



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW


Number 310-2001

To adopt Amendment Number OP93-171
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:

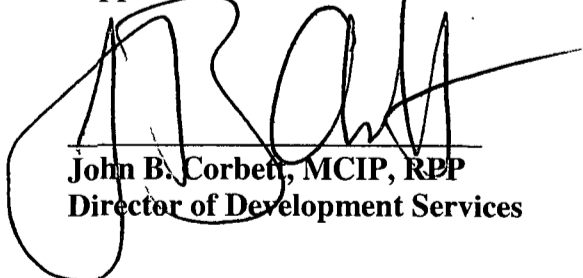
1. Amendment Number OP93- 171 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

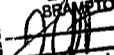
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 29th day of ~~2001~~ October, 2001


SUSAN FENNELL - MAYOR


LEONARD J. MIKULICH - CLERK

Approved as to Content:


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

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 12/10/01

**AMENDMENT NUMBER OP 93- 171
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this amendment is to facilitate the development of a plan of subdivision filed by The Estate of J.E Cottrelle (Files: 21T-00-011B and C7E11.5) involving single family detached and semi-detached dwelling units, a park, a convenience commercial plaza, a church reserve block, stormwater management facilities and a portion of the valleylands of the West Humber River.

Specifically, the amendment:

- a) varies the housing mix for that portion of the subdivision located west of the West Humber River Valley and designated "Low/ Medium Density Residential"; and,
- b) provides policies to achieve an upscale style executive housing form for the single family detached lots found on that portion of the subdivision plan that is west of Goreway Drive and east of the West Humber River Valley.

2.0 Location

The lands subject to this amendment comprise a 44 hectare (108 acre) vacant parcel of land located at the north-west corner of Castlemore Road and Goreway Drive. The lands are within Part of Lot 11, Concession 7, 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 42: Vales of Castlemore , as set out in Part II: Secondary Plans, Amendment Number OP93- 171

- (2) by adding after the last paragraph in Section 3.1.14, the following:

“ Notwithstanding Table 2, and policy section 3.1.14, the portion of the lands on subdivision plan 21T-00-011B located west of the West Humber River Valley and east of the future Humber West Parkway, designated “Low/ Medium Density Residential” as shown on Schedule SP 42(a), shall permit the following housing mix ranges:

Housing Density Type	Percentage of Total Dwelling Units
Single Detached Density	70% -80%
Semi-Detached Density	20% -30%
Medium Density	0% ”

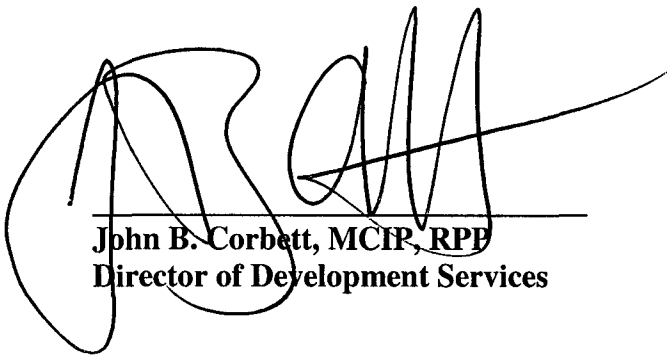
- (3) by adding after Section 3.1.1 f, the following:

“3.1.1 g

The portion of the lands on subdivision plan 21T-00-011B located east of the West Humber River valley and west of Goreway Drive, designated “Upscale Executive Housing Special Policy Area” as shown on Schedule SP 42(a), shall be developed in accordance with the following upscale executive housing design principles:

- i. A maximum density of 4.7 units per net acre
- ii. A mix of lot types having minimum lot widths of 18.3 metres (60 feet) frontage with the largest lots 21.3 metres (70 feet) abutting Goreway Drive to provide an effective transition to the estate residential community to the east
- iii. Vista blocks that provide views into the valley and integrate the residential community with the West Humber River valley
- iv. Community identity and gateway features at key locations determined by the City.
- v. A variety of treatments along Goreway Drive to provide for an interesting and attractive edge to the community, including the use of parallel frontage roads;
- vi. The opportunity for linkages to the balance of the upscale residential community to the north. “

Approved as to Content:



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

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