



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 16-2001

To adopt Amendment Number OP93-150  
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- 150 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 29<sup>th</sup> day of, January 2001.

SUSAN FENNEL - MAYOR

LEONARD J. MIKULICH - CLERK

Approved as to Content:

John B. Corbett, MCIP, RPP  
Director of Development Services



**AMENDMENT NUMBER OP 93-150  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA**

**1.0 Purpose:**

The purpose of this amendment, in conjunction with an associated plan of subdivision (21T- 99013B) and zoning amendment, is to facilitate the development of a 26.6 hectare (65.7 acre) parcel for single family, semi-detached, townhouse, district commercial, highway commercial and open space purposes.

The purpose of this amendment is twofold. First, to delete a “Cluster/High Density” residential designation on the south side of the future Williams Parkway permitting townhouses and apartments housing forms in favour of a “Low/Medium Density” residential designation. The “Low/Medium Density Residential” designation represents the extension of low density residential development (single and semi-detached lots shown on the subdivision plan) buffered from the northerly, district retail, medium density and medium/high density designations by the future Williams Parkway. The deletion of this “Cluster/High Density Residential” designation is offset through a variety of higher density housing forms specified in the retained “Cluster/High Density Residential designation”, namely townhouse and medium/high density blocks, shown on the subdivision plan on the north side of the future Williams Parkway, and through a condition of subdivision approval that reserves a portion of the lands north of the future Williams Parkway for apartment purposes.

The amendment also deletes a “Convenience Retail” designation on the south side of the future Williams Parkway in favour of a “Low/Medium Density” residential designation. These convenience retail shopping facilities and the associated floor space quantum will be replaced as part of the development of a designated “District Retail” site on a portion of the subdivision plan north of the future Williams Parkway. To accommodate for this transfer of convenience retail floor space, the northerly “District Retail” site could develop for a range of district commercial type uses having a gross floor area of approximately 29,465 square metres (317,169 square feet), a minor increase over the 28,000 square metres (301,399 square feet) of gross commercial floor area envisioned for this District Retail designation in the Bram East Secondary Plan, not requiring a further amendment to the Secondary Plan.

The various designations to implement these amendments are outlined on Schedule “A” to this amendment.

**2.0 Location**

The lands subject to this amendment comprise a portion of a 26.6 hectare (65.7 acre) parcel located at the intersection of Regional Road Number 50 and the future Williams Parkway. The lands are within Lot 7, Concession 10, N.D.

**3.0 Amendment and Policies Relative Thereto:**

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

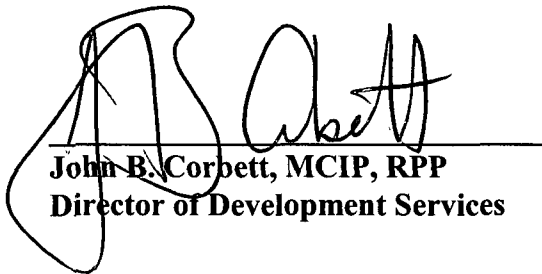
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 41 : Bram East, as set out in Part II: Secondary Plans, Amendment Number OP93- 150
- (2) by changing on Schedule SP 41 (a) of Chapter 41 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from “Convenience Retail” to “Low/Medium Density”;

- (3) by changing on Schedule SP 41 (a) of Chapter 41 of Part II: Secondary Plans, the land use designation of the lands shown on Schedule A to this amendment from “Cluster/High Density” to “Low/Medium Density”.
- (4) by deleting Section 3.2.1 and replacing with the following:

**“District Retail**

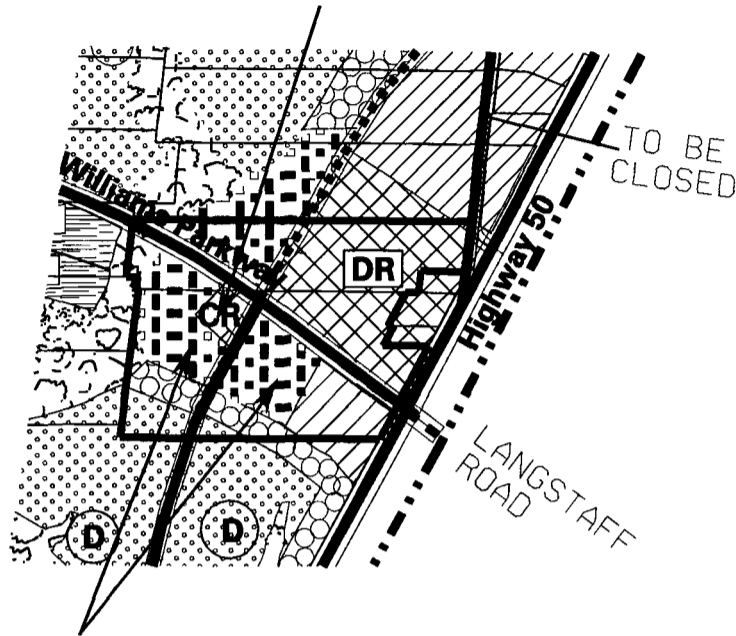
**3.2.1 The lands designated District Retail on Schedule SP41(a) shall permit the range of uses and be developed in accordance with the Local Retail policies of Part 1, section 4.2 and other relevant policies of the Official Plan. The designation may accommodate up to 28,000 square metres (301,400 square feet) of gross leasable area on a site up to 12 hectares (29.7 acres) in size.**

**Approved as to Content:**



**John B. Corbett, MCIP, RPP**  
**Director of Development Services**

**LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "CONVENIENCE RETAIL" TO "LOW/MEDIUM DENSITY"**



**LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "CLUSTER/HIGH DENSITY" TO "LOW/MEDIUM DENSITY"**

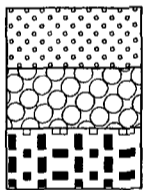
EXTRACT FROM SCHEDULE SP41(a) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN



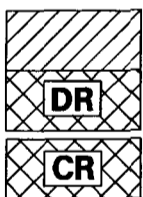
**SUBJECT LANDS**

**ROAD NETWORK**

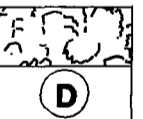
**RESIDENTIAL LANDS:**



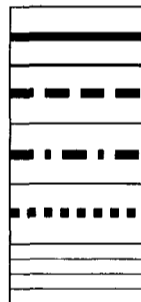
- Low / Medium Density
- Medium Density
- Cluster / High Density



- EMPLOYMENT LANDS:**
- Mixed Commercial / Industrial
  - District Retail
  - Convenience Retail



- OPEN SPACE:**
- Valleyland
  - Storm Water Management Facility

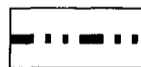


- Highway
- Major Arterial
- Minor Arterial
- Collector Road
- Local Road

**INSTITUTIONAL:**

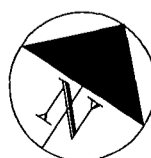


- Elementary School (JK-5 or JK-8)
- Senior Public School (6-8)



- Secondary Plan Boundary

**OFFICIAL PLAN AMENDMENT OP93 #. 150**



**CITY OF BRAMPTON**  
Planning and Building

Date: 2000 11 07

Drawn by: CJK

File no. C10E7.4

Map no. 52-13H

**Schedule A**