

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 51-2011 being a by-law to adopt
Official Plan Amendment OP2006-055 – Gagnon and Law Urban Planners Ltd. –
KLM Planning Partners Inc., and MMM Group Ltd. – Block Blan Sub-Area 51-1 – Mount
Pleasant Secondary Plan – File BP51-1.001; Related Files C04W17.002; C04W16.003;
C04W12.002; C04W14.006; C04W16.002

DECLARATION

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

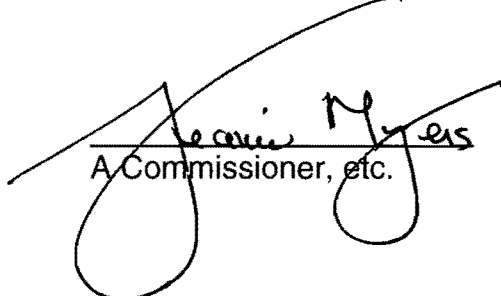
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared;
2. By-law 51-2011 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of February, 2011, to adopt Amendment Number OP2006-055 to the Official Plan of the City of Brampton Planning Area;
3. Written notice of By-law 51-2011 as required by section 17(23) of the *Planning Act* was given on the 4th day of March, 2011, 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. OP2006-055 is deemed to have come into effect on the 25th day of March, 2011, 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)
15th day of April, 2011.)



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, 2012.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 51-2011

To Adopt Amendment Number OP 2006- 055
to the Official Plan of the
City of Brampton Planning Area

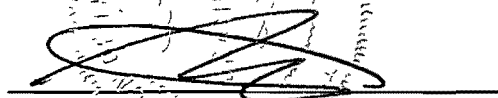
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 055 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 23rd day of February 2011 .

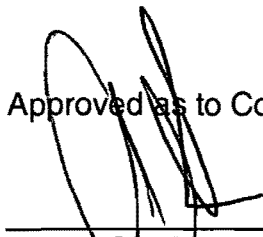


 SUSAN FENNELL - MAYOR



 PETER FAY - CLERK

Approved as to Content:



 Adrian Smith
 Director, Planning Policy and Growth Management

BP51-1 001

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| APPROVED AS TO FORM LAW DEPT BRAMPTON | |
| MRea | |
| DATE | 15 02 11 |

AMENDMENT NUMBER OP 2006 - 055
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - **055**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment together with Schedule 'A' is to implement the policies of the Official Plan and Chapter 51: Mount Pleasant Secondary Plan, through the preparation and approval of a Block Plan for Area 51-1.

This amendment to Chapter 51: Mount Pleasant Secondary Plan, is based on a Block Plan that implements the findings of a number of background component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The end result is a Block Plan that addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

2.0 Location:

The Mount Pleasant Block Plan Area 51-1 comprises an area of about 516 hectares (1,276 acres) and is bounded by Bovaird Drive West to the south, Creditview Road to the east, Mayfield Road to the north, and Mississauga Road to the west.

The lands are contained within the area described as Part of Lots 11, 12 and 13, Concession 4, W.H.S., and Lots 14 to 17 inclusive, Concession 4, W.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 'A' 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 by:

- (1) adding to the list of amendments pertaining to Secondary Plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006- **055**.
- (2) adding to Part III: BLOCK PLANS, thereof, the following new heading and associated text:

"Area 51: Mount Pleasant Secondary Plan

Part III of Chapter 51-1 of the Official Plan (Amendment Number OP2006- **055**) shall constitute the Block Plan for Sub-Area 51-1."

- (3) adding to Part III, BLOCK PLANS thereof, as Chapter 51-1, the following text:

"Chapter 51-1:Sub-Area 51-1 Block Plan of the Mount Pleasant Secondary Plan.

1.0 Purpose:

The purpose of this amendment together with Schedule 'A' is to implement the policies of the Official Plan and Chapter 51 of the Mount Pleasant Secondary Plan through the preparation and approval of a Block Plan for Area 51-1.

This amendment to Chapter 51: the Mount Pleasant Secondary Plan is based on a Block Plan that implements the findings of a number of background component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The end result is a Block Plan that addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

This Chapter will constitute the Block Plan for Sub-Area 51-1 of the Mount Pleasant Secondary Plan.

2.0 Location:

The Mount Pleasant Block Plan Area 51-1 comprises an area of about 516 hectares (1,276 acres) and is bounded by Bovaird Drive West to the south, Creditview Road to the east, Mayfield Road to the north, and Mississauga Road to the west.

The lands are contained within the area described as Part of Lots 11, 12 and 13, Concession 4, W.H.S., and Lots 14 to 17 inclusive, Concession 4, W.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 'A' to this amendment.

