

Appendix 12

DRAFT OFFICIAL PLAN AMENDMENT

THE CORPORATION OF THE CITY OF
BRAMPTON BY-LAW

Number_____

To Adopt Amendment Number
OP_____ 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:

1.0 Amendment Number OP_____ 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 _____
day of _____, 20____.

PATRICK BROWN – MAYOR

PETER FAY – CLERK

Approved as to Content:

Allan Parsons, MCIP, RPP

Director, Planning and Development Services

AMENDMENT NUMBER OP_____

To the Official Plan of the City of
Brampton Planning Area

AMENDMENT NUMBER OP_____

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING
AREA

1.0 Purpose:

The primary purpose of this amendment is to amend the City of Brampton's Official Plan for Upscale Executive Housing Special Policy Areas and Chapter 40(d) of the Bram West Secondary Plan for the Riverview Heights Community, approved in 2011, to reflect changing provincial policies and objectives.

The proposed amendment would re-designate the Executive Residential lands south of Embleton Road and west of Mississauga Road to Low/Medium Density Residential. This would allow a larger range of lot frontages and an increased net density. The proposed amendment would remove the subject lands from the Upscale Executive Housing Special Policy Area 1 and delete the Upscale Housing Unit requirement of the Bramwest Secondary Plan Area.

2.0 Location:

The lands subject to this amendment are generally located south of Embleton Road, west of Mississauga Road, north of Financial Drive, and east of Heritage Road. This amendment relates to 2 Draft Plans of Subdivision (see Key Map in Schedule A to this amendment). The lands related to the south plan ('Scottish Heather') are legally described as part of west half of lot 5, east half of lot 4, west half of lot 4, east half of lot 3, west half of lot 3, Concession 5 west of Hurontario Street. The lands related to the north plan ('Brampton G & A') are legally described as part of lot 5 Concession 5, W.H.S.

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 amending Schedule A1 - Upscale Executive Housing Special Policy Areas of the Official Plan to amend 'Special Policy Area 1', south of

Embleton Road and west of Mississauga Road, as shown on Schedule B to this amendment.

- (2) By amending Policy 4.2.2.6, "Allocation of Upscale Executive Housing Unit Requirements by Upscale Executive Housing Special Policy Areas", to delete the 1,000 units of the upscale housing unit requirement from Area 1 (Bram West Secondary Plan). in the table titled "Allocation of Upscale Executive Housing Unit Requirements By Upscale Executive Housing Special Policy Areas."

- (3) By amending Policy 4.2.2.6 to read as follows:

"The City shall endeavour to ensure that the eight Upscale Executive Housing Special Policy Areas designated on Schedule "A1" collectively yield a minimum of 4,100 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres (5000 sq. ft.). The allocation of this total upscale executive housing requirement to the eight areas is as follows:"

- 3.2 The portions of the document known as the Bram West Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan of the City of Brampton Official Plan, as amended), is hereby further amended:

- (1) By amending Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, to re-designate lands from "Executive Residential" to "Low/Medium Density" as shown on Schedule C to this amendment; and,3.3 The portions of the document known as the Block Plan for Sub Area 40-3 of Chapter 40(d) of the Bram West Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), is hereby further amended:

- (1) By amending Schedule Riverview Heights Block Plan Stage 2 Area 40-3 to revise the parcel fabric, lotting, and park size of the development as shown on Schedule D to this amendment.

Approved as to Content:

Allan Parsons, MCIP, RPP

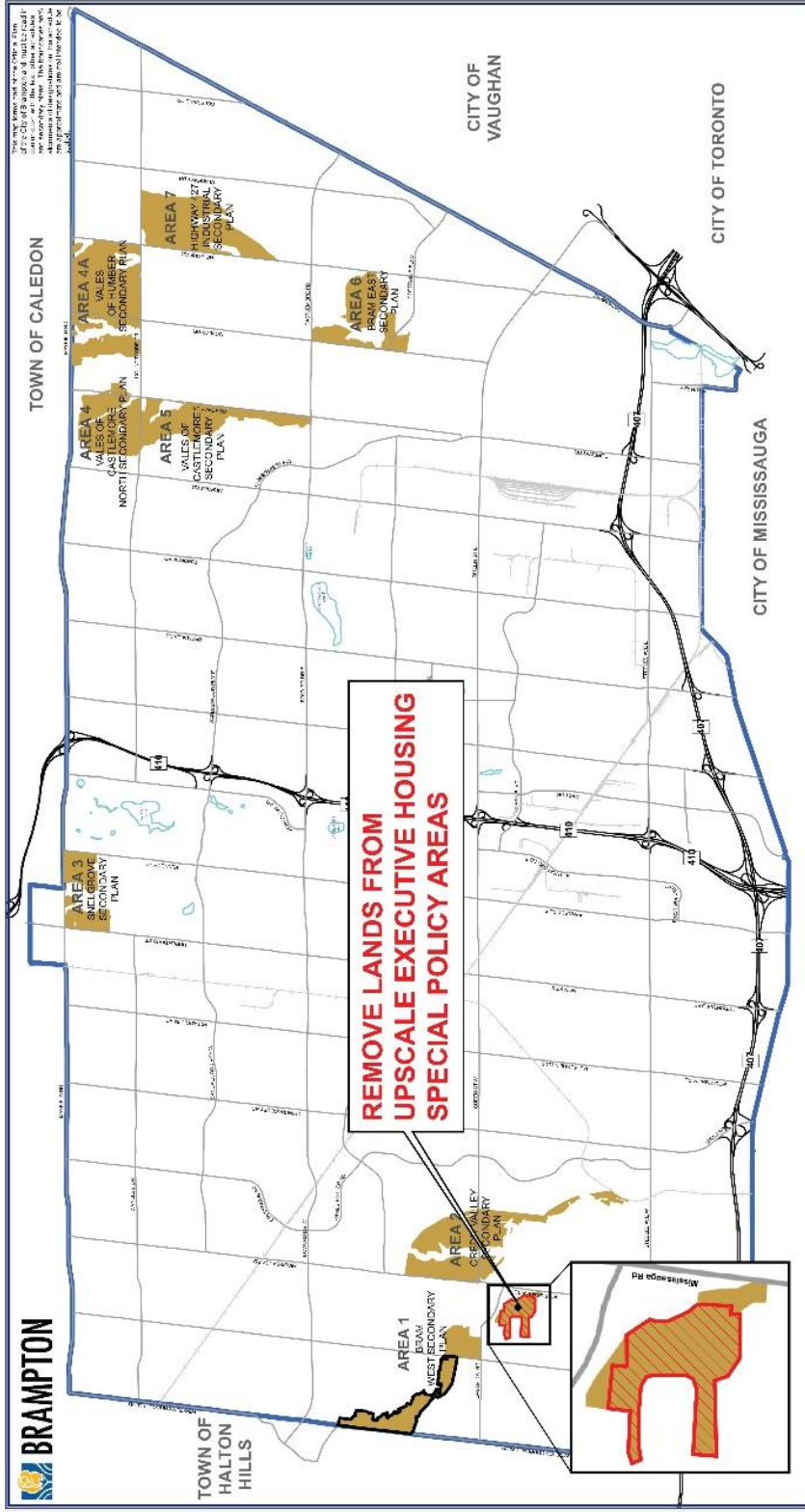
Director, Planning Policy and Growth Management

SCHEDULE 'A' TO THE OFFICIAL PLAN AMENDMENT OF _____

KEY MAP



SCHEDULE 'B' TO THE OFFICIAL PLAN AMENDMENT OP _____
LANDS TO BE REMOVED FROM "SPECIAL POLICY AREA 1"

