



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 326-2003

To adopt Amendment Number OP93-224
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 OP93-224 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

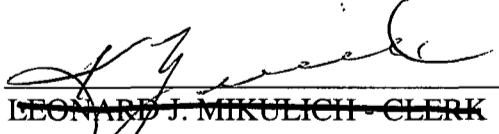
READ a FIRST, SECOND AND THIRD TIME and PASSED, in OPEN COUNCIL, this 15th day of October 2003.



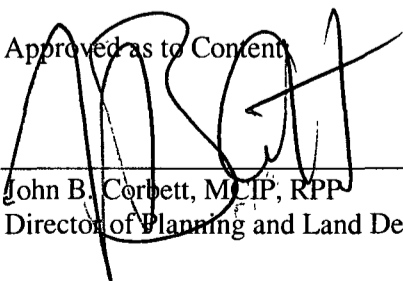
 SUSAN FENNEL - MAYOR

APPROVED AS TO FORM LAW DEPT. BRAMPTON

DATE <u>09/10/03</u>



~~LEONARD J. MIKULICH - CLERK~~
 KATHRYN ZAMMIT, ACTING CITY CLERK

Approved as to Content


 John B. Corbett, M.C.I.P., R.P.P.
 Director of Planning and Land Development Services

Amendment Number OP93-224
To the Official Plan of the City
Of Brampton Planning Area

AMENDMENT NUMBER 93- 224
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit a residential apartment building that is oriented towards seniors housing. Additional service commercial uses on the subject lands are also recognized by this amendment.

2.0 Location:

The lands subject to this amendment have an area of 1.85 ha (4.86 ac.). The lands are located on the south side of Highway 7, approximately 240 metres east of Chinguacousy Road and are within Lot 10, Concession 2, West of Hurontario Street.

3.0 Amendments and Policies Relative Thereto:

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

3.1 by adding to the list of amendments pertaining to Secondary Plan Area Number 43: the Fletchers Creek Village Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-_____

3.2 The portions of the document known as the 1984 Official Plan of the City Brampton Planning Area which remain in force, as they related to the Fletchers Creek Village Secondary Plan (being Chapter 43A of Part IV – Secondary Plans, as amended) are hereby further amended:

(1) by adding to Schedule SP43(a) of Part II Chapter 43: Secondary Plans, “Special Policy Area One” as shown on Schedule A to this amendment.

(2) by adding the following Section:

“3.6 Special Policy Area One

3.6.1 In addition to the other uses permitted by this Secondary Plan on the lands subject to Special Policy Area One, an apartment building oriented towards seniors housing is permitted. Limited service commercial uses (including office, retail and personal services) with no outside storage are permitted.

3.6.2 The following development principles shall apply and also take into consideration the entire Highway Commercial lands westward to Chinguacousy Road:

(i) Any development shall provide for internal vehicular and pedestrian access with lands to the west, shall minimize individual access points on Bovaird Drive (Regional Road 107) and shall facilitate the development of the commercial lands in a comprehensive and integrated manner that achieves the other development principles for these lands as set out in these policies and the applicable Urban and Architectural Design Guidelines.

- (ii) Buildings shall exhibit a high standard of design (layout, massing, architectural treatment), that complements the surrounding residential development, establishes a strong street presence and high-quality image along Bovaird Drive (Regional Road 107) and creates a high degree of visual interest.
- (iii) Landscaping shall be to a high standard, shall address the interface between the various uses and shall establish a high-quality streetscape along Bovaird Drive (Regional Road 107).
- (iv) Parking and service areas shall be located and designed to minimize their impact on the streetscape and the adjacent residential uses.
- (v) A direct pedestrian access to the apartment building from Bovaird Drive (Regional Road 107) shall be provided.

3.6.3 Full moves vehicular access to Bovaird Drive (Regional Road 107) shall be shared with the Highway Commercial lands west to Chinguacousy Road. As part of any development proposal, the owner of lands within Special Policy Area One shall be required to provide easements for access in favour of the lands to the west. The provision of easements may be subject to the landowners to the west sharing in the direct costs of the provision of the full-moves access (such as costs for traffic signals and road works related directly to the full-moves access).

3.6.4 The zoning by-law for the lands subject to Special Policy Area One shall set out the appropriate standards of development including restrictions on building height and setbacks and provisions for minimum landscaping and parking in order to minimize impacts on the existing residential area. A maximum unit size for the apartment dwelling units, oriented towards seniors housing, will be established.”

