



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 341-2003

To Adopt Amendment Number OP93- 226
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 OP93-226 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
27th day of October 2003.

SUSAN FENNELL - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
[Signature]
DATE: 10/31/03

Approved as to Content:

John B. Corbett, MCIP, RPP

Director of Development Services

AMENDMENT NUMBER OP93- 226
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- ❖ Amend the road network within the Official Plan and Secondary Plan in the locations shown on Schedules “A” and “B” to this amendment, by adding two new Minor Collector Road connections to the area road network;
- ❖ Change the land use designations of the lands shown on Schedule “B” to this amendment to reflect the reconfiguration and relocation of the commercial, institutional, and residential designations; and to,
- ❖ Add a site specific policy to allow the most northerly Institutional (Church) designation on the east side of Torbram Road to be zoned for Neighbourhood Commercial purposes after three years from the time of registration if they are not used for church purposes.

2.0 Location:

The lands subject to this amendment are located on the south side of Countryside Drive, between Torbram Road and Airport Road. The lands represent approximately 113 hectares (279 acres) and are described as Part of Lots 14 and 15, Concession 6, E.H.S. 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 or deleting on Schedule “B” – Major Road Network Right-of-Way Widths thereto, the collector road right-of-ways as shown on Schedule “A” to this amendment;
2. by adding to the list of amendments pertaining to Secondary Plan Area Number 28(A): Sandringham-Wellington, as set out in Part II: Secondary Plans, Amendment Number OP93- 226 ;

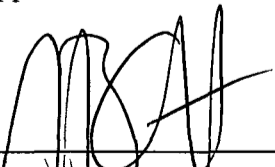
3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandringham-Wellington Secondary Plan (being Chapter 28 of Part IV – Secondary Plans, as amended) are hereby further amended:

1. by changing on Schedule SP 28(A) Secondary Plan Designations thereto, the land use designation shown outlined on Schedule “B” to this amendment from “Public Elementary School”, “Separate Elementary School”, “Institutional (Church)”, “Highway Commercial”, “Neighbourhood Commercial”, “Low Density Residential”, and “Medium Density Residential” to “Highway Commercial”, “Neighbourhood Commercial”, “Low Density Residential”, “Medium Density Residential”, “Institutional (Church)”, Public Elementary School”, and Public Senior Elementary School”;
2. by changing on Schedule SP 28(A) Secondary Plan Designations thereto, the road network by deleting and replacing an east-west Collector Road, and by adding two new “Minor Collector Road Access” locations, in the locations shown outlined on Schedule B to this amendment;
3. by deleting policy 5.4.12, and substituting the following:

“5.4.12 Church reserve sites shall be zoned for church purposes at the time of subdivision plan registration, but if they are not acquired or used for such purposes within the reserve time period, they may be rezoned to a low density residential category to permit development for that alternative purpose. Church reserve sites may be pre-subdivided and/or pre-zoned for an appropriate alternative Low Density Residential use, except in locations or circumstances judged by Council to be unsuited to this approach.

Notwithstanding the above, the church reserve site on the east side of Torbram Road, located about 700 metres south of the as-widened Countryside Drive intersection, may be rezoned to an alternative Neighbourhood Commercial category to permit development for that alternative purpose, if this church reserve site is not used or acquired for church purposes within a period of 3 years from the time of subdivision plan registration, provided that the land value intent of policy 5.4.15 is respected.”

Approved as to Content:

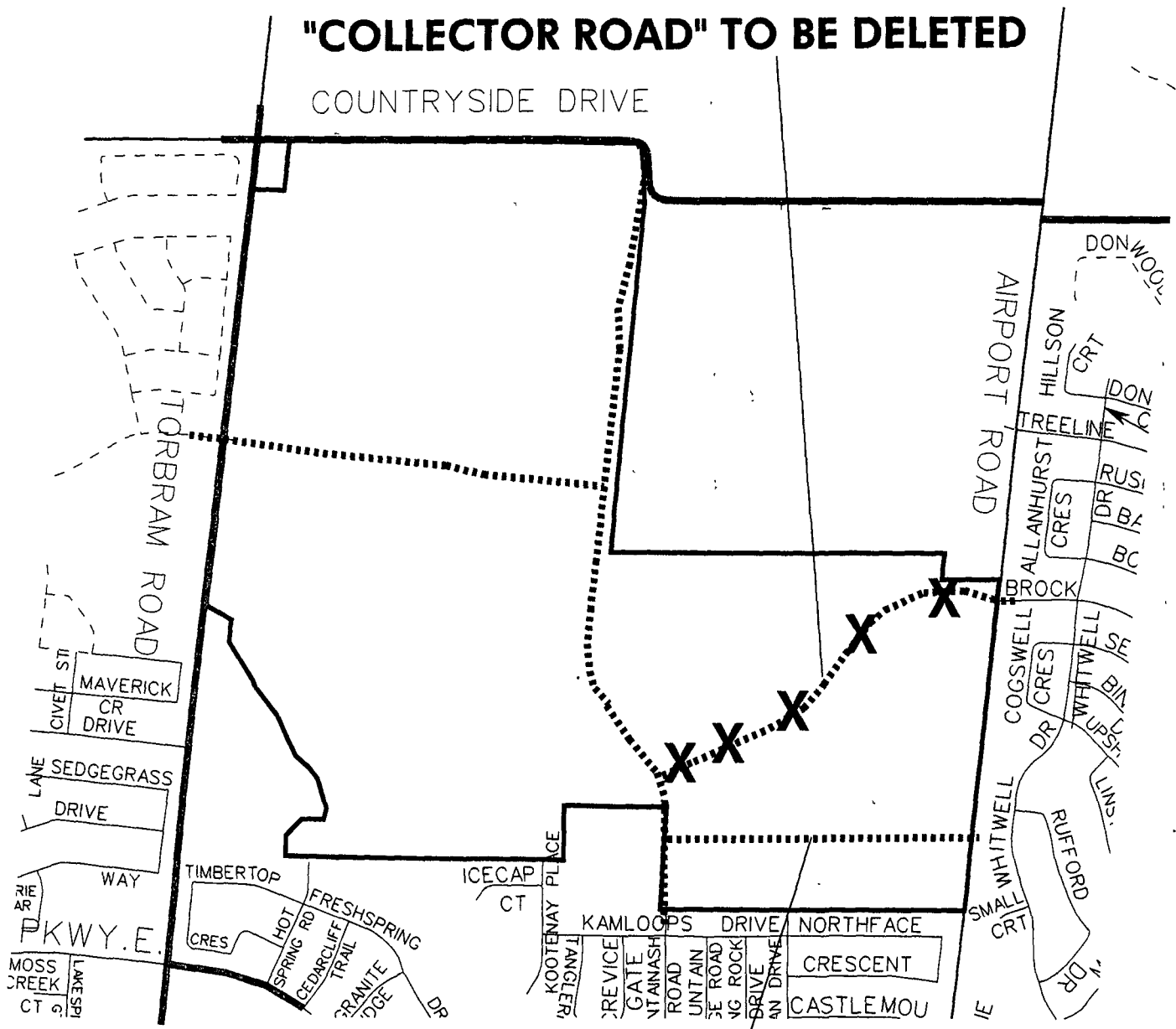


John B. Corbett, MCIP, RPP

Director of Planning and Land Development Services

"COLLECTOR ROAD" TO BE DELETED

COUNTRYSIDE DRIVE



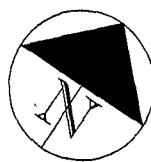
"COLLECTOR ROAD" TO BE ADDED

EXTRACT FROM SCHEDULE B (MAJOR ROAD NETWORK RIGHT-OF-WAY WIDTHS)
OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

LEGEND

- MINOR ARTERIAL
36 Metres (120 Feet)
- COLLECTOR
23-26 Metres (76-86 Feet)

