

BY-LAW

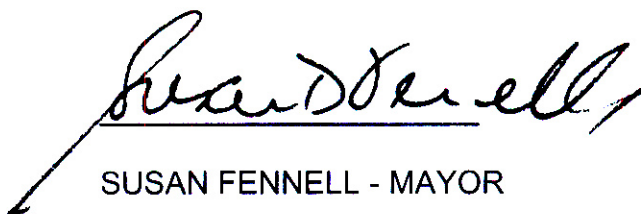
Number 315-2005

To Adopt Amendment Number OP93 - **253**
to the Official Plan of the
City of Brampton Planning Area

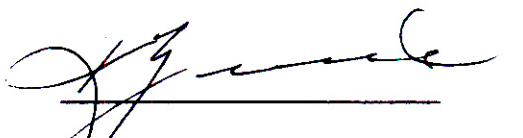
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, hereby enacts the following:

- Amendment Number OP93 ~~253~~ 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 **12th** day of **October**, 2005.


SUSAN FENNELL - MAYOR

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
<i>C. Mikulich</i>			
DATE	10	18	05


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

Approved as to Content:



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

AMENDMENT NUMBER OP93- 253
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 from Estate Residential to Residential and to identify the subject lands as a new secondary plan area, referred to as the Vales of Humber (Area 50). This amendment also identifies the lands as a new Upscale Executive Housing Special Policy Area, allocates an upscale executive housing unit requirement to the area, and specifies fundamental planning policies addressing community design, growth management and land use to guide the preparation of a secondary plan for the area. The policies found in this amendment conform to the spirit and intent of the Upscale Executive Housing policies (Section 4.1.2) of the Official Plan, the City's Six Pillars Strategic Plan and the Council adopted Development Design Guidelines.

The redesignation of the subject lands from rural estate lot development on private services to an urban form of housing on full municipal services is consistent with the policies of the Region of Peel Official Plan and the Provincial Policy Statement regarding the discouragement of development on private services and the efficient use of land and infrastructure.

2.0 Location:

The lands subject to this amendment comprise about 208.9 hectares (516 acres) in Northeast Brampton and are bounded to the west by a tributary of the West Humber River (Tributary A), to the north by Mayfield Road, to the east by The Gore Road, and to the south by Countryside Drive. The lands are within the area described as Lots 16 and 17, Concession 8 and 9 N.D., in the Geographic Township of Toronto Gore, now 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 changing on Schedule "A", (GENERAL LAND USE DESIGNATIONS) thereto, the land use designation of the lands within the area subject to amendment on Schedule "A" to this amendment from "ESTATE RESIDENTIAL" to "RESIDENTIAL";
- (2) by adding to Schedule "A1" (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS) thereto, the area identified as "AREA 4A" a new Upscale Executive Housing Policy Area as shown on Schedule "B" to this amendment;
- (3) by adding to Schedule "G" (SECONDARY PLANNING AREAS) thereto, the boundaries of Secondary Plan Area 50, identified as the subject lands on Schedule "C" to this amendment;

- (4) by amending Section 4.1 RESIDENTIAL thereof, the following words to Section 4.1.2.6: “seven” to “eight” in the first line, “4,100” to “5,100” in the third line, and by adding the following row after “Area 4 (Vales of Castlemore North) 500 Units” in the Table entitled “Allocation of Upscale Executive Housing Unit Requirements by Upscale Executive Housing Special Policy Areas”: “Area 4A (Vales of the Humber) 1,000 units”; so the table shall read as follows:

**Allocation of Upscale Executive Housing Unit Requirements
By Upscale Executive Housing Special Policy Areas**

Upscale Executive Housing Special Policy Areas (per Schedule “A1”)	Housing Unit Requirement
Area 1 (Bram West Secondary Plan)	1,000 Units
Area 2 (Credit Valley Secondary Plan)	1,000 Units
Area 3 (Snelgrove Secondary Plan)	200 Units
Area 4 (Vales of Castlemore North)	500 Units
Area 4A (Vales of Humber)	1,000 Units
Area 5 (Vales of Castlemore Secondary Plan)	500 Units
Area 6 (Bram East Secondary Plan)	300 Units
Area 7 (Highway 427 Industrial Secondary Plan)	600 Units

- (5) by amending Section 4.1 RESIDENTIAL thereof, the word “seven” to “eight” in the first line of Section 4.1.2.7.; so that the amended section shall read as follows:

4.1.2.7 The eight Upscale Executive Housing Special Policy Areas are of a sufficient size to readily accommodate the allocated number of upscale executive housing units, and in some cases, these areas are significantly larger than the allocated unit count would require. In the latter circumstance, the City recognizes and expects that the size and configuration of the final Secondary Plan level Upscale Executive Housing area may be reduced through the detailed study process and that these studies will determine how much and which portion of each area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the achievable upscale executive housing yield for the particular area continues to match or exceed the specified allocation requirement.

