



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

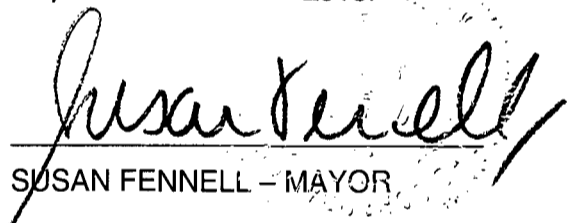
Number 94-2013


To Adopt Amendment Number OP2006- 083
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., c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP2006- 083 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 10TH day of April, 2013.


SUSAN FENNELL – MAYOR


PETER FAY – CLERK

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|------------------------|
| APPROVED AS TO FORM |
| BY: <u>J.F.</u> |
| LEGAL SERVICES |
| DATE: <u>20 03, 13</u> |

AMENDMENT NUMBER OP2006- 083
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: the Mount Pleasant Secondary Plan through the preparation and approval of a Block Plan for Area 51-2.

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.

This amendment, together with Schedule 'B', also revises the Mount Pleasant Secondary Plan land use schedule (Schedule SP 51 (a)) by adding a "Natural Heritage System Area" designation to lands adjacent to the south-west corner of the intersection of Mayfield Road and McLaughlin Road. This additional "Natural Heritage System Area" designation has been identified through the Sub-Area 51-2 Environment Implementation Report.

2.0 LOCATION

The Mount Pleasant Block Plan Area 51-2 comprises an area of about 330 hectares (815 acres) in North West Brampton, and is bounded by Wanless Drive to the south, McLaughlin Road to the east, Mayfield Road to the north, and Creditview Road to the west.

The lands are within the area described as Part of Lots 16 and 17, Concession 2, W.H.S., and Concession 3, W.H.S., City of Brampton, Regional Municipality of Peel. The lands subject to this amendment are specifically indicated on Schedule A to this amendment.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

3.1 The document known as the Official Plan of the City of Brampton is hereby amended by:

(1) by 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- 083.

(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 51-2 of the Official Plan (Amendment Number OP2006- 083) shall constitute the Block Plan for Sub-Area 51-2."

(3) by adding to Part III, BLOCK PLANS thereof, as Chapter 51-2, the following text:

"Chapter 51-2: Sub-Area 51-2 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 Brampton Official Plan and Chapter 51: the Mount Pleasant Secondary Plan by assisting in the preparation and approval of the sub-area 51-2 Block Plan.

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.

This Chapter will constitute the Block Plan for Sub Area 51-2 of the Mount Pleasant Secondary Plan.

2.0 Location

The Mount Pleasant Block Plan Area 51-2 comprises an area of about 330 hectares (815 acres) in North West Brampton, and is bounded by Wanless Drive to the south, McLaughlin Road to the east, Mayfield Road to the north, and Creditview Road to the west.

The lands are within the area described as Part of Lots 16 and 17, Concession 2, W.H.S., and Concession 3, W.H.S., City of Brampton, Regional Municipality of Peel. 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 51-2 outlined on Schedule BP51-2 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 51-2 Block Plan Principles

The principles for the Mount Pleasant Block Plan Area 51-2 include:

- Encouraging a compact built form at a density that supports a variety of dwelling types, including live-work units;
- Providing for the development of a pedestrian-oriented and transit supportive community;
- Creating a distinct and attractive built form;
- Promoting principles of environmental sustainability through the Fletchers Creek natural heritage system and its associated features; and,
- Providing community uses and features such as elementary, middle and secondary schools, a retail hierarchy consisting of neighbourhood, convenience and motor vehicle retail/commercial sites, park sites, heritage structures and places of worship.

