



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

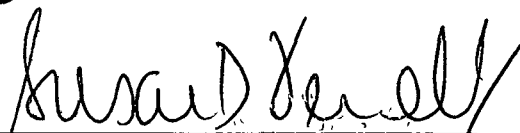
Number 408-2006

To adopt Amendment Number OP93-~~276~~ + ~~OP2006-002~~
to the Official Plan of the City
of Brampton Planning Area

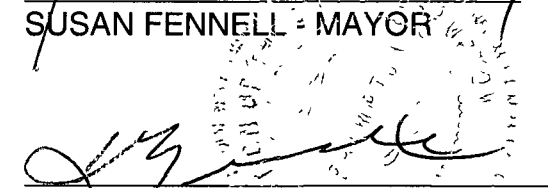
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP93-~~276~~ + ~~OP2006-002~~ 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 13 day of, December 2006

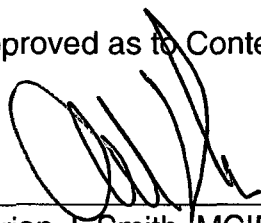


 SUSAN FENNEL - MAYOR



 K. ZAMMIT - CLERK

Approved as to Content:



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

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
<i>C.C.C.</i>		
DATE	//	30 06

AMENDMENT NUMBER 93-276 + OP2006-002
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend a portion of the Northwest Sandalwood Parkway Secondary Plan as it applies to lands east of McLaughlin Road, on the south side of Mayfield Drive, north of Wanless Drive, and west of the ORDC Railway as shown on Schedule "A" to this amendment. Specifically, this amendment:

- (1) amends section 3.1 of the Secondary Plan by establishing a maximum overall density for the "Low/Medium Density Residential" designation shown on Schedule "A" of this amendment of 29.5 units per net residential hectare (11.9 units per net residential acre).
- (2) deletes the "Institutional –Place of Worship" designation at the south-east intersection of the north-south collector street (Van Kirk Drive extension) and Mayfield Road as shown on Schedule "A" of this amendment, and replaces it with a "Convenience Commercial" designation, including associated text changes to section 3.4.7.
- (3) re-designates the lands at the south-west intersection of the north – south-collector street (Van Kirk Drive extension) and Mayfield Road as shown on Schedule "A" of this amendment, from "Convenience Commercial" to "Low/Medium Density Residential".

2.0 Location:

The lands subject to this amendment are located east of McLaughlin Road, on the south side of Mayfield Drive, north of Wanless Drive, and west of the ORDC Railway. The lands are described as Part of Lots 16 and 17, Concession 1, 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 the list of amendments pertaining to Secondary Plan Area Number 2A: Northwest Sandalwood Parkway, as set out in Part II: Secondary Plans, Amendment Number OP93-276 + OP2006-002 .
- (2) by changing on Schedule S2 (A) the land use designation of the lands shown outlined on Schedule A to this amendment from "Convenience Commercial" to "Low/Medium Density Residential";
- (3) by changing on Schedule SP (A) the land use designation of the Schedule A to this amendment from "Institutional –Place of Worship" to "Convenience Commercial";
- (4) by deleting policy 3.1.3 and replacing it with the following:

"3.1.3 The maximum overall density for the Low/Medium Density Residential lands north of Wanless Drive shall be 29.5 units per net residential hectare (11.9 units per net residential acre)."
- (5) By deleting from the first paragraph of policy 3.4.7. the following sentence;"Two place of worship sites are indicated on Schedule SP2 (a)." and, replacing it with the following sentence:

" Place of worship sites are indicated on Schedule SP2 (a). "

