



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 362-2012

To Adopt Amendment Number OP 2006-078
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 - 078 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 14TH day of December, 2012 .

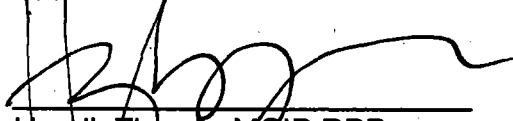


 SUSAN FENNEL - MAYOR



 PETER FAY - CLERK

Approved as to Content:



Henrik Zbogor, MCIP RPP
Acting Director, Planning Policy and Growth Management

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APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>J.F.</i>
DATE <i>05/12/12</i>

**AMENDMENT NUMBER OP 2006 -078
to the Official Plan of the
City of Brampton Planning Area**

Amendment Number OP 2006- 078

To The Official Plan Of The
City Of Brampton Planning Area

1.0 PURPOSE

The purpose of this amendment is to recognize the final boundaries of the Rosedale Village Adult Lifestyle Community and update the associated land-use designations and policies of the Sandringham Wellington Secondary Plan. Specifically this amendment will delete, within the limits of the subject lands, the public and separate elementary school sites, an institutional (church) site, neighbourhood parks, and pedestrian/bicycle links. The amendment also recognizes the reconfigured alignment of the collector road, revises the housing mix and density permissions for the subject lands, and replaces the original concept plan with a more detailed Block Plan.

2.0 LOCATION

The lands consist of approximately 129 hectares (318 acres) and are bounded by Countryside Drive to the north, Dixie Road to the east, Sandalwood Parkway to the south and Highway 410 to the west as shown on Schedule "A" to this amendment.

The lands are also described as within Part of Lots 13, 14, and 15, Concession 3, East of Hurontario Street in the City of Brampton.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

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


- a) By adding to the list of amendments pertaining to the Secondary Plan 28: Sandringham Wellington as set out in Part II: Secondary Plans, Amendment Number OP2006- 078

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

- a) By amending Schedule SP 28(A), to re-designate the "Neighbourhood Park", the "Institutional-Church", "Separate Elementary School", "Public Elementary School", "Pedestrian/Bicycle Links", and "Collector Road" designations to "Low Density Residential" as shown on Schedule "A" of this amendment;
- b) By amending Appendix A "Table 1-Secondary Plan Number 28 Housing Mix Percentages by Ranges by Sub-Area" and section 5.1.9 thereto, by changing the density ranges under Sub Area 7 as follows:
 - i. By changing the density range for "Single Family Density" from "47-67%" to "32-36%";
 - ii. By changing the density range for "Semi-Detached Density" from "28-48%" to "11-15%";