3.0 Effect of this Chapter and its Relationship to the Official Plan and Mount Pleasant Secondary Plan

Lands subject to Chapter 51-1 outlined on Schedule 'A' shall be developed in accordance with the policies of Chapter 51 of Part II and with Schedule SP51(a) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

Accordingly, the policies herein are intended to supplement those of the Mount Pleasant Secondary Plan and Official Plan, not to replace or repeat them. An accurate understanding of all the policies pertaining to this Chapter can only be achieved by reading the Official Plan together with Chapter 51.

4.0 Sub-Area 51-1 Block Plan Principles

The principles for the development of the 51-1 Block Plan Area include:

- Provide for a transit oriented, new urbanism style development based upon design principles which encourage compact built form and a variety of dwelling types, including live-work units;
- Create a safe, attractive and pedestrian-oriented community;
- To provide a mixture of housing types and densities, thereby offering a greater variety of housing to meet current and future market demand;

- Create a distinct and attractive built form which will reinforce a high standard of quality and a positive visual image for this Block Plan Area; and,
- Incorporate the City's Flower City Strategy through provision of civic design elements within public areas and at strategic points in the community.

5.0 Block Plan Development Policies

There are various neighbourhoods provided within this Block Plan area that are bordered by major roads or prominent landform features (i.e. CNR Railway Tracks, Natural Heritage System) that provide a natural edge. The neighbourhoods are connected to one another by a network of roads and pedestrian systems that provide safe and convenient access throughout the community supported by the following policies:

- 5.1 Schedule 'A' illustrates the design attributes of the Block Plan Area that addresses and implements the land use designations and policies of the Mount Pleasant Secondary Plan. Minor adjustments and relocations of the community features and infrastructure shown on Schedule 'A' can be made without an Official Plan Amendment as long as the general intent and policy direction of the Mount Pleasant Secondary Plan are maintained.
- 5.2 Live-work units shall be permitted in the Medium Density Residential Designation in appropriate locations provided that matters of access, parking, urban design and land use compatibility are addressed at the subdivision stage of approval.
- 5.3 Prior to the Draft Approval of the first Draft Plan of Subdivision in the Block Plan Area, a Developer Cost Sharing Agreement shall be executed by all participating landowners in accordance with the principles agreed to by the City prior to the final Block Plan approval. The Cost Sharing Agreement shall provide for the timely delivery of community use lands and infrastructure (including parks, arterial and collector roads, schools, woodlots, stormwater management ponds).
- 5.4 Prior to Draft Plan Approval of any subdivision in Block Plan Area 51-1, the Region of Peel shall confirm that municipal water and sanitary sewer will be made available at the time the City is ready to issue an occupancy permit.
- 5.5 All development applications submitted within the boundaries of the Block Plan Area 51-1 shall be implemented and staged in accordance with the approved Growth Management Staging and Sequencing Report for Block Plan 51-1, which shall establish the detailed timing and staging of development relative to the sequential delivery of required infrastructure such as roads, parks and engineering services.

The Staging and Sequencing Report shall specifically address the infrastructure requirements to support the potential development of Block Plan 51, including the delivery of Wanless Drive and Creditview Road improvement, and the construction and completion of the James Potter Road underpass. This report will include the requirement for a traffic study and monitoring report identifying impacts arising from the development of this Plan and Mt. Pleasant Village prior to the construction of the James Potter Road underpass. It will also reference measures to address any identified impacts”.

- 5.6 In order to ensure conformity with the Provincial Growth Plan, the City’s Growth Management objectives, and the density requirements for the Mount Pleasant Secondary Plan, Block Plan 51-1 shall be planned to achieve a population in the order of 22,000 persons and employment in the order of 3,000 employees. The resulting density in this Block Plan is approximately 57 people and jobs per hectare. Implementing zoning and plans of subdivision shall contain provisions to implement these targets in a manner consistent with the approved Block Plan.
- 5.7 All development applications submitted within the boundaries of Block Plan Area 51-1 shall conform to the approved Huttonville and Fletcher’s Creeks Subwatershed Study as implemented by the approved Environmental Implementation Report. Adjustments to the boundaries of the “Natural Heritage System Area” designation in the Mount Pleasant Secondary Plan are permitted without an Official Plan Amendment provided that these adjustments are in accordance with the approved Huttonville and Fletcher’s Creeks Subwatershed Study as implemented by the approved Environmental Implementation Report. In addition, the Environmental Implementation Report and subsequent development applications shall conform to the direction provided in the Conceptual Fisheries Compensation Plan. The Environmental Implementation Report shall be sufficiently advanced to the satisfaction of the City of Brampton, in consultation with Credit Valley Conservation, prior to the issuance of draft plan approval.
- 5.8 The landowners within the boundaries of Block Plan Area 51-1 shall contribute to the cost of implementing the City of Brampton water quality initiatives and stormwater management pond maintenance initiatives, including the a Stormwater Retrofit Study to be initiated in 2011, in the form of a fee per stormwater management pond. Appropriate arrangements must be made to pay these fees to the City of Brampton prior to final development approvals.
- 5.9 The landowners within the boundaries of Block Plan Area 51-1 shall contribute to the cost of providing improved pedestrian access along Bovaird Drive West to the Mount Pleasant GO Station. Appropriate arrangements must be made to provide this financial contribution if required, prior to final development approvals.”