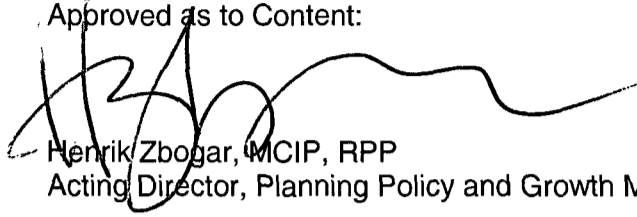
5.0 Sub-Area 51-2 Block Plan Policies

The following Block Plan Development policies apply to Sub-Area 51-2.

- 5.1 Schedule A illustrates the 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 land uses, 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 Block Plan Area 51-2, 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, but not necessarily limited to, parks, arterial and collector roads, schools, woodlots, and stormwater management ponds).
- 5.4 Prior to Draft Plan Approval of any subdivision in Block Plan Area 51-2, the Region of Peel shall confirm that municipal water and sanitary sewer serves are available.
- 5.5 All development applications submitted within the boundaries of Block Plan Area 51-2 shall conform to the approved recommendations of the Environmental Site Assessment Report.
- 5.6 All development applications submitted within the boundaries of Block Plan Area 51-2 shall be implemented and staged in accordance with the approved Growth Management Staging and Sequencing Strategy for Block Plan 51-2, 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 Growth Management Staging and Sequencing Strategy shall specifically address the delivery of the infrastructure and services required to create a complete community that connects seamlessly with adjacent neighbourhoods.
- 5.7 In order to ensure conformity with the Provincial Growth Plan for the Greater Golden Horseshoe, the City's Growth Management objectives, and the density requirements of the Mount Pleasant Secondary Plan, Block Plan Area 51-2 shall be planned to achieve population in the order of 17,500 persons and employment in the order of 1,300 employees. The resulting density in this Block Plan Area will be approximately 64 people and jobs combined per net hectare. Implementing zoning and plans of subdivision shall contain provisions to implement these targets in a manner consistent with the approved Block Plan."
- 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:

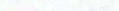


















- (1) by amending Schedule SP51(a) to add the "Natural Heritage System Area" designation, as shown on Schedule B to this amendment.

Approved as to Content:

A handwritten signature in black ink, appearing to read 'H. Zbogar', written over the printed name and title.

