



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 280-2007

To adopt Amendment Number OP93-~~286~~ and OP2006- ~~008~~
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 OP93-286 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. Amendment Number OP2006- 008 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 12 day of, September, 2007



 SUSAN FENNEL - MAYOR



 K. ZAMMIT - CLERK
 Peter Fay, Deputy City Clerk

Approved as to Content:



 Adrian J. Smith, MCIP, RPP
 Director, Planning and Land
 Development Services.

APPROVED AS TO FORM LAW DEPT BRAMPTON	
DATE	<u>Sept 16/07</u>

AMENDMENT NUMBER 93-~~286~~
 TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
 PLANNING AREA

1.0 Purpose:

This amendment pertains to the approved Sub-Area 2 Block Plan within the Credit Valley Secondary Plan. The approved Sub-Area 2 Block Plan for the Credit Valley Secondary Plan area is bounded by, Mississauga Road, the extension of Williams Parkway, the westerly limits of Springbrook Creek, and Queen Street West. The lands in Sub-Area 2 have a total area of approximately 250 hectares (620 acres).

The purpose of this Official Plan Amendment is to:

- (1) Establish policies to guide the development of live/work uses in the Credit Valley Secondary Plan.
- (2) Designate a new north-south collector road to link Queen Street West and the future Williams Parkway east of Mississauga Road and west of Huttonville Creek to provide both a transportation and servicing corridor between communities.
- (3) With respect to the Destona Homes (2003) Inc subdivision plan, re-designate a 2.7 hectare (6.8 acre) portion of the subdivision plan from "Residential Low Density 1" to "Residential Low Density 2" to accommodate semi-detached and street townhouse uses, and, re-designate a 0.09 hectare (0.21 acre) triangular block of land at the most north-east section of the subdivision plan from "Residential Low Density 1" to "Neighbourhood Retail".

2.0 Location:

The lands subject to this amendment comprise:

- (1) The entire Credit Valley Secondary Plan area with respect to live/work unit policies.
- (2) The portion of the Credit Valley Secondary Plan area between Mississauga Road to the west, a portion of the Huttonville Creek valleylands to the east, Queen Street West to the south and the future Williams Parkway to the north with respect to the designation of a north south collector road within part of Lots 6, 7, 8, Concession 4, W.H.S.
- (3) A portion of a subdivision plan by Destona Homes (2003) within part of Lot 7, Concession 4, W.H.S. with respect to the re-designation of lands from "Residential Low Density 1" to "Residential Low Density 2", and, "Neighbourhood Retail".

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 Schedule "B" , Major Road Network Right-of-Way Widths, the designation "Collector 23-26 metres (76-86 feet)" as shown outlined on Schedule "A" to this of amendment.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley, as set out in Part II: Secondary Plans, Amendment Number OP93-~~286~~.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan (being Part II, Secondary Plans, as amended), are hereby further amended:

- (1) by changing on Schedule SP45 (A) of Part II, of Chapter 45 of Part II, Secondary Plans, the land use designation of the lands shown outlined on Schedule "B" to this amendment from " Residential - Low Density 1" to "Residential- Low Density 2".
- (2) by changing on Schedule SP45 (A) of Part II, of Chapter 45 of Part II, Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from " Residential -Low Density 1" to "Neighbourhood Retail."
- (3) by adding to Schedule SP45 (A) of Part II, of Chapter 45 of Part II, Secondary Plans, "Collector Road" as shown outlined on Schedule A to this amendment.
- (4) by adding after section 5.2.6.2 the following