3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of Part II of the City of Brampton Official Plan is hereby further amended:

- (1) by amending Section 5.0, Land Use Policies, under Section 5.1.2.1, Residential – General Provisions, Low and Medium Density Residential thereof, by amending Section 5.1.2.1 ii):

“A maximum density of 36 units per net residential hectare (15 units per net residential acre) shall be permitted;”

- (2) by amending Section 5.2, Mixed-Use, by amending Section 5.2.1.3 under the heading General Provisions:

“Buildings fronting onto Transit Spine Collector Road within Mixed Use Areas shall range in height from 3 to 6 storeys. Building Heights within a “Convenience Retail”, “Motor Vehicle Commercial”, “Neighbourhood Retail”, “Mixed Use Areas” or “School” designation may be less than 3 storeys but are encouraged to incorporate building mass and height approximating 2 storeys. One and two storey buildings are permitted through the remainder of the Mixed-Use Area.”

- (3) by amending Section 5.2, Mixed-Use, by amending Section 5.2.1, General Provisions thereof, by adding the following policy as Section 5.2.1.9:

5.2.1.9 “Secondary Plan Policy 5.2.1.1 permits higher density housing within the mixed use nodes in excess of 100 units per hectare and building heights above 6 storeys, subject to superior design and built form through the Community Design Guidelines at the Block Plan stage. In keeping with this policy, lands at the north-west and north-east intersection of the Transit Spine Collector Road and Sandalwood Parkway West, designated “Medium Density Residential” on schedule SP51-1, shall be developed for a mix of townhouses, apartment and other complementary non-residential uses. The maximum combined density over both blocks may not exceed 170 units per net hectare, subject to meeting the design and massing requirements in this policy:

- a) Buildings fronting Sandalwood Parkway shall generally be developed with a height of 4-6 storeys;
- b) Higher density and massing should be concentrated in a single point tower located at the northwest corner of Sandalwood Parkway and the Spine Road, designed with a height of approximately 8 storeys; and,

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- c) Higher density and massing may also be located in a single point tower located at the northeast corner of Sandalwood Parkway and the Spine Road, up to a maximum of 12 storeys

The detailed urban design principles for these lands, including final building locations and heights, ground level non-residential uses, the mix of townhouse dwelling types, the maximum number of dwelling units and appropriate amenity space will be established in the approved Block Plan Sub-Area 51-1 Community Design Guidelines and implemented through the subdivision, zoning and site plan approvals process.

These policies have been developed to ensure conformity with the Official Plan policies adopted to implement the Provincial Growth Plan. Changes to the density and massing set out in this policy that change the intent of the policy may only be considered through an amendment to this plan”.

- (4) by amending Section 5.3, Commercial, by amending Section 5.3.2, District Retail thereof, by amending policy Section 5.3.2.2:

“Notwithstanding Section 5.3.2.1, major freestanding office development shall be permitted in the District Retail designation based on planned transit and transportation infrastructure and the development of the Mount Pleasant GO Station as a mobility hub. The extent of office development shall be further refined at the Zoning By-law Approval Stage, including but not limited to, FSI, building height, floor area, the type of office uses and built form”.

- (5) by amending Section 5.3, Commercial, by amending Section 5.3.2, District Retail thereof, by amending policy Section 5.3.2.3:

“Notwithstanding Section 5.3.2.1, Medium Density Residential development in accordance with Section 5.1.3, as well as High Density Residential development in accordance with general provisions of Section 4.1.1 of the Official Plan shall be permitted in the District Retail designation without the need for an amendment to the Official Plan or this Chapter, provided that this is consistent with the goals and objectives of the Secondary Plan and approved by Council as part of the Zoning By-law approval process”.

- (6) by amending Section 5.3, Commercial, by amending Section 5.3.2, District Retail thereof, by amending policy Section 5.3.2.5:

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“Road network and access required to accommodate travel demand in and associated with the “District Retail” designation and adjacent lands shall be explored and confirmed, with respect to demonstrating and not precluding the ability of achieving future east-west road network connectivity.”

- (7) by amending Section 5.3, Commercial, by amending Section 5.3.4, Convenience Retail thereof, by adding the following policy as Section 5.3.4.3:

5.3.4.3 “The lands at the north-east intersection of Sandalwood Parkway West and Mississauga Road, designated “Convenience Retail” on Schedule SP 51-1, shall have a maximum floor area of 4,645 square metres (50,000 square feet) and a supermarket shall not be permitted. Food related retail uses other than a supermarket are permitted up to a maximum floor area of 1,393 square metres (15,000 square feet).”

- (8) by revising Section 6.4 Pedestrian/Cyclist Links, specifically sub-section 6.4.1 of the approved Mount Pleasant Secondary Plan to add the words “facilities and infrastructure” as follows:

“6.4.1 Pedestrian and cyclist links, facilities and infrastructure shall be provided, where appropriate, to integrate the elements of the Residential and Commercial Land Uses, Transportation, Recreational Open Space and Natural Heritage Systems, to provide comprehensive access to those systems and to serve as a recreational and aesthetic amenity to the community.”

- (9) by revising Section 10.2 Staging and Sequencing, specifically sub-section 10.2.1 i) of the approved Mount Pleasant Secondary Plan to add a reference to Wanless Drive as follows:

“10.2.1 i) Road and transportation related infrastructure required for the development of the entire Mount Pleasant Secondary Plan, namely the Sandalwood Parkway extension between Creditview Road and Mississauga Road, Wanless Drive between Creditview Road and Mississauga Road, and the Creditview Road re-alignment comprising the James Potter Road extension and CN Rail underpass and the remaining segment that extends north to Mayfield Road.”

- (10) by amending Section 12.0, Implementation, Section 12.1 General Provisions thereof, by amending Section 12.1.6 with the addition of the following to the end of the Section:

“Applicants will be allowed to register the Plan of Subdivision in phases provided that the relevant Draft Plan of Subdivision conditions are satisfied for each phase.”

- (11) by amending Section 5.2, Mixed-Use, by amending Section 5.2.1, General Provisions thereof, by adding the following policy as Section 5.2.1.10:

5.2.1.10 “The relationship between the site at the north-east intersection of the Transit Spine Collector Road and Sandalwood Parkway West and the southerly “Town Square” park shall be finalized through the subdivision and zoning approvals processes, and may include, but not be limited to, the establishment of ground related uses that complement the “Town Square” park, the potential establishment of zero lot line development or other zoning requirements to ensure effective integration with the “Town Square” park, whether or not the “Town Square” park will be developed preferably as a City owned park or alternatively integrated into the abutting apartment development as a private amenity space.”

- (12) by amending Section 5.3, Commercial, by amending Section 5.3.2, District Retail thereof, by adding policy Section 5.3.2.6 as follows:

5.3.2.6 “ A portion of the lands designated District Retail on Schedule 51-1(a) is located within the Mt. Pleasant Gateway Mobility Hub and provides opportunities to contribute a significant amount of employment and population, as set out in Section 5.3.2 above. A density target of approximately 100 people and jobs combined per gross hectare, as established in the Growth Plan Official Plan Amendment for Gateway Mobility Hubs will be applied to the lands within this area. The land uses, massing and design shall be further detailed in a Tertiary Plan to be approved by the City prior to the passing of an amending Zoning By-law.”


- (13) by amending Schedule M to Official Plan Amendment OP#2006-038, Schedule SP51(a), Mount Pleasant Secondary Plan Area No. 51 by:

“Relocating the Place of Worship site located on the Peel Regional Police Association Special Policy Area to the North West corner of Sandalwood Parkway West and Creditview Road.”

- (14) by amending Schedule M to Official Plan Amendment OP#2006-038, Schedule SP51(a), Mount Pleasant Secondary Plan Area No. 51 by:

Relocating the “Motor Vehicle Commercial” designation at the south-east corner of Mississauga Road and Mayfield Road to the south-west corner of the north-south collector road and Mayfield Road.”

Approved as to Content:

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a smaller 'S' and a trailing flourish.

Adrian Smith
Director, Planning Policy and Growth Management



LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-1
- NODE BOUNDARY
- NATURAL HERITAGE SYSTEM
- CITY PARK
- NON PARTICIPATING PROPERTIES
- GO STATION
- FIREHALL
- LIBRARY
- LOW/MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- SWM PONDS
- OPEN SPACE (NHS)
- PARKS/ WEST POCKETS/ PARKETTES/ TOWN SQUARE
- INSTITUTIONAL
- SPECIAL POLICY AREA
- MULTI-USE PATH WITHIN BLVD'S (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
- ON-STREET BIKE LANE (CLASS 2)
- POTENTIAL SIGNED BIKE ROUTE (CLASS 2)
- GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)

NOTE: THE ALIGNMENT AND RIGHT OF WAY'S OF THE ARTERIAL AND COLLECTOR ROADS SHOWN ON THIS DRAWING ARE SUBJECT TO THE RESULTS OF ONGOING AND/OR FUTURE ENVIRONMENTAL ASSESSMENT STUDIES.