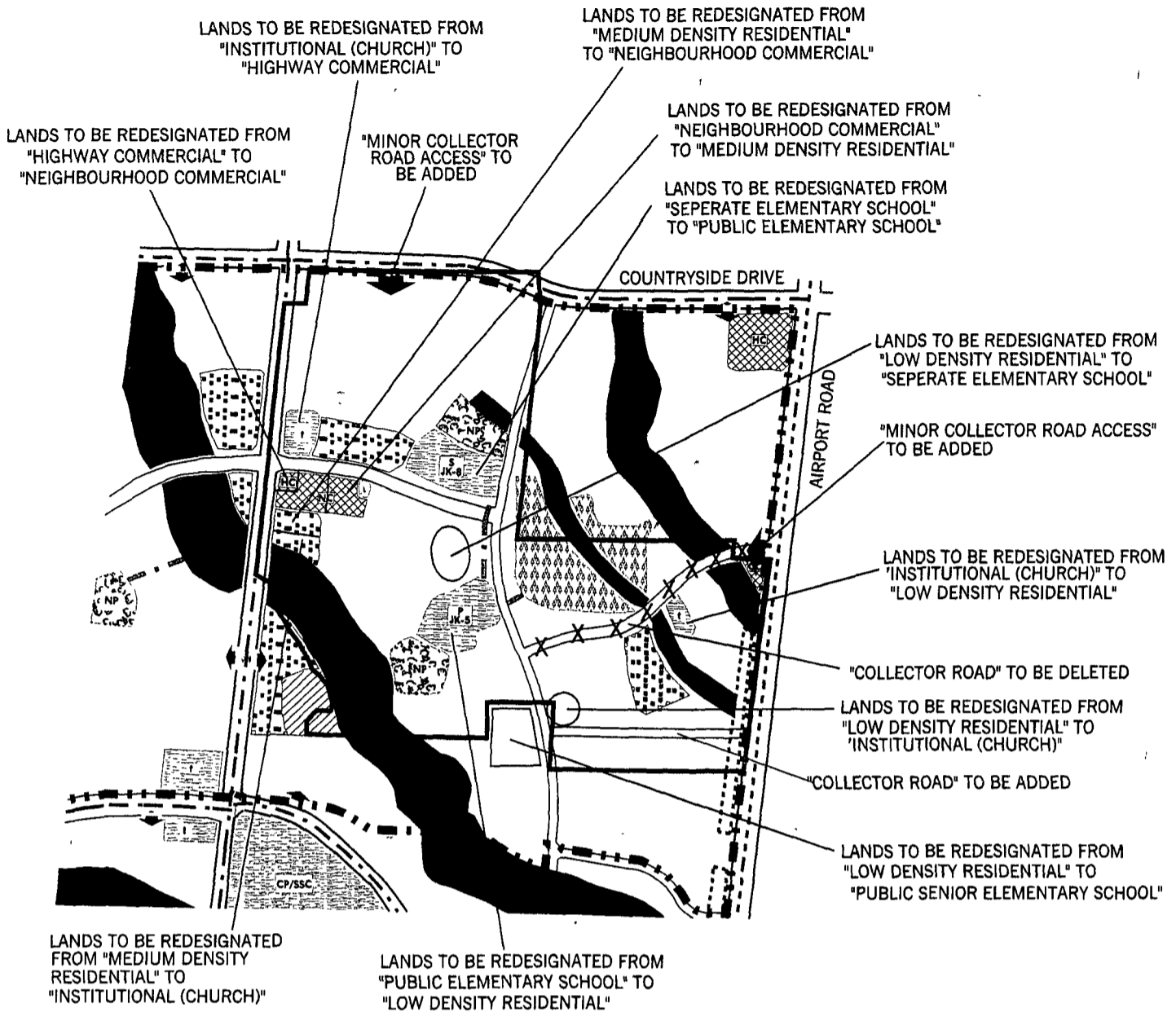
OFFICIAL PLAN AMENDMENT OP93 #. 226



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 10 24 Drawn by: CJK
File no. C6E14.2 Map no. 30-30H

Schedule A

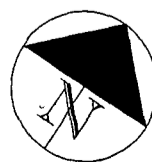


EXTRACT FROM SCHEDULE SP 28(A) OF THE DOCUMENT KNOWN AS THE SANDRINGHAM-WELLINGTON SECONDARY PLAN

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighbourhood Park
- Woodlot
- Major Drainage Facility
- Pedestrian / Bicycle Links
- Valleyland
- Institutional (Hospital, Church ⊕, Fire Station, Library ⊙, Police Station)
- Public Elementary School *
- Separate Elementary School*
- Community Park / Secondary School Campus
- Neighbourhood Commercial
- Highway Commercial
- Minor Arterial Road
- Minor Collector Road Access
- Collector Road

OFFICIAL PLAN AMENDMENT OP93 #. 226

Schedule B



CITY OF BRAMPTON
Planning, Design and Development

Date: 2003 10 24

Drawn by: CJK

File no. C6E14.2

Map no. 30-30J

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
341-2003 being a by-law to adopt Official Plan Amendment OP93-226
(Metrus Development Inc.) (Casa North Investments Inc.) File C6E14.2


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 341-2003 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 27th day of November, 2003, to adopt Amendment Number OP93-226 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 341-2003 as required by section 17(23) of the *Planning Act* was given on the 6th day of November, 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.
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. OP93-226 is deemed to have come into effect on the 27th 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)
27th day of November, 2003.)





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.**