



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 164-2001

To Adopt Amendment Number OP93- 160  
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- 160 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

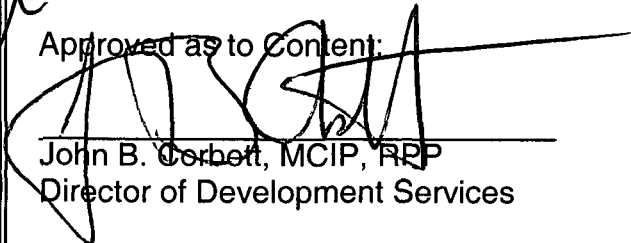
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 11th day of June, 2001.

SUSAN FENNELL - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED S TO FORM LAW DEPT BRAMPTON
DATE

Approved as to Content:



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

AMENDMENT NUMBER OP93- 160  
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 designations of the lands shown outlined on Schedule A to this Amendment to permit the development of the subject lands for medium density residential purposes, and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the southwest corner of Chinguacousy Road and the future extension of Sandalwood Parkway West, approximately 1800 metres (5900 feet) north of Highway No. 7. The area subject to the amendment consists of a site approximately 3.57 hectares (8.82 acres) in size having a frontage of approximately 190 metres (623 feet) along the west side of Chinguacousy Road, and is located in part of Lot 13, Concession 3, West of Hurontario Street, in the City of Brampton.

The lands subject to this amendment are specifically indicated on the Schedule to this amendment.

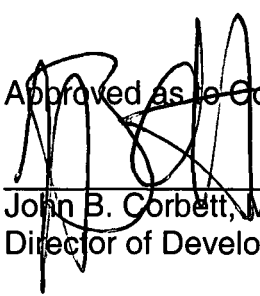
3.0 Amendments and Policies Relative Thereto:

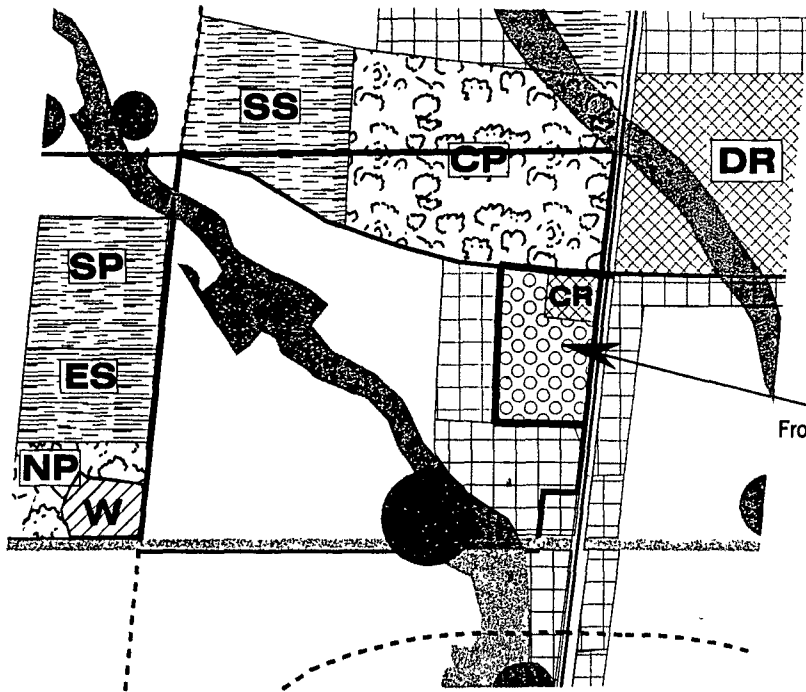
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 44: Fletcher's Meadow, as set out in Part II: Secondary Plans, Amendment Number OP93- 160 .
- (2) by changing on Schedule SP 44(a) of Chapter 44 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Convenience Retail" and "Medium/Cluster/High Density Residential" to "Medium Density Residential.
- (3) by adding thereto the following policy:

5.10.6 To facilitate the function of the intersection of Sandalwood Parkway West and Chinguacousy Road as a Community Square and to complement the designated Community Park located at the northwest corner of this intersection, an enhanced design treatment consisting of pedestrian-oriented architectural and landscape elements shall be implemented to create a high quality 'gateway' feature at the southwest corner of the intersection."

Approved as the Content:

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



Lands Subject To This Amendment To Be Redesignated From "Convenience Retail" & "Medium/Cluster/High Density Residential" To "Medium Density Residential"

EXTRACT FROM SCHEDULE SP44 (a) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

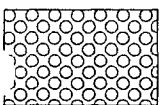
**RESIDENTIAL**



LOW / MEDIUM DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



MEDIUM / CLUSTER / HIGH DENSITY RESIDENTIAL



PRIMARY VALLEY LAND



SECONDARY VALLEY LAND



WOODLOT

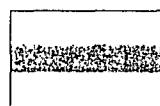
**TRANSPORTATION**



ARTERIAL ROADS



COLLECTOR ROADS



TRANS-CANADA PIPELINE



STORM WATER MANAGEMENT FACILITY

**OPEN SPACE**



COMMUNITY PARK



NEIGHBOURHOOD PARK

**INSTITUTIONAL**



SENIOR PUBLIC SCHOOL



ELEMENTARY SCHOOL



SECONDARY SCHOOL

**COMMERCIAL**



DISTRICT RETAIL



CONVENIENCE RETAIL

