



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 298-2001

To Adopt Amendment Number OP93- 170
to the Official Plan of the
City of Brampton Planning Area

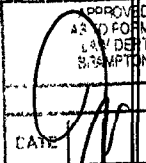
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 170 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 15th day of October 2001.


SUSAN FENNEL - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON

DATE

Approved as to Content:


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

AMENDMENT NUMBER OP93- 170
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 to permit the development of the subject lands for mixed high density residential and institutional (nursing home) purposes, and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment comprise a total area of approximately 2.0 hectares (5.0 acres) and are located at the south-west corner of McLaughlin Road and Kingknoll Drive. The property has frontages of approximately 100 metres (328 feet) and 201 metres (659 feet) along the west side of McLaughlin Road and the south side of Kingknoll Drive, respectively, and is located in Part of Lot 15, Concession 2, S.D., 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 24: Fletcher's Creek South, as set out in Part II: Secondary Plans, Amendment Number OP93- 170.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletcher's Creek South Secondary Plan (being Chapter A21 of Section A of Part C, and Plate Number 43 thereto, as amended) are hereby further amended:

- (1) by changing on Plate 43 thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Residential - High Density" to "Institutional";

- (2) by adding the following policy:

"8.6 The Institutional designation at the south-west corner of McLaughlin Road and Kingknoll Drive is intended to permit nursing home facilities and high-density residential apartment dwellings for seniors' housing, with indoor and outdoor amenities and limited

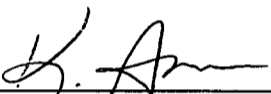
service commercial retail/office uses, and shall be subject to the following principles:

8.6.1 The lands may be developed at a maximum net residential density of 105 apartment units per hectare (42.5 units per acre). A maximum of 15% of the total gross floor area used for high density residential apartment uses may also be used for limited service commercial retail/office uses, provided these uses are constructed only in conjunction with the construction of the high density residential apartment uses.

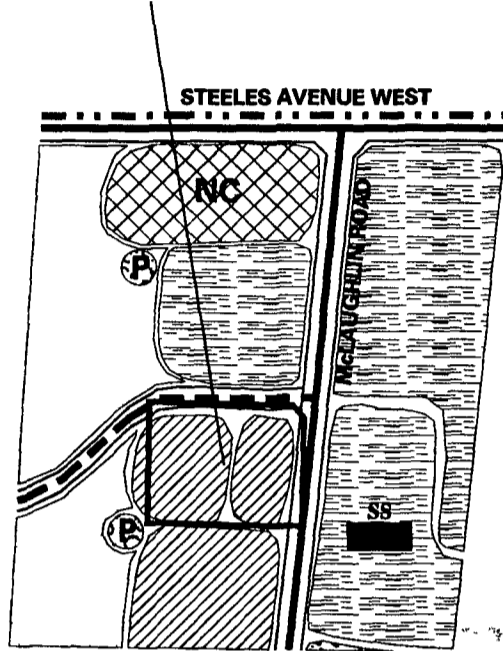
8.6.2 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees, residents and visitors. The design of parking facilities shall have regard to the convenience and safety of residents, visitors and employees.”

(3) by deleting therefrom Policy 5.4.6 in its entirety.

Approved as to Content:


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

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "RESIDENTIAL - HIGH DENSITY" TO "INSTITUTIONAL"



EXTRACT FROM PLATE 43 OF THE DOCUMENT KNOWN AS THE FLETCHERS CREEK SOUTH SECONDARY PLAN

RESIDENTIAL



Low And Medium Density

High Density

COMMERCIAL



Neighbourhood Commercial

PUBLIC OPEN SPACE



Parkette

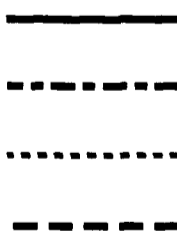
INSTITUTIONAL



Institutional

Secondary School - Separate School

ROADS



Arterial Road

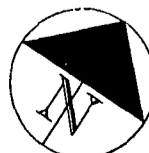
Major Arterial Road

Minor Arterial Road

Collector Road

OFFICIAL PLAN AMENDMENT OP93 #. 170

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2001 09 25

Drawn by: CJK

File no. T2W15.14

Map no. 74-24H

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
298-2001 being a by-law to adopt Official Plan Amendment
OP93-170 (Holland Christian Homes) File T2W15.14

DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, do solemnly declare that:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 298-2001 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of October, 2001, to adopt Amendment Number OP93-170 to the 1993 Official Plan of the City of Brampton Planning Area.
5. Written notice of By-law 298-2001 as required by section 17(23) of the *Planning Act* was given on the 30th day of October, 2001, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under sections 17(24) of the *Planning Act* on or before the final date for filing objections.
8. OP93-170 is deemed to have come into effect on the 20th day of November, 2001, 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)
1st 1st day of June, 2002.)
August

Eileen Collie
A Commissioner, etc.

L. Mikulich

**EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires March 23, 2005.**