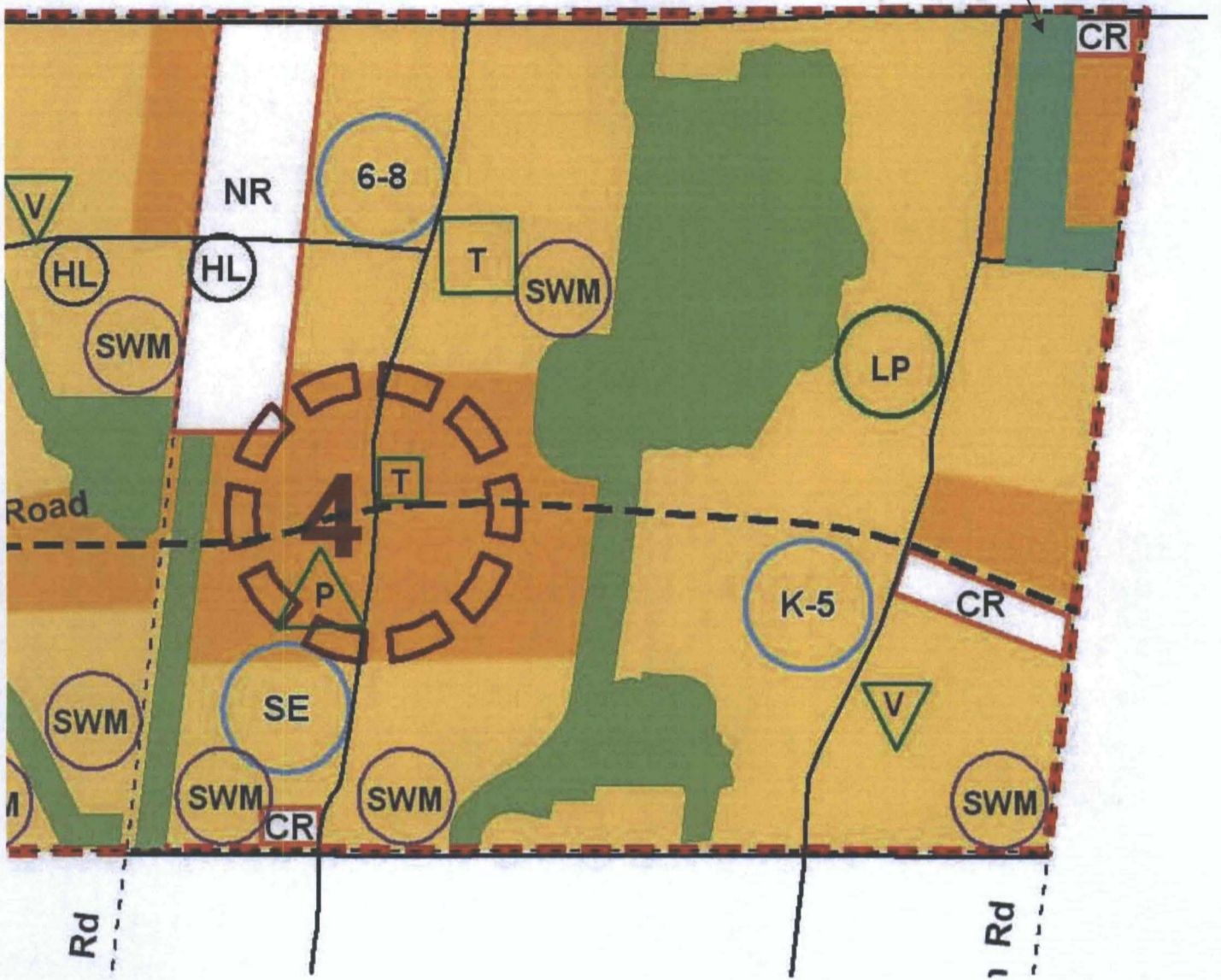
Henrik Zbogar, MCIP, RPP
Acting Director, Planning Policy and Growth Management



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|---|----------------------------------|---|---|---|-------------------------------|---|---|
|  | BOUNDARY OF BLOCK PLAN AREA 51-2 |  | SWM PONDS |  | NATURAL HERITAGE SYSTEM (NHS) |  | HERITAGE LISTED RESOURCE |
|  | NODE BOUNDARY |  | INSTITUTIONAL |  | NHS CHANNELS / BUFFERS |  | MULTI-USE PATH WITHIN BLVDS. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK) |
|  | PARTICIPATING PROPERTIES |  | PARKS/ VEST POCKETS/ PARKETTES/ TOWN SQUARE |  | NHS WETLANDS |  | ON-STREET BIKE LANE (CLASS 2) |
|  | LOW / MEDIUM DENSITY RESIDENTIAL |  | OPEN SPACE (NHS)/BUFFERS |  | NHS WOODLANDS |  | POTENTIAL SIGNED BIKE ROUTE (CLASS 3) |
|  | MEDIUM DENSITY RESIDENTIAL | | | | |  | GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES) |
|  | COMMERCIAL | | | | | | |



Lands to be changed to "Natural Heritage System Area"



EXTRACT FROM SCHEDULE SP51 OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

LEGEND

ROAD NETWORK

- Arterial Road
- - - Transit Spine Collector Road
- - - Collector Road
- ← Potential Connection

NATURAL HERITAGE SYSTEM

- Natural Heritage System Area

RESIDENTIAL

- Low/Medium Density
- Medium Density

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- ◇ Grade Separation
- LF GO Layover Facility
- ⊙ SWM Stormwater Management Facility

INSTITUTIONAL

- ⊙ K-5 Public Junior Elementary School Site
- ⊙ 6-8 Public