



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 25-2013


To Adopt Amendment Number OP 2006-079  
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 OP 2006 - 079 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<sup>TH</sup> day of February 2013 .

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

APPROVED AS TO FORM
BY: <u>J.S.</u>
LEGAL SERVICES
DATE <u>07/02/13</u>

AMENDMENT NUMBER OP 2006 - 079  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 079  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to permit district retail uses in the southerly portion of the "Mixed Use Node" area of the Fletchers Meadow Secondary Plan, with a limit on the amount of district retail uses. In addition, this amendment establishes an increased limit in the amount of retail/commercial space within the entire "Mixed Use Node" and articulates the mix of uses to achieve the required density target in the Mount Pleasant Mobility Hub Block Plan (Chapter 44-1). Further, this amendment provides for a collector road function of Lagerfeld Drive and its westerly extension, and includes a requirement for a contribution of costs for improved pedestrian access along Bovaird West to the Mount Pleasant GO Station.

2.0 Location:

The lands subject to this amendment are centred on the Mount Pleasant GO Station, with Bovaird Drive West to the south, Creditview Road to the west, Salvation Road to the east and Bleasdale Avenue to the north. The lands are located in Part of Lots 10, 11 and 12, Concession 4, W.H.S., in the City of Brampton.

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 Schedule B, CITY ROAD HIERARCHY, thereto, the designation "Collector", as shown outlined on Schedule A to this amendment.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 44: Fletchers Meadow Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 079 .

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 Fletchers Meadow Secondary Plan, being Chapter 44 of Part II: Secondary Plans, as amended, and, as they relate to OP 93-021, being

Chapter 44-1 (The Mount Pleasant Mobility Hub Block Plan) of the Fletchers Meadow Secondary Plan, are hereby further amended:

- (1) by amending Schedule SP44(a) to add the "Collector Roads" symbol, as shown on Schedule B to this amendment.
- (2) by deleting from Section 3.2.10 of Chapter 44, the last sentence of the second paragraph therein, and replacing it with the following:

"The maximum commercial gross floor area allocated to this designation is 17,187 square metres (185,000 square feet) in addition to the floor space to be occupied by residential uses."

- (3) by adding to Chapter 44 the following to Section 3.2.10:

"In addition to the permitted uses and provisions of the "Mixed Use Node" designation, lands within the "Mixed Use Node" designation bounded by Bovaird Drive to the south, Lagerfeld Drive and GO Transit Lands to the north, Creditview Road to the west, and GO Transit lands to the east, shall be permitted to develop for District Retail purposes in accordance with the permitted uses and provisions of Section 4.2.10 of the Official Plan, including retail establishments, generally anchored by any one (1) of the following uses:

- Supermarket, major department store, discount department store, home improvement store, warehouse membership club and hardware and automotive store. In addition, pharmacies, restaurants and service establishments are also permitted uses.

A maximum gross leasable area of 13,935 square metres (150,000 square feet) shall be permitted for District Retail purposes."

- (4) by adding the following as Section 4.1.15 under the heading Transportation Policies to Chapter 44:

"4.1.15 The "Collector Road" designation at the north-east corner of Creditview Road and Bovaird Drive West on Schedule SP 44 (a) accommodates a collector road function in this Secondary Plan. The "Collector Road"

and its potential future westerly extension, as protected through policy 5.3.2.5 in the Mount Pleasant Secondary Plan, is subject to policy 6.2.6 of this Secondary Plan.”

- (5) by deleting from Section 5.8 of Chapter 44-1 (The Mount Pleasant Village Mobility Hub Block Plan), the second last sentence of the first paragraph therein, and replacing it with the following:

“The development of Mixed Use Area 4 will achieve a density target of 100 persons and jobs combined per gross hectare. This target will be achieved by the year 2031 through the development of a mix of employment uses (such as retail, commercial and office use) and residential uses.”

- (6) by adding the following as Section 5.19 to Chapter 44-1 (The Mount Pleasant Village Mobility Hub Block Plan) :

“5.19 Prior to development approvals, arrangements for the contribution to the cost of providing improved pedestrian access along Bovaird Drive West to the Mount Pleasant GO Station shall be made, if required.”

Approved as to Content:













Henrik Zbogor, MCIP, RPP  
Acting Director, Planning Policy  
and Growth Management.