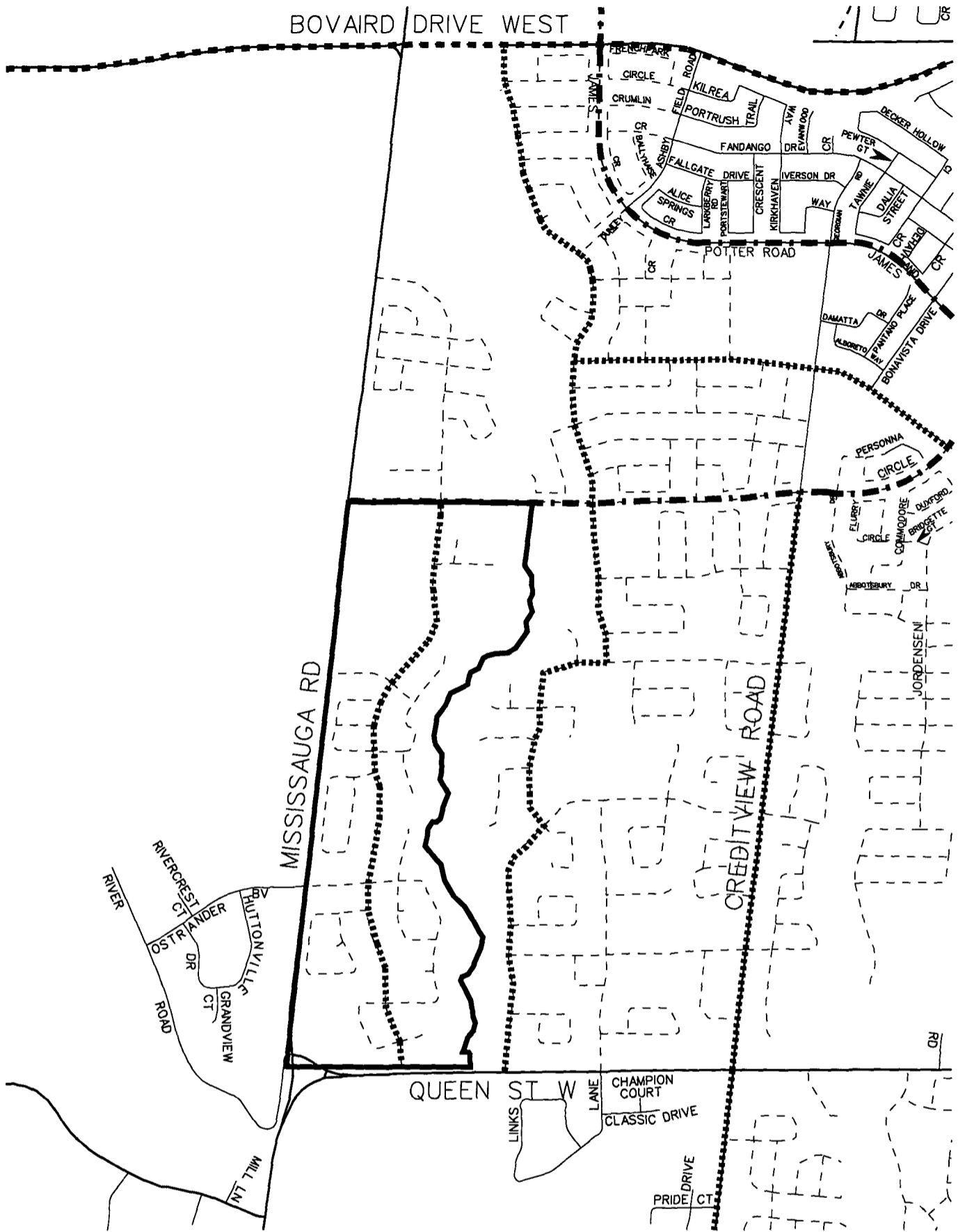
"5.2.7 Live/Work Units

5.2.7.1 The City shall evaluate the number of live/work units and their location within the Credit Valley Secondary Plan area based upon live/work units that: (i) support a mix of land uses (ii) provide services that do not interfere with lands designated for more intensive retail/commercial purposes (iii) improve streetscapes; and (iv) provide limited home-based office, personal service and convenience commercial uses that are compatible with surrounding residential uses.

5.2.7.2 Live/work units are a residential dwelling unit that is also used for work purposes, provided the resident or residents of such accommodation work in the dwelling unit, and the dwelling unit may also be used for work purposes by any number of persons.

5.2.7.3 Live/work units shall be regulated through a number of inter-related municipal planning processes and requirements, including, block plans, plans of subdivision, zoning by-laws and site plan approval, based upon the following principles:

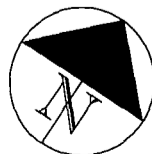
- i. Restrictions on the types of non-residential uses to ensure that these uses are compatible with adjacent residential uses with respect to noise, odour, traffic and parking, including a maximum floor space.
- ii. High quality architectural design that is compatible with the built form of the surrounding area.
- iii. Building sitings that accommodate outdoor at grade parking in pre-determined locations, with appropriate fencing and landscaping to screen these parking areas, including limited on-street parking.
- iv. No outdoor storage of garbage, goods or materials, and no display of goods and materials for sale.
- v. Controls on signage and exterior lighting."