- (6) by adding to Section 4.1 RESIDENTIAL thereof, the following new Sections as 4.1.2.9

4.1.2.9 Vales of Humber Upscale Executive Housing Special Policy Area 4A

4.1.2.9.1 In the area designated Upscale Executive Housing Special Policy Area 4A, only upscale executive housing development and related uses shall be permitted in

accordance with Section 4.1.2 of the Official Plan with the following policies guiding secondary and block planning for the subject lands:

- i) only single detached dwellings and related uses shall be permitted;
- ii) notwithstanding Section 4.1.2.2 viii) of this Plan, the minimum lot frontage for single detached homes shall be 15.2 metres (50 feet) and the maximum net residential density shall be 14.25 units/hectare (6 units/acre);
- iii) Concentrations of larger executive lots (i.e. 60, 70 and 80 foot frontage) in appropriate locations will be determined through secondary and block planning.
- iv) The establishment of appropriate lot frontages based on the following factors:
 - compatibility with estate housing and environmental features;
 - balancing land use compatibility concerns with sound principles of growth management and reasonable land use efficiencies;
 - proximity to the existing Hamlet of Wildfield;
 - land use transition; and,
 - community design.

4.1.2.9.2 Detailed development performance standards and design features developed as part of the Secondary Plan for Special Policy Area 4A shall be consistent with the City of Brampton Development Design Guidelines (August, 2003);

4.1.2.9.3 Prior to granting draft plan, zoning or other development approval within Special Policy Area 4A, a secondary plan amendment shall be approved. Secondary planning will be undertaken concurrently with block planning and will include, for example, detailed policies on land use, housing mix and density, the natural environment, community design and growth management. The City of Brampton, in consultation with appropriate public agencies having jurisdiction will define a range of background planning and growth management studies to provide the basis for the secondary plan. These growth management studies will specifically take into account the impact on development on the timing of necessary local and regional road improvements. In this regard, the release of lands for development will be predicated on the results of these studies and the associated capital budget commitments.

4.1.2.9.4 To promote the protection of the Hamlet of Wildfield located in the general area of Mayfield Road and The Gore Road, the Secondary Plan prepared for the Vales of Humber will include a policy statement that establishes transition and buffer areas.

4.1.2.9.5 Notwithstanding Section 4.1.2.9.1 of this Plan, subject to recognition in the block plan land use concept of an appropriate interface with estate residential uses, secondary planning for the Vales of Humber will address in part, the potential for: neighbourhood commercial uses, provided that such uses are restricted to the lands adjacent to the southeast corner of Mayfield Road and McVean Drive.

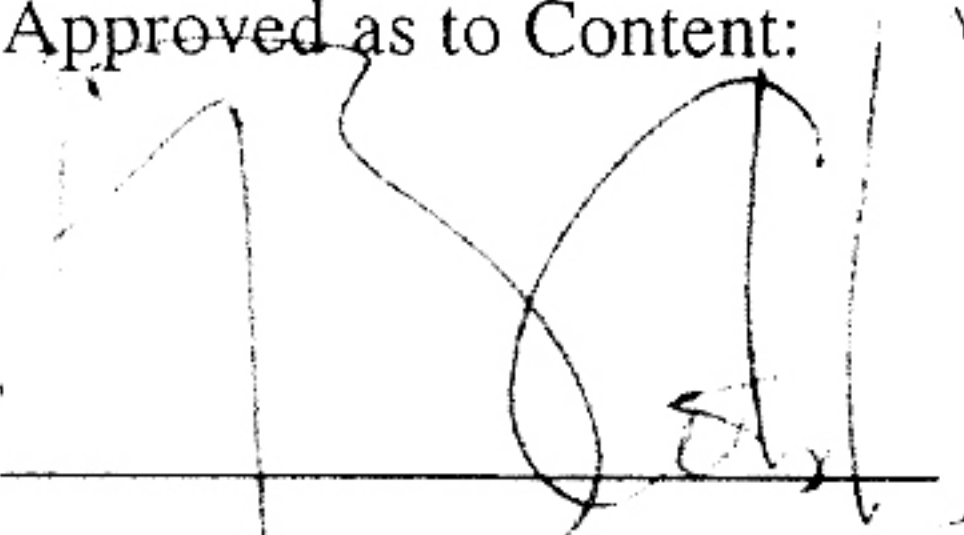
- (7) By amending section 4.1 Residential thereof, the addition of a new policy at the end of Section 4.1.3.3 as follows:

Within the Estate Residential area of the Toronto Gore, building lots within a registered plan of subdivision shall be subject to the minimum lot size specified by the implementing zoning by-law. This policy will ensure that:

- (i) a long term supply of estate building lots are available in this part of the City of Brampton;
 - (ii) there is a continued protection of the existing rural estate housing community from consent and severance applications; and,
 - (iii) notwithstanding the above, any new lot created within an existing registered plan of subdivision shall be a minimum of 2 acres in size.
- (8) By adding to Part II SECONDARY PLANS, thereof, the following new heading and associated text after the section Area 49: Vales North:

“Area 50: Vales of Humber

No Secondary Plan in place.”

Approved as to Content:

John B. Corbett, MCIP, RPP

Commissioner, Planning, Design and Development

TOWN OF CALEDON

LANDS SUBJECT TO THIS AMENDMENT TO BE CHANGED FROM ESTATE RESIDENTIAL TO RESIDENTIAL

CON 7 N.D.

CON 8 N.D.

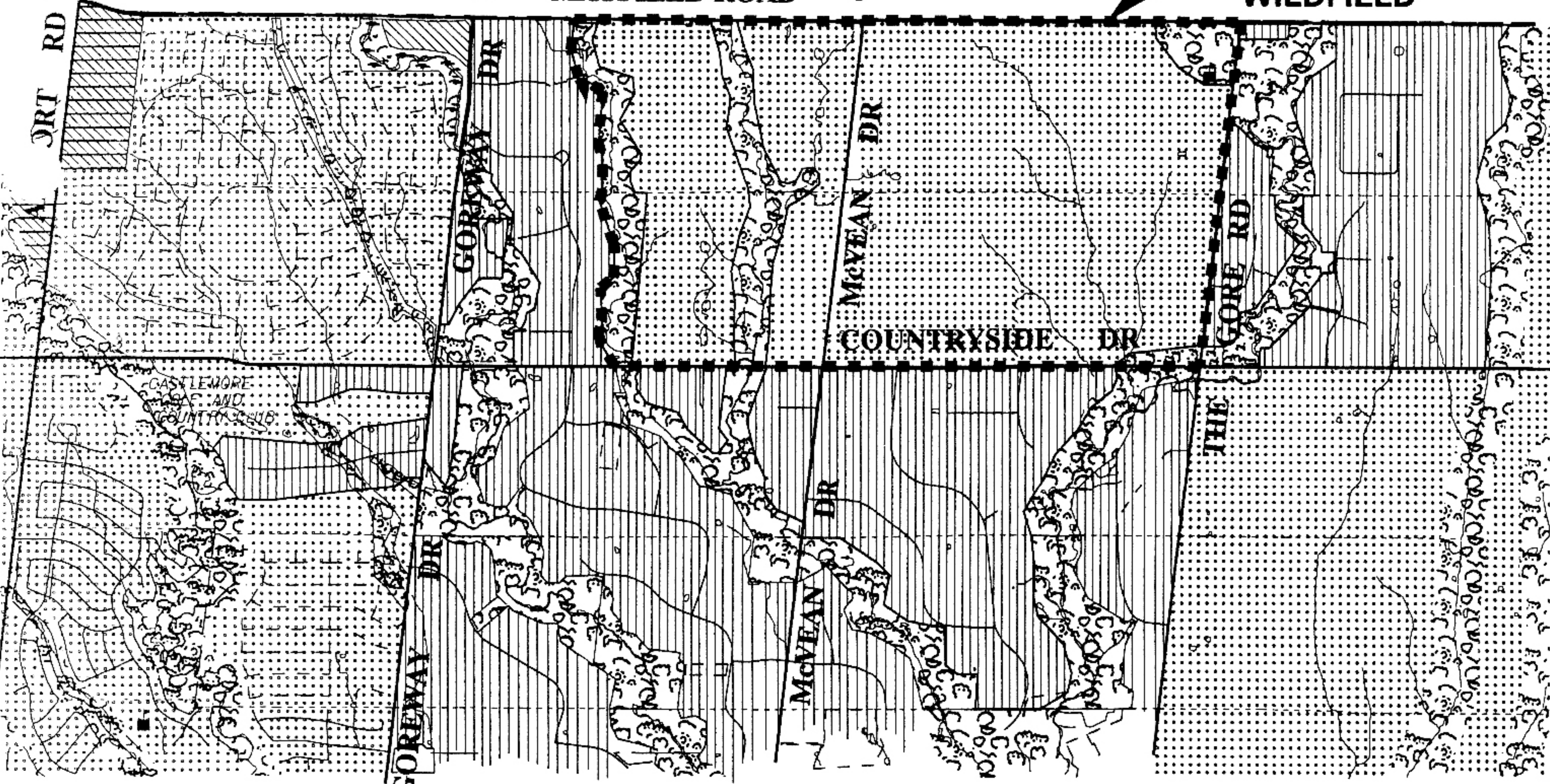
CON 9 N.D.