# "COLLECTOR" designation



EXTRACT FROM SCHEDULE B (CITY ROAD HIERARCHY) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- |   |   |   |
|---|---|---|
|  MAJOR ARTERIAL (CITY)     |  CORRIDOR PROTECTION AREA            |  PROPOSED PROVINCIAL HIGHWAY |
|  MAJOR ARTERIAL (REGIONAL) |  NORTH-SOUTH TRANSPORTATION CORRIDOR |  LOCAL ROAD                  |
|  MINOR ARTERIAL            |  PROVINCIAL HIGHWAY                  |  PROPOSED LOCAL ROAD         |
|  COLLECTOR                 |   |   |



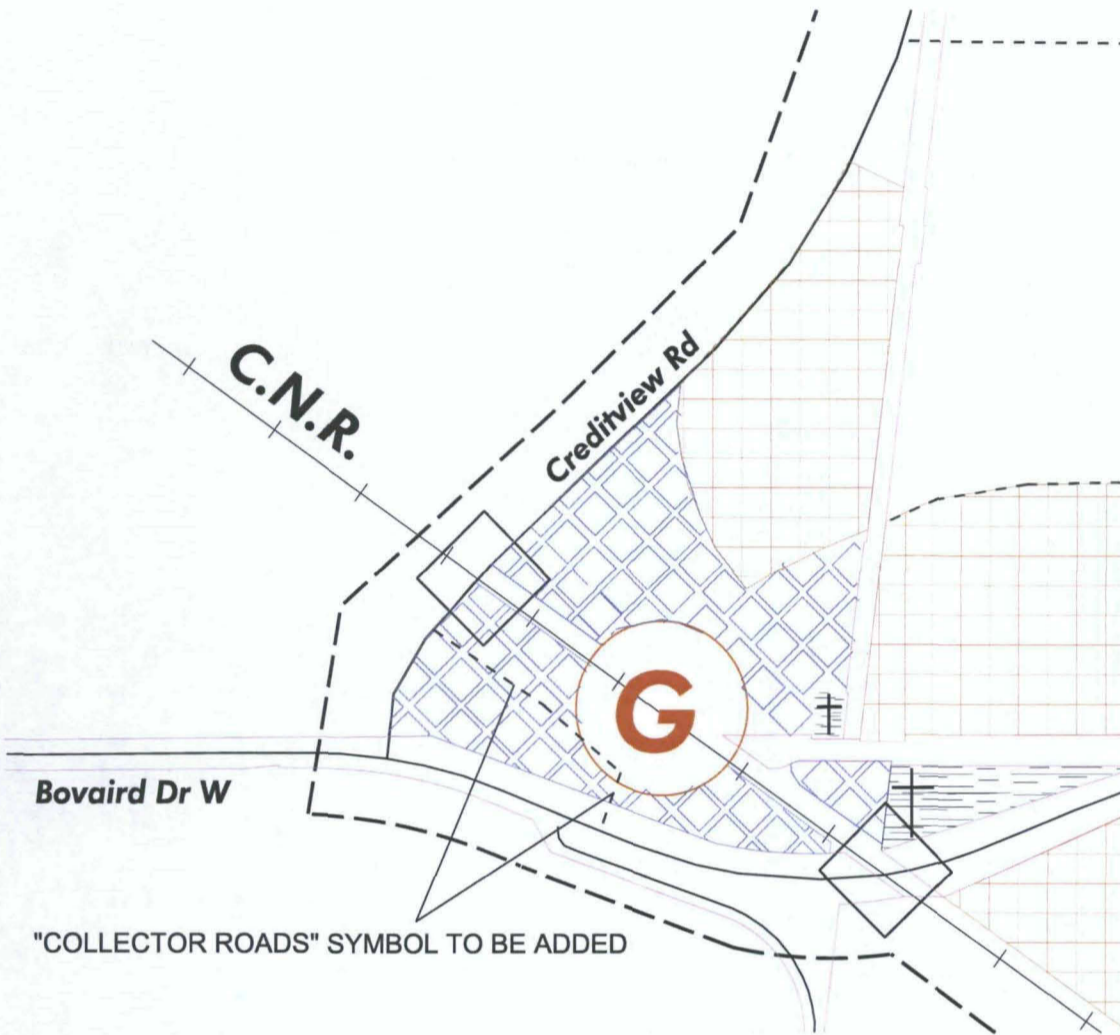
**BRAMPTON**  
Flower City

PLANNING, DESIGN & DEVELOPMENT

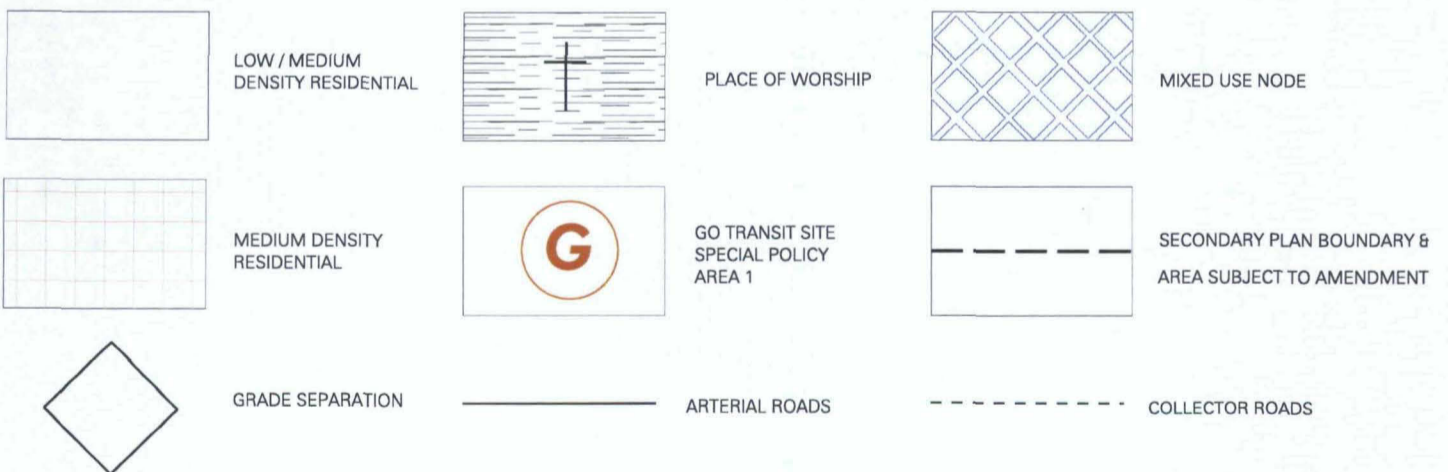
Date: 2013/01/09 Drawn By:CTD

File: C04W11.009\_OPA\_B

**SCHEDULE A TO OFFICIAL PLAN**  
**AMENDMENT OP2006# 079**



EXTRACT FROM SCHEDULE SP 44 (A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN



IN THE MATTER OF the *Planning Act, R.S.O. 1990*, as amended, sections 17:

AND IN THE MATTER OF the City of Brampton By-law 25-2013 being a by-law to adopt Official Plan Amendment OP2006-079 Gagnon & Law Urban Planners Ltd. – Mattamy (Credit River) Limited (File C04W11.009).


DECLARATION

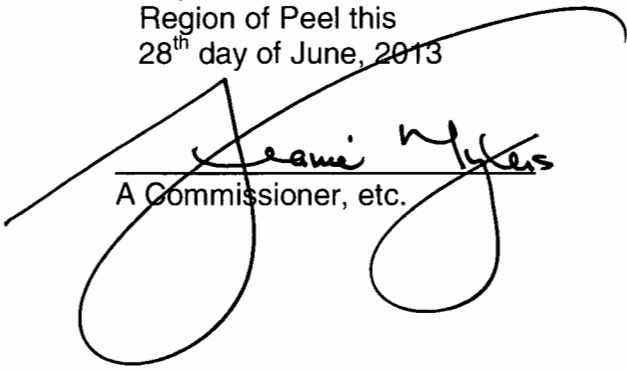
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

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 25-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13<sup>th</sup> day of February, 2013, to adopt Amendment Number OP2006-079 to the 2006 Official Plan;
3. Written notice of By-law 25-2013 as required by section 17(23) was given on the 26<sup>th</sup> day of February, 2013, 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. In all other respect the Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-079 is deemed to have come into effect on the 19<sup>th</sup> day of March, 2013, 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 )  
28<sup>th</sup> day of June, 2013 )

  
\_\_\_\_\_  
Earl Evans

  
\_\_\_\_\_  
A Commissioner, etc.

**Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2016.**