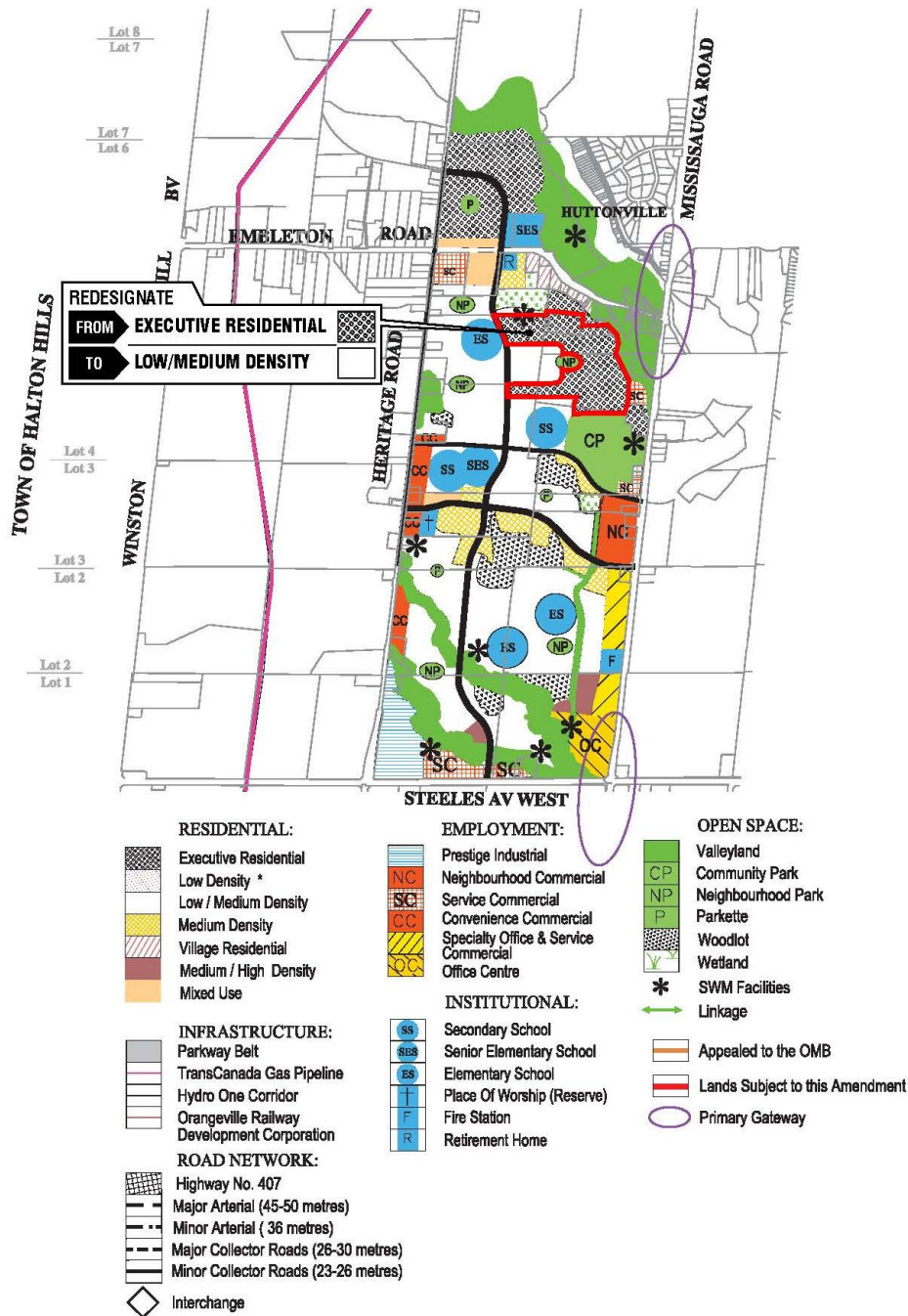


- APPEALED TO THE OMB
- UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

SCHEDULE A1 UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

SCHEDULE 'C' TO THE OFFICIAL PLAN AMENDMENT OP _____

RE-DESIGNATE LANDS FROM EXECUTIVE RESIDENTIAL TO LOW/MEDIUM DENSITY



SCHEDULE 'D' TO THE OFFICIAL PLAN AMENDMENT OF _____

REVISED BLOCK PLAN

[illegible]

LEGEND

- EXECUTIVE RESIDENTIAL (38.3 ha)
- VILLAGE RESIDENTIAL (4.1 ha)
- LOW/MEDIUM DENSITY RESIDENTIAL (31.0 ha)
- MEDIUM DENSITY RESIDENTIAL (14.7 ha)
- MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)
- MIXED USE (4.0 ha)
- SERVICE COMMERCIAL (8.9 ha)
- SPECIALTY OFFICE AND SERVICE COMM. (7.7 ha)
- CONVENIENCE COMMERCIAL (8.2 ha)
- NEIGHBOURHOOD COMMERCIAL (7.8 ha)
- OFFICE CENTRE (4.2 ha)
- PRESTIGE INDUSTRIAL (10.7 ha)
- PARKS & RECREATION (17.5 ha)
- VISTAS (1.5 ha)
- INSTITUTIONAL & SCHOOLS (60.1 ha)
- OPEN SPACE / WOODLOTS (126.8 ha)
- SWAN POND (21.8 ha)
- ROADS / WIDENINGS (76.7 ha)
- TOTAL AREA 465 ha

DEVELOPMENT LIMITS

- Limit of Development
- Approximate Limit of Development
- Staked Outline of Mature Forest
- Staked Edge of Wetland (MNR July 2005)
- Staked Top of Bank
- Staked Top of Slope

Other Features:

- MNR Mapped Wetlands (approx. from aerial photography)
- PRIMARY GATEWAY

Scale: 1:50,000

Date: April 13, 2006

Project No.: 27-1066

Prepared by: MGP

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