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

- LANDS SUBJECT TO THIS AMENDMENT
- HIGHWAY
- MINOR ARTERIAL
- - - - -** 36 Metres (120 Feet)
- COLLECTOR
-** 23 - 26 Metres (76 - 86 Feet)

Schedule A to OFFICIAL PLAN AMENDMENT OP93 **286**



CITY OF BRAMPTON
 Planning, Design and Development

Date. 2007 07 09

Drawn by. CJK

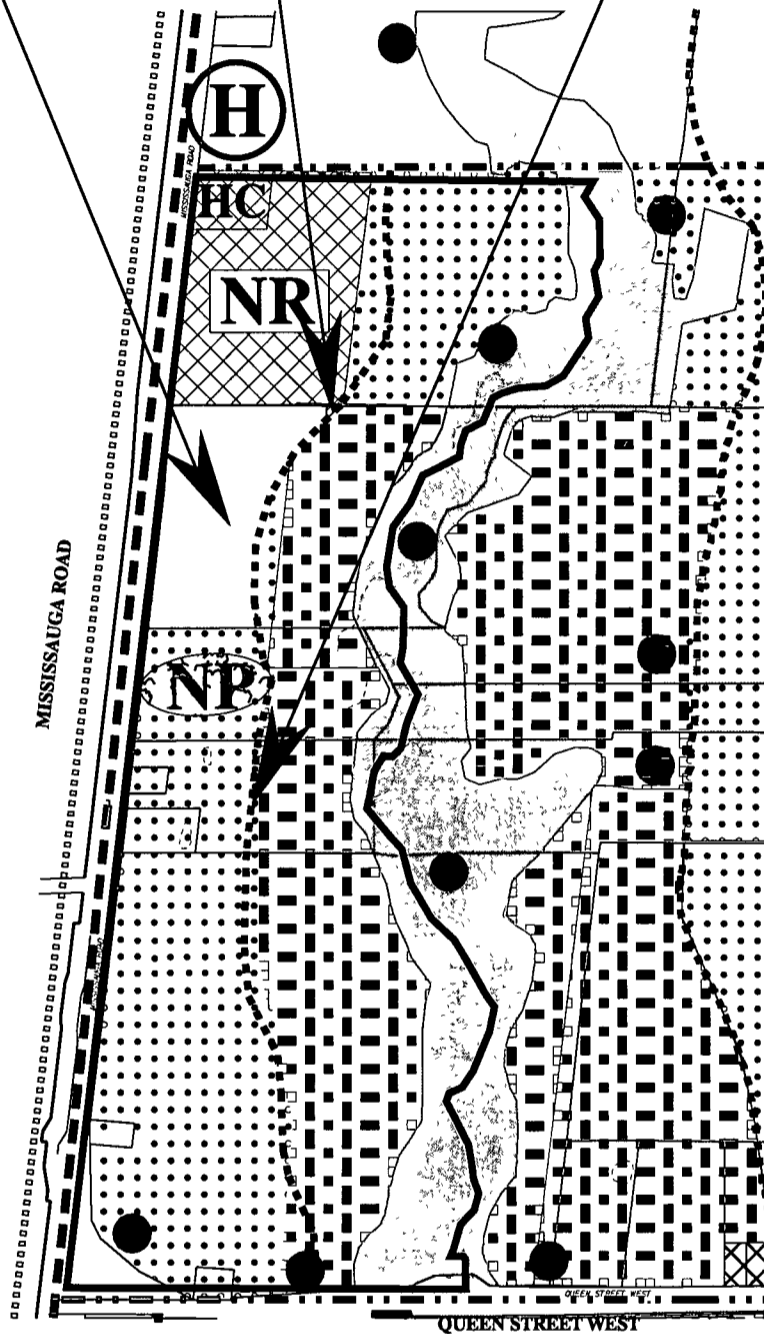
File no. p26s45spaa

Map no. 39-22

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY 1" TO "RESIDENTIAL - LOW DENSITY 2"

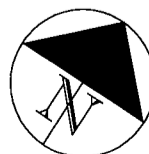
LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY 1" TO "NEIGHBOURHOOD RETAIL"