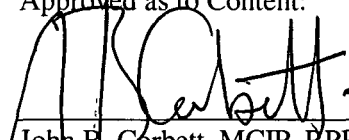
(3) By deleting section 3.1.2 and replacing it with the following:

“3.1.2 Housing mix range targets, as indicated on Table 1 following, shall apply to Secondary Plan Area Number 43.

TABLE 1

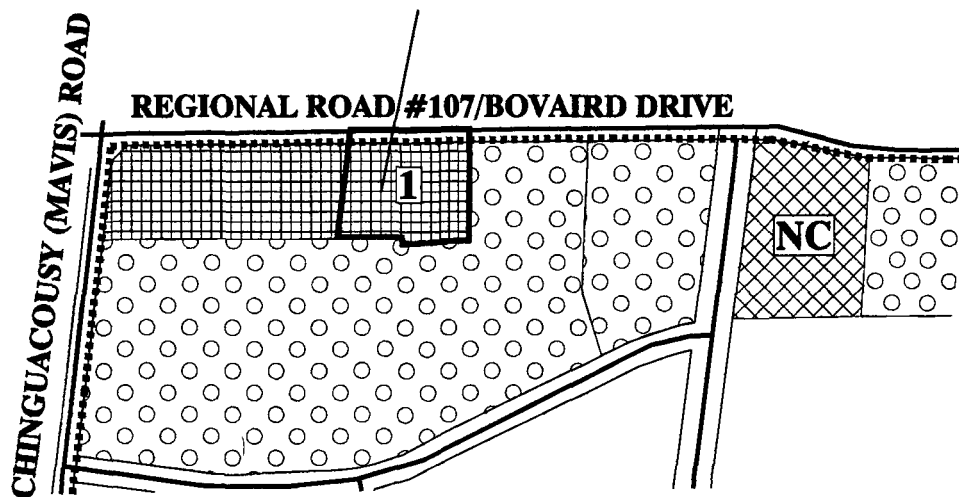
Housing Type	Percent of Total Dwelling Units
Single Detached Density	20%-30%
Semi-Detached Density	30%-40%
Medium Density	30%-40%
High Density	5%-10%
Total	100%

Approved as to Content:




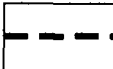
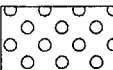
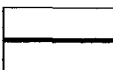

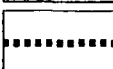

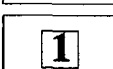
John E. Corbett, MCIP, RPP
Director of Planning and Land Development Services

LANDS TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" TO "HIGHWAY COMMERCIAL" AND "SPECIAL POLICY AREA ONE"



EXTRACT FROM SCHEDULE SP43(a) OF THE DOCUMENT KNOWN AS THE FLETCHER'S CREEK VILLAGE SECONDARY PLAN

LEGEND

	RESIDENTIAL - LOW & MEDIUM DENSITY		MINOR ARTERIAL 36.0m
	RESIDENTIAL - MEDIUM DENSITY		COLLECTOR ROADS 23.0m - 26.0m
	HIGHWAY COMMERCIAL		SECONDARY PLAN AREA 43(a) BOUNDARY
	NEIGHBOURHOOD COMMERCIAL		SPECIAL POLICY AREA ONE

OFFICIAL PLAN AMENDMENT OP93 #. 224

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 06 04

Drawn by: CJK

File no. C2W10.8

Map no. 41-32H

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 326-2003 being a by-law to adopt Official Plan Amendment OP93-224 and By-law 327-2003 to amend Comprehensive Zoning By-law 151-88 as amended (Bill and Elsie Poole) File C2W10.8

DECLARATION

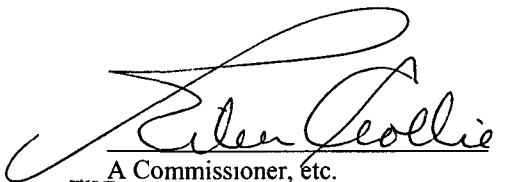
I, LEONARD JOSEPH MIKULICH, of the Town of Shelburne, in the County of Dufferin, DO SOLEMNLY DECLARE THAT:

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 326-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of October, 2003, to adopt Amendment Number OP93-224 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 327-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 15th day of October, 2003, to amend Comprehensive Zoning By-law 151-88, as amended.
4. Written notice of By-law 326-2003 as required by section 17(23) and By-law 327-2003 as required by section 34(18) of the *Planning Act* was given on the 28th day of October, 2003, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-224 is deemed to have come into effect on the 18th day of November, 2003, 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)
19th day of November, 2003.)





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