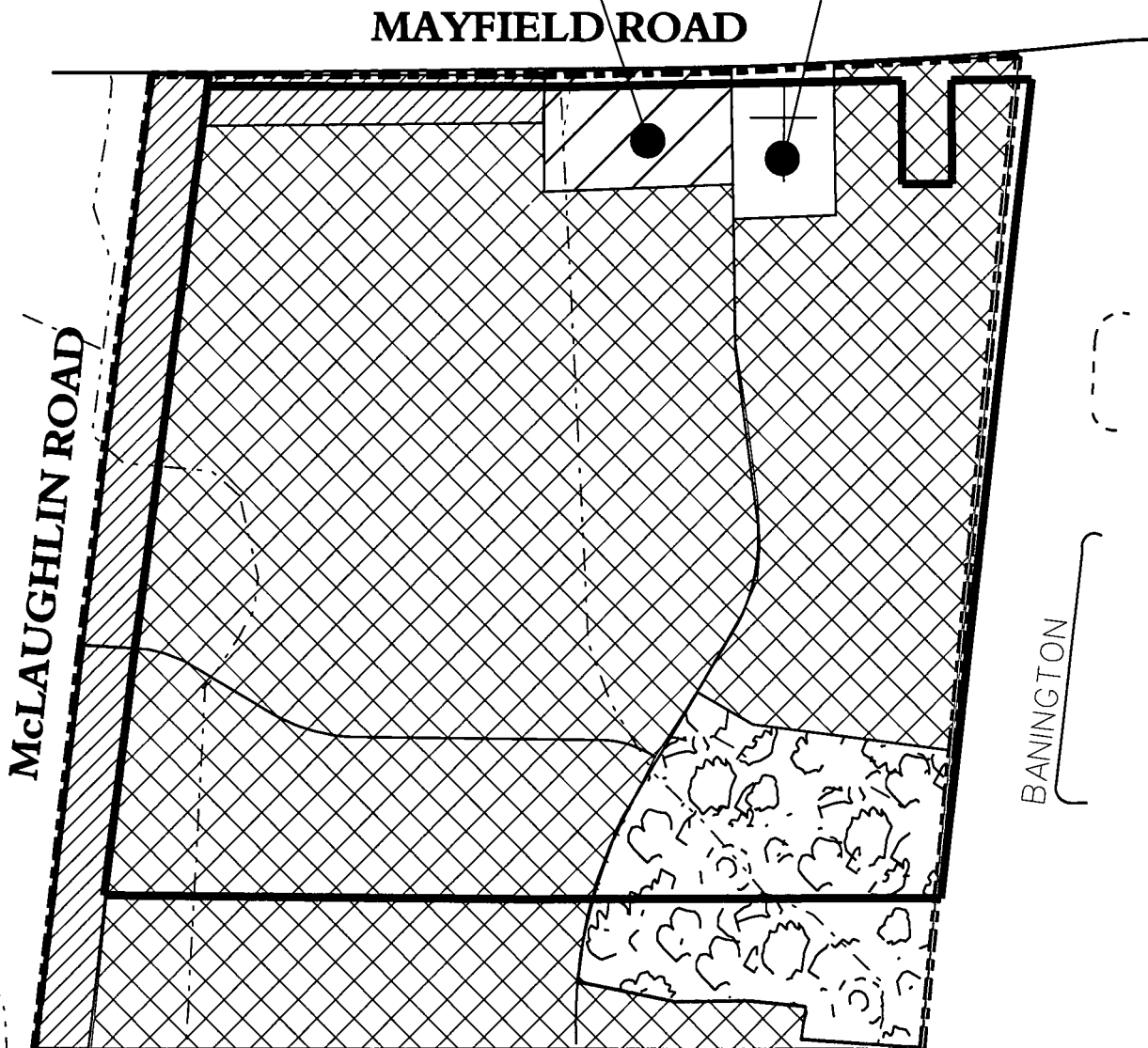
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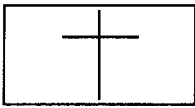
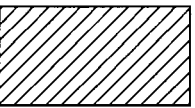
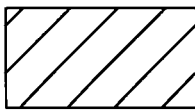

Adrian J. Smith, MCIP, RPP
Director, Planning and Land
Development Services.

**LANDS TO BE REDESIGNATED FROM
"CONVENIENCE COMMERCIAL" TO
"LOW/MEDIUM DENSITY RESIDENTIAL"**

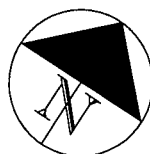
**LANDS TO BE REDESIGNATED FROM
"INSTITUTIONAL-PLACE OF WORSHIP"
TO "CONVENIENCE COMMERCIAL"**



EXTRACT FROM SCHEDULE SP2(A) OF THE DOCUMENT KNOWN AS THE NORTHWEST SANDALWOOD PARKWAY SECONDARY PLAN

	SECONDARY PLAN AREA		OPEN SPACE NEIGHBOURHOOD PARK
	INSTITUTIONAL PLACE OF WORSHIP		OPEN SPACE HAZARD LANDS
	CONVENIENCE COMMERCIAL		LOW / MEDIUM DENSITY RESIDENTIAL