COLLECTOR ROAD TO BE ADDED



EXTRACT FROM SCHEDULE 45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

- LANDS SUBJECT TO THIS AMENDMENT**
- | | | | |
|-------------------|--------------------------------|--|--|
| | RESIDENTIAL | | OPEN SPACE |
| | Executive Residential | | Primary Valleyland |
| | Low Density 1 | | Neighbourhood Park |
| | Low Density 2 | | Potential Stormwater Management Ponds |
| COMMERCIAL | | | |
| | Neighbourhood Retail | | INFRASTRUCTURE |
| | Highway Commercial | | Major Arterial Roads |
| | Secondary Plan Boundary | | Minor Arterial Roads |
| | | | Collector Roads |



AMENDMENT NUMBER OP2006-008
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

This amendment pertains to the approved Sub-Area 2 Block Plan within the Credit Valley Secondary Plan area, and Sandringham Wellington Secondary Plan. The sub-area 2 block plan for the Credit Valley Secondary Plan area is bounded by, Mississauga Road, the extension of Williams Parkway, the westerly limits of Springbrook Creek, and Queen Street West. The lands in the approved Sub-Area 2 Block Plan have a total area of approximately 250 hectares (620 acres).

With respect to City Council's September 2006 approval of the sub-area 2 blocks plan lands within the Credit Valley Secondary Plan, the purpose of this Official Plan Amendment is to designate a new north-south collector road to link Queen Street West and future Williams Parkway, east of Mississauga Road and west of Huttonville Creek, in order to provide both a transportation and servicing corridor between communities.

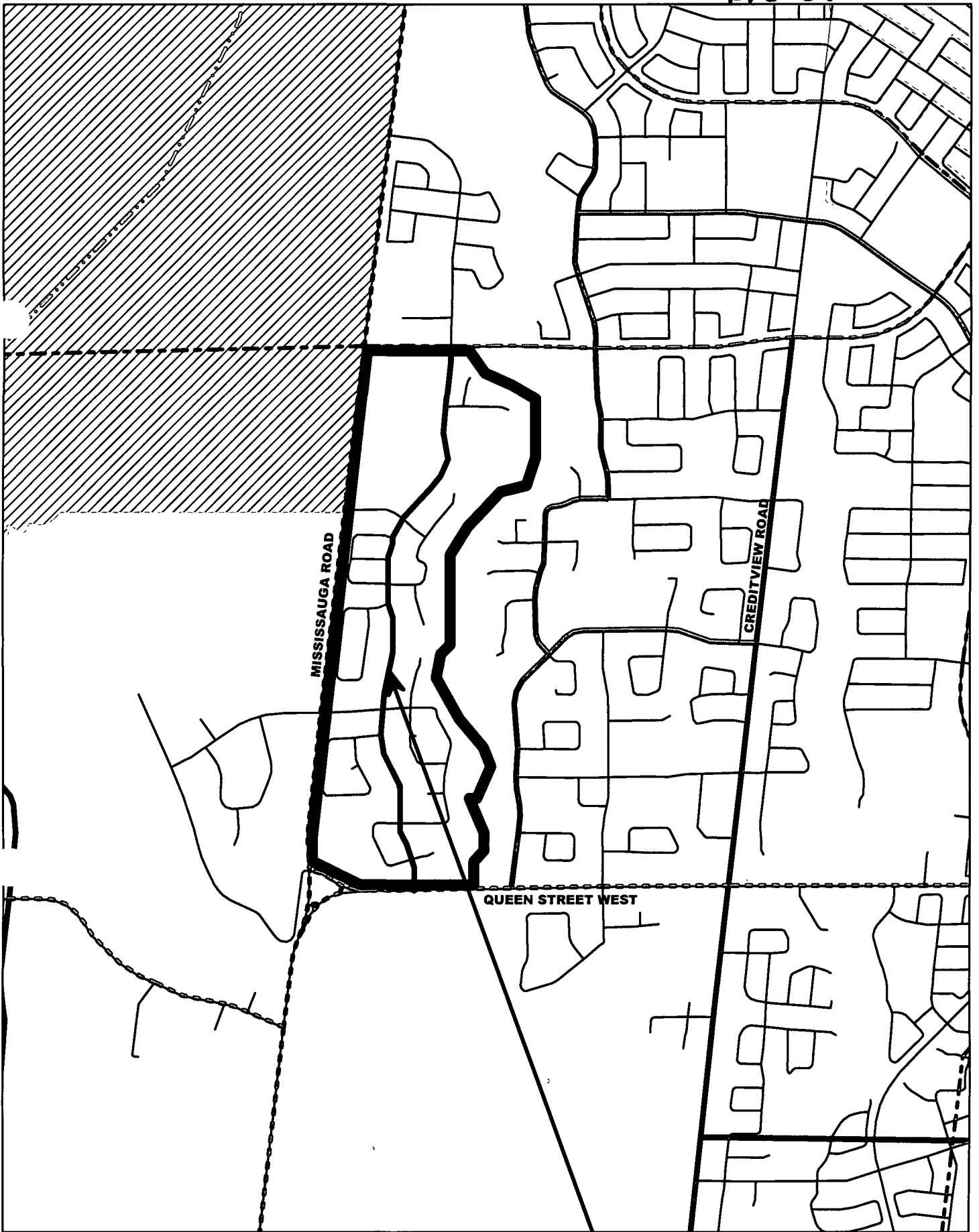
2.0 Location:

The lands subject to this amendment comprise the portion of the Credit Valley Secondary Plan area between Mississauga Road to the west, a portion of the Huttonville Creek valleylands to the east, Queen Street West to the south and the future Williams Parkway to the north with respect to the introduction of a north south collector road within part of Lots 6, 7, 8, Concession 4, W.H.S.

3.0 Amendments 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 Schedule "B", City Road Hierarchy, the designation "Collector" as shown outlined on Schedule A to this amendment.
- (2) by adding to Schedule "B1", City Road Right- of -Way Widths, the designation "23 -26 Metre (76-86 Feet)" as shown outlined on Schedule B to this amendment.



"COLLECTOR" TO BE ADDED

EXTRACT FROM SCHEDULE B (CITY ROAD HIERARCHY) OF THE 2006 CITY OF BRAMPTON
OFFICIAL PLAN ADOPTED BY CITY COUNCIL ON OCTOBER 11, 2006

- | | | | |
|-----------|---------------------------|-------|-------------------------------------|
| ----- | MAJOR ARTERIAL (REGIONAL) | | NORTH-SOUTH TRANSPORTATION CORRIDOR |
| - . - . - | MINOR ARTERIAL | ————— | LOCAL ROAD |
| ————— | COLLECTOR | ————— | LANDS SUBJECT TO THIS AMENDMENT |
| ////// | CORRIDOR PROTECTION AREA | | |