CON 10 N.D.

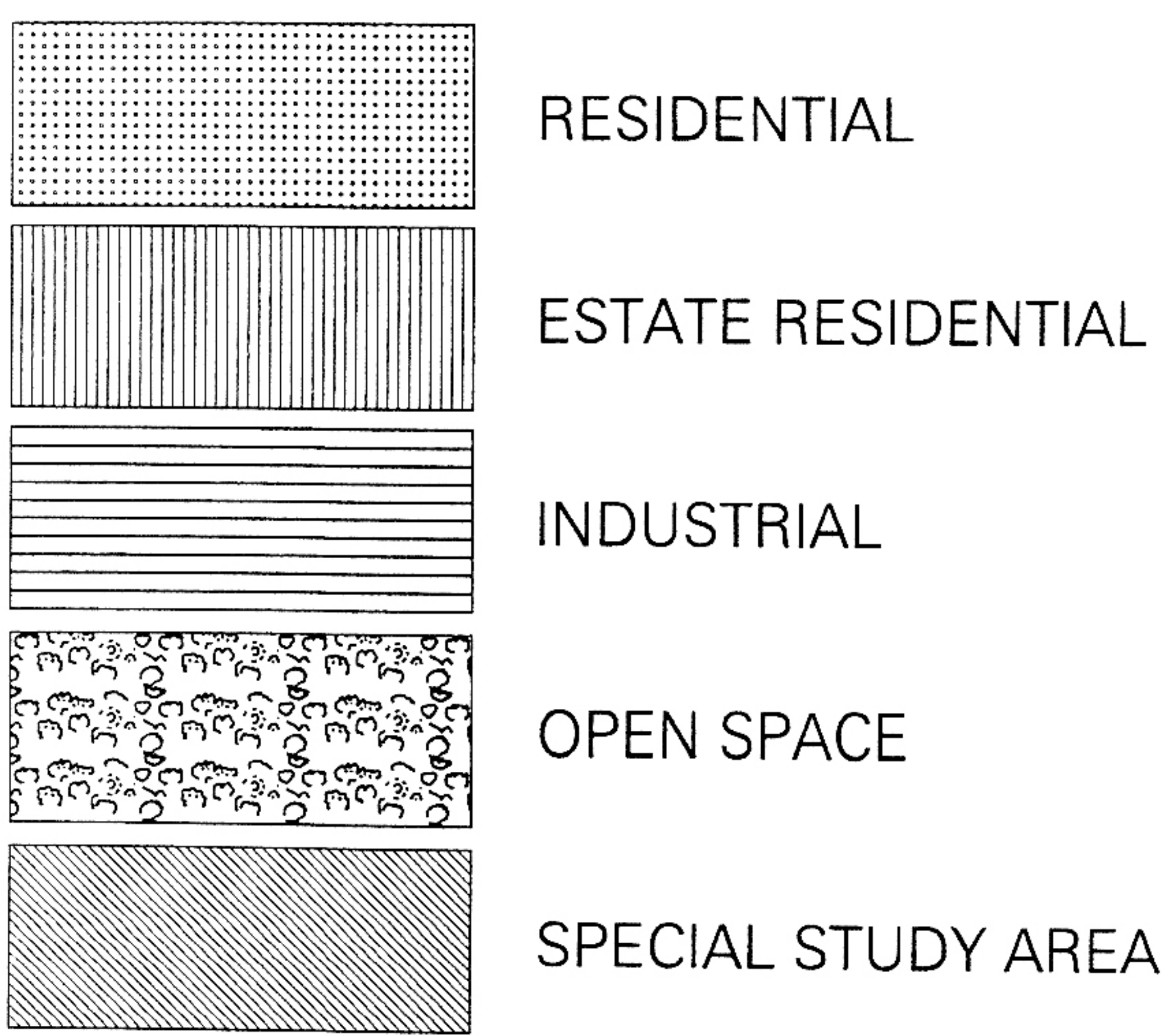
TULLAMORE

MAYFIELD ROAD

WILDFIELD

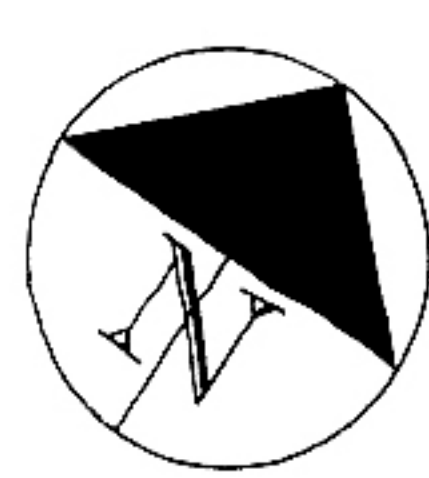


GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'