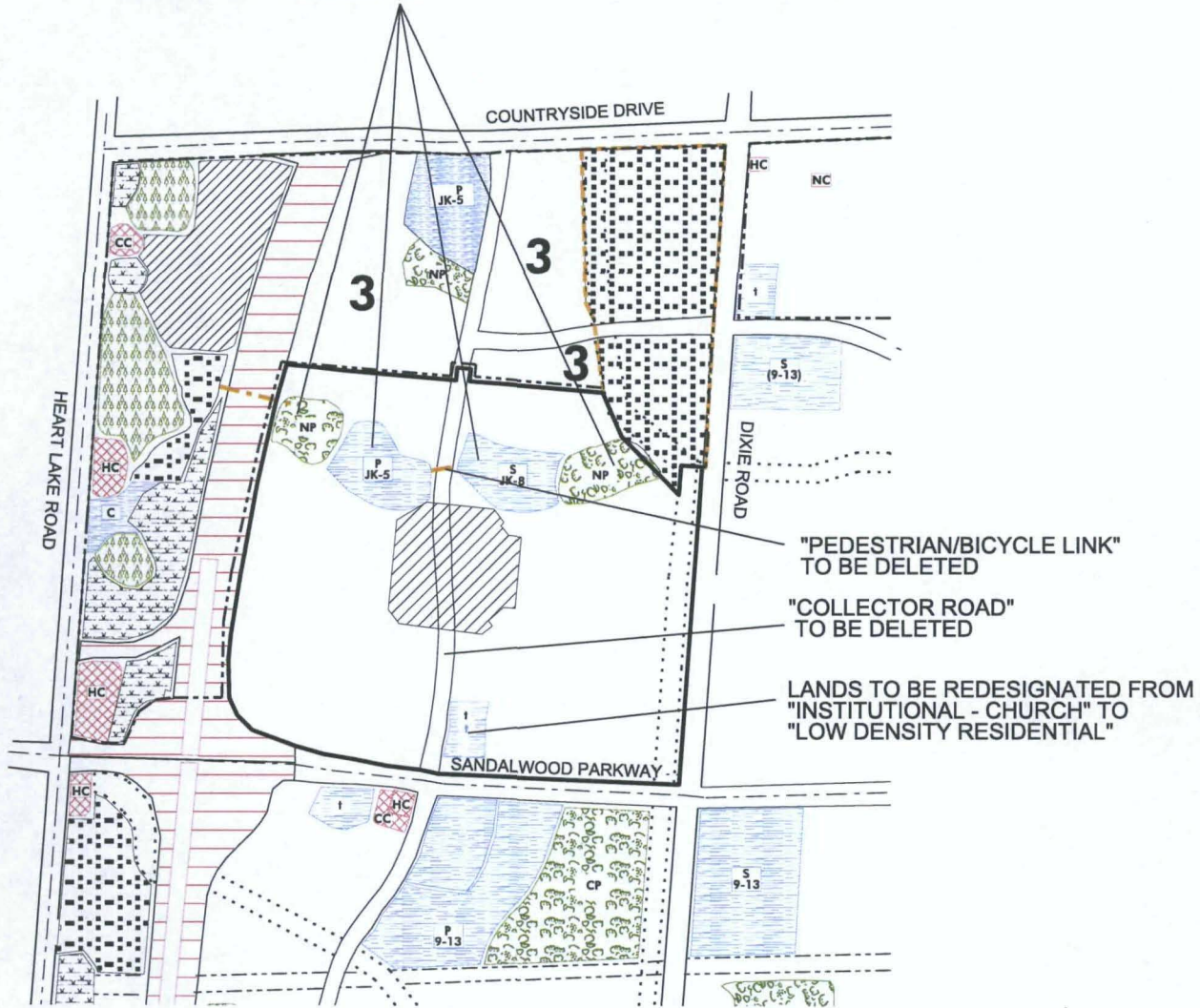
- iii. By changing the density range for "Mixed Low Density (Subtotal)" from "93-95%" to "44-48%"; and
 - iv. By changing the density range for "Townhouse Density" from "5-7%" to "36-40%".
 - v. By changing the density range for "Cluster Housing & Apartment Density" from "0%" to "12-20%".
- c) By deleting the concept plan in Appendix E thereto, and replacing it with the approved Block Plan for the Rosedale Adult Lifestyle Community as shown in Schedule "B" to this amendment;
- d) By deleting section 5.6.2.2 (i)(c) and replacing it with the following:
- "(c) maximum floor area per dwelling unit = 225 square metres."
- e) By deleting section 5.6.2.2 (ii)(c) and replacing it with the following
- "(c) maximum floor area per dwelling unit = 195 square metres."
- f) By deleting section 5.6.2.3 and replacing it with the following:
- "5.6.2.3 The lands identified as "Special Policy Area Number One" on Schedule A, will be planned to a maximum density of 25 units per gross residential hectare."

Approved as to Content:



Henrik Zbogor, MCIP, RPP
Acting Director, Planning Policy and Growth Management

LANDS TO BE REDESIGNATED FROM "PUBLIC ELEMENTARY SCHOOL", "SEPERATE ELEMENTARY SCHOOL" AND "NEIGHBOURHOOD PARK" TO "LOW DENSITY RESIDENTIAL"



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

- | | | | |
|--|--|--|----------------------------------|
| | LANDS SUBJECT TO THIS AMENDMENT | | |
| | Low Density Residential | | CC Convenience Commercial |
| | Medium Density Residential | | NC Neighbourhood Commercial |
| | High Density Residential | | HC Highway Commercial |
| | Neighbourhood Park | | Provincial Highway No. 410 |
| | Community Park | | Major Arterial Road |
| | Woodlot | | Minor Arterial Road |
| | Pedestrian / Bicycle Links | | Minor Collector Road Access |
| | Pond / Marshes | | Collector Road |
| | Major Drainage Facility | | |
| | Institutional (Hospital, Church, Fire Station, Library, Police Station & Community Club, Nursing Home) | | Special Policy Area Number One |
| | Public Elementary School * | | Special Policy Area Number Two |
| | Public High School * | | Special Policy Area Number Three |
| | Separate Elementary School* | | |
| | Separate High School* | | |



APPENDIX E - ROSEDALE VILLAGE BLOCK PLAN/
CONCEPT PLAN FOR SPECIAL POLICY AREA ONE

ROSEDALE VILLAGE BLOCK PLAN/CONCEPT PLAN



CITY OF BRAMPTON
Planning, Design & Development Department
BLOCK PLAN APPROVED
PHASE _____ APPROVAL

NOV 23 2012

[Signature]
John B. Corbett, MCIP, RPP
Commissioner

- LEGEND
- RESIDENTIAL
 - PARK \ PEDESTRIAN WALKWAYS
 - APARTMENTS
 - GOLF COURSE \ CLUBHOUSE
 - CHANNEL



OFFICIAL PLAN AMENDMENT OP2006 #. 078

Schedule B