1: 16 000
0 100 200
Kilometers

NOTE: CITY ADOPTED OFFICIAL PLAN SUBJECT TO REGION OF PEEL APPROVAL

Schedule A to OFFICIAL PLAN AMENDMENT OP2006 008



PLANNING,
DESIGN &
DEVELOPMENT

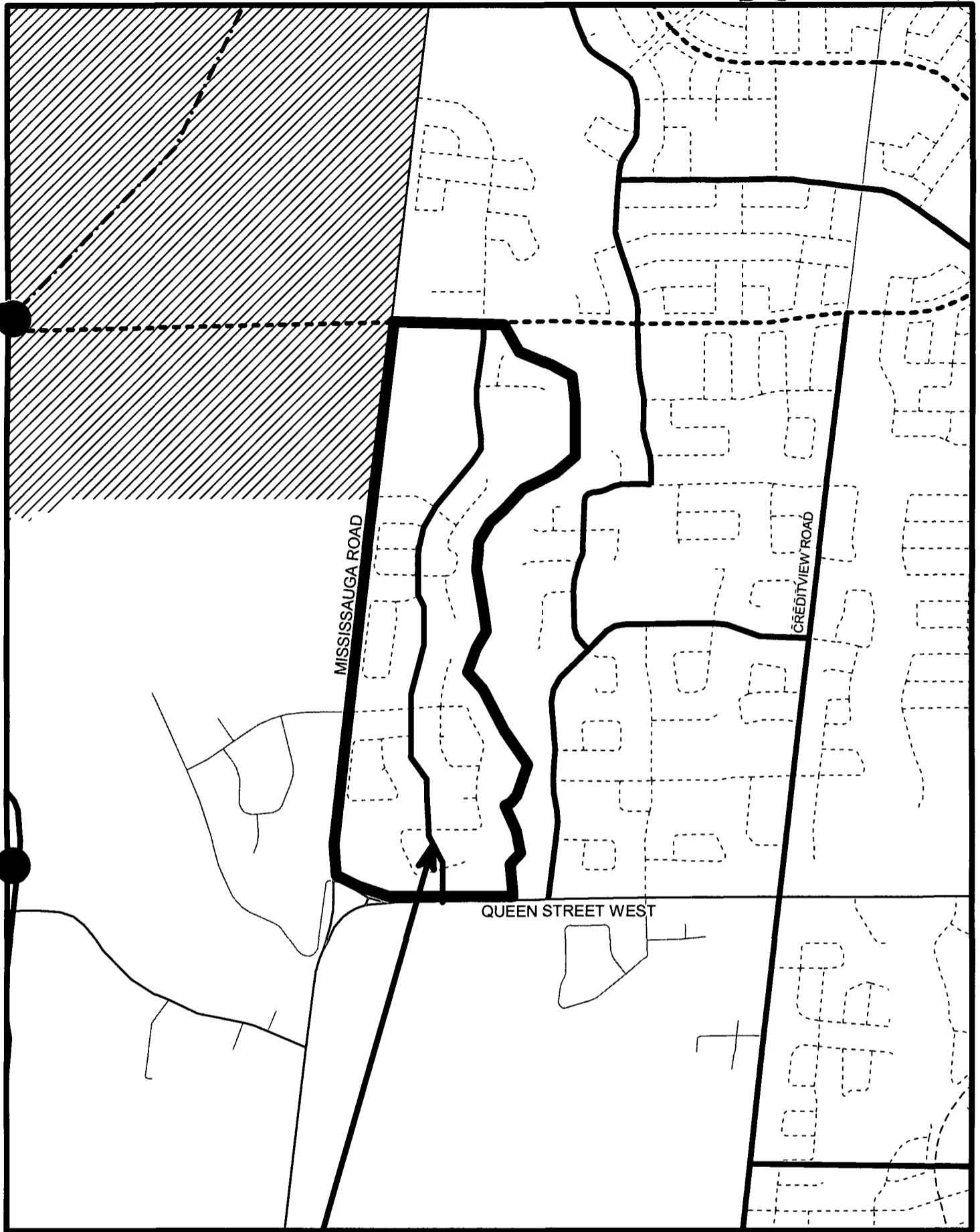


Date: 2007 07 09

Drawn By: CJK

File: P26S-45OPAA

Map No.: 39-22



"23-26 METRE (76-86 FEET) RIGHT-OF-WAY" TO BE ADDED

EXTRACT FROM SCHEDULE B1 (CITY ROAD RIGHT-OF-WAY WIDTHS) OF THE 2006 CITY OF BRAMPTON OFFICIAL PLAN ADOPTED BY CITY COUNCIL ON OCTOBER 11, 2006

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | 23-26 METRES (76-86 FEET) | | 40-100 METRES (131-328 FEET) |
| | 26-30 METRES (86-100 FEET) | | PROPOSED LOCAL ROAD |
| | 36 METRES (120 FEET) | | CORRIDOR PROTECTION AREA |
| | 40-45 METRES (130-150 FEET) | | LANDS SUBJECT TO THIS AMENDMENT |

1: 15 000

NOTE: CITY ADOPTED OFFICIAL PLAN SUBJECT TO REGION OF PEEL APPROVAL

Schedule B to OFFICIAL PLAN AMENDMENT OP2006 *008*



PLANNING,
 DESIGN &
 DEVELOPMENT

Date: 2007 07 09 Drawn By: CJK
 File P26S-45OPAB Map No 39-22

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 280-2007 being
a by-law to adopt Official Plan Amendment OP93-286 and OP2006-008
Destona Homes Inc. (Glen Schnarr and Associates Inc.) File C4W7.8

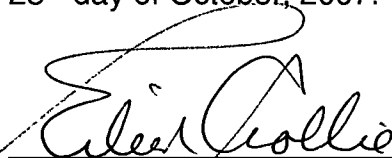
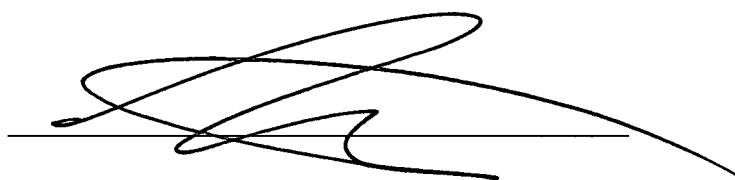
DECLARATION

I, Peter Fay, of the City of Mississauga, in the Region of Peel, hereby make oath and say
as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared:
2. By-law 280-2007 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 12th day of September, 2007, to adopt Amendment
Number OP93-286 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 280-2007 as required by section 17(23) of the *Planning Act*
was given on the 25th day of September, 2007, 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. OP93-286 is deemed to have come into effect on the 16th day of October, 2007, 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)
23rd day of October, 2007.)



A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.