OFFICIAL PLAN AMENDMENT OP93 #. 276+
OP2006-002



CITY OF BRAMPTON
Planning, Design and Development

Date 2006 11 27

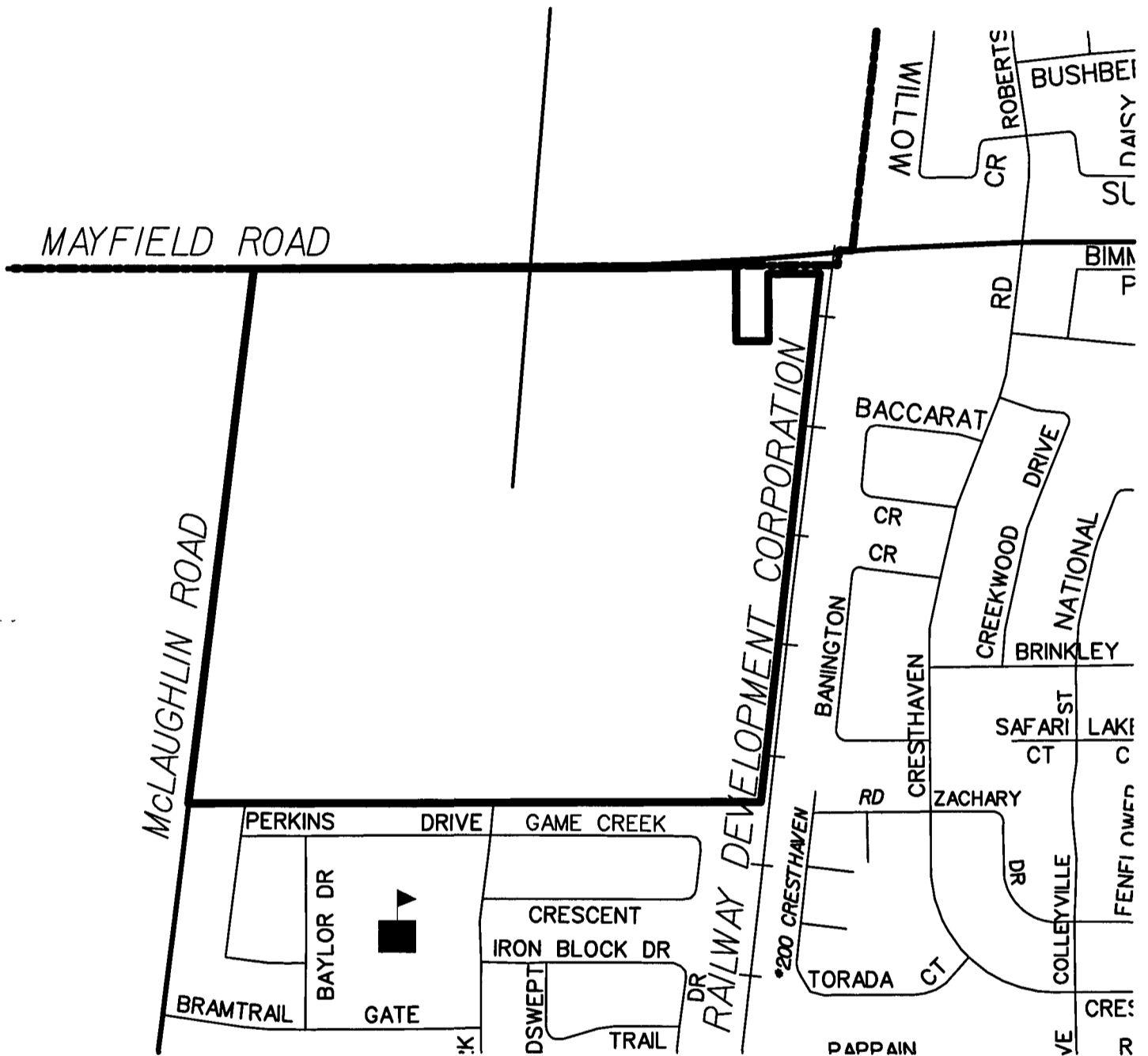
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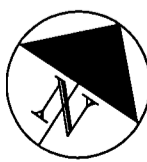
Map no. 6-40

Schedule A

SUBJECT LANDS



Key Map By-Law 408-2006



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2006 04 25 Drawn by: CJK
 File no. C1W17 18zkm Map no 6-40

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 408-2006
being a by-law to adopt Official Plan Amendment OP93-276
Partacc West Developments Inc. (File C1W17.18)

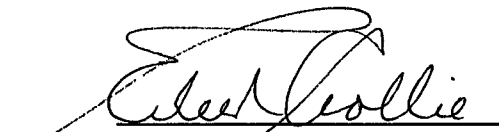
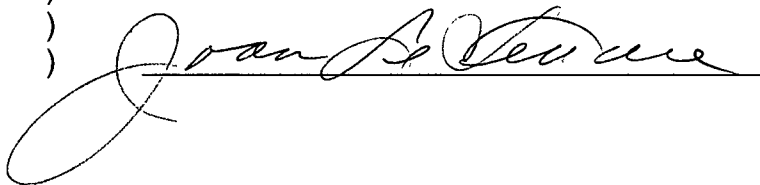
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 408-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13th day of December, 2006, to adopt Amendment Number OP93-276 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 408-2006 as required by section 17(23) of the *Planning Act* was given on the 20th day of December, 2006, 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. OP93-276 is deemed to have come into effect on the 10th day of January, 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)
22nd day of January, 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