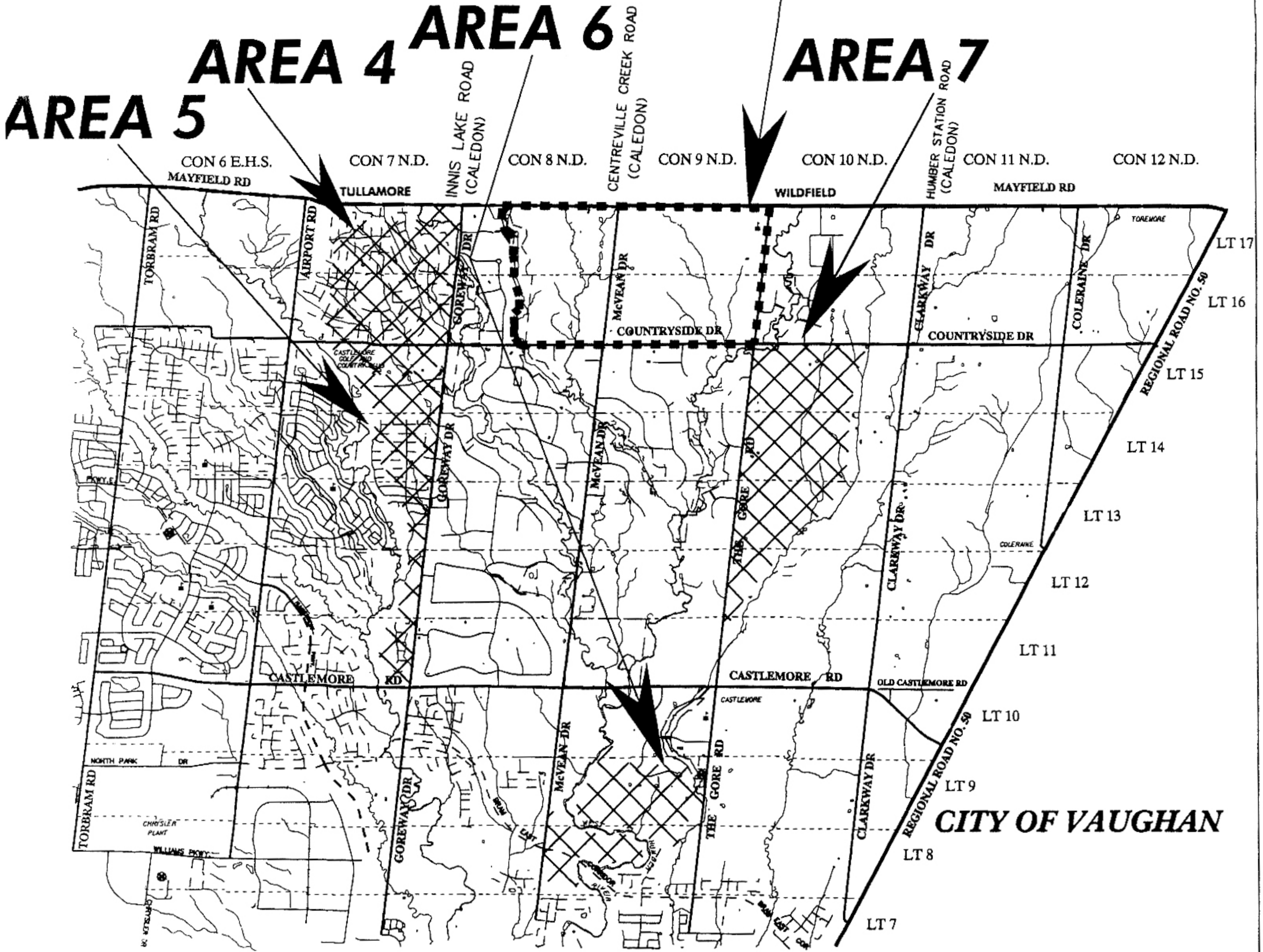
----- AREA SUBJECT TO THIS AMENDMENT

EXTRACT FROM SCHEDULE "A" GENERAL LAND USE DESIGNATIONS, CITY OF BRAMPTON OFFICIAL PLAN

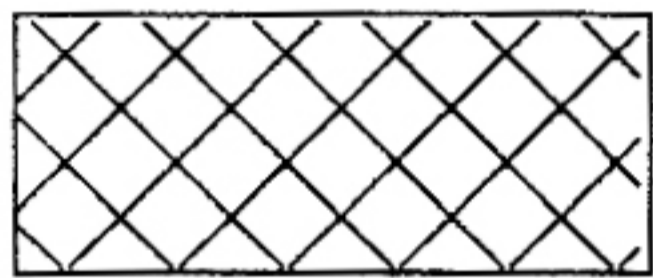


TOWN OF CALEDON

LANDS SUBJECT TO THIS AMENDMENT
TO BE ADDED AS "AREA 4A"



**UPSCALE EXECUTIVE HOUSING
SPECIAL POLICY AREAS
SCHEDULE 'A1'**



UPSCALE EXECUTIVE HOUSING
SPECIAL POLICY AREAS



AREA SUBJECT TO THIS AMENDMENT

**EXTRACT FROM SCHEDULE "A1" UPSCALE EXECUTIVE HOUSING
SPECIAL POLICY AREAS, CITY OF BRAMPTON OFFICIAL PLAN**



SCHEDULE B TO OFFICIAL PLAN AMENDMENT NO. OP93# **253**



CITY OF BRAMPTON
Planning and Building

Date: August 20, 2003

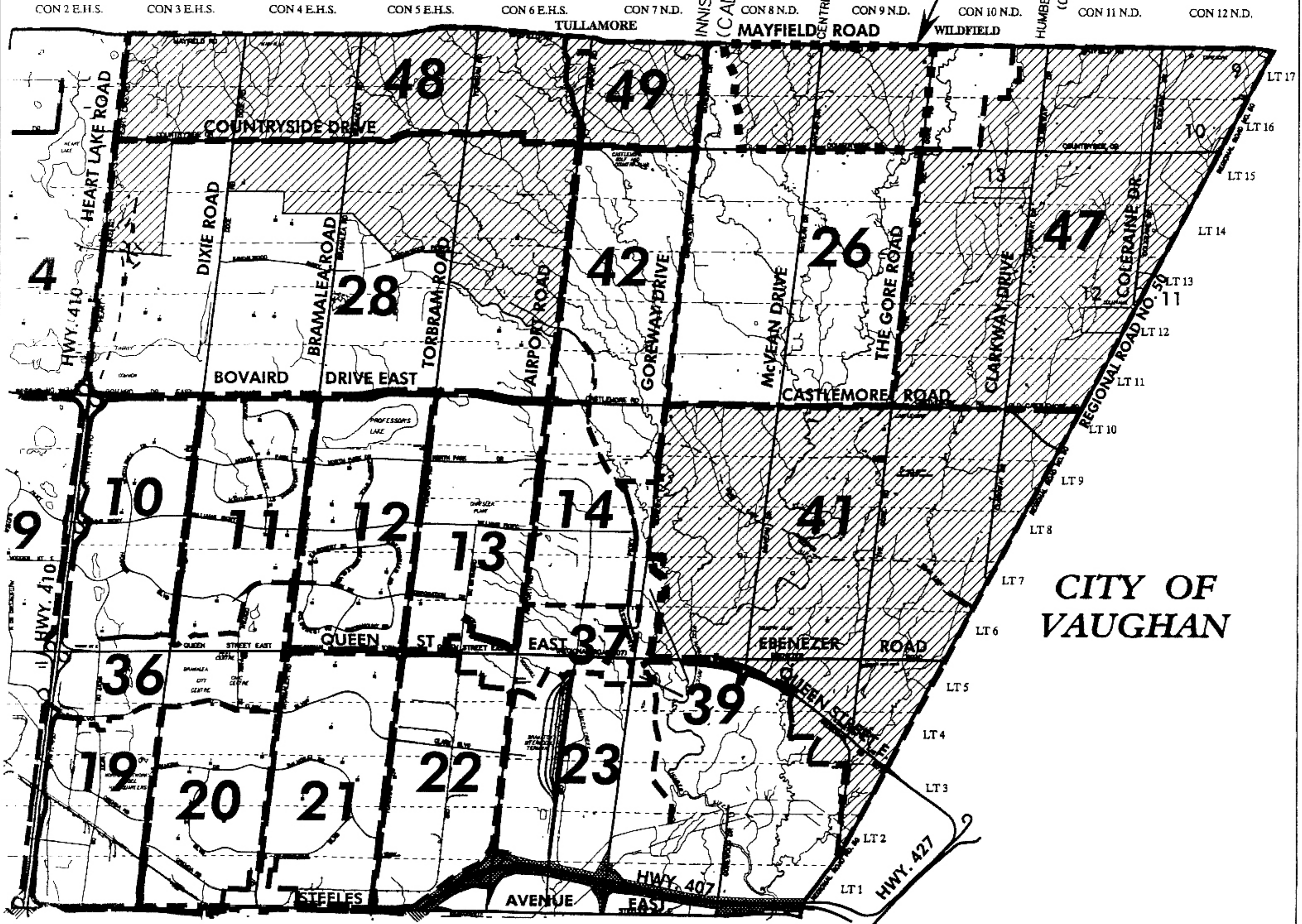
Drawn by: J. Kennedy

File no. 50scheal.dgn

Map no.

LANDS SUBJECT TO THIS AMENDMENT
TO BE ADDED AS SECONDARY PLAN AREA NO. 50

TOWN OF CALEDON



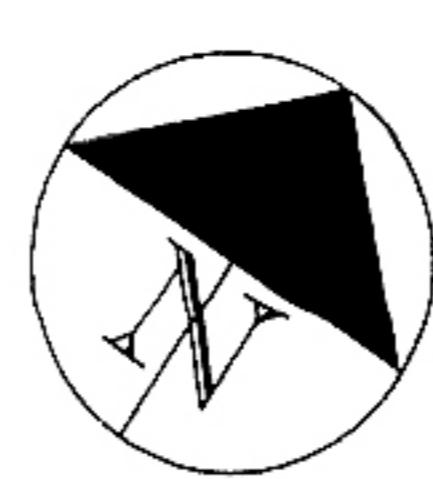
SECONDARY PLAN AREAS SCHEDULE 'G'

----- AREA SUBJECT TO THIS AMENDMENT

EXTRACT FROM SCHEDULE "G" SECONDARY PLAN AREAS, CITY OF BRAMPTON OFFICIAL PLAN



SCHEDULE C TO OFFICIAL PLAN AMENDMENT NO. OP93# **253**



CITY OF BRAMPTON
Planning and Building

Date: August 20, 2003 Drawn by: J. Kennedy
File no. 50scheg.dgn Map no.