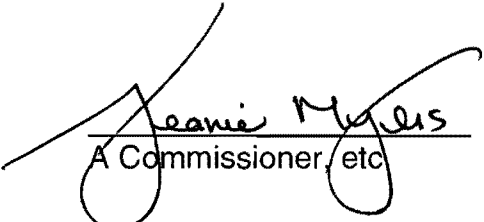
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 298-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 7th day of October, 2009, to adopt Official Plan Amendment OP2006-029 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 298-2009 as required by section 17(23) of the *Planning Act* was given on the 19th day of October, 2009, 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. OP2006-029 is deemed to have come into effect on the 10th day of November, 2009, 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)
12th day of November, 2009.)



Earl Evans



Jeanie Myers
A Commissioner, etc

Jeanie Cecilia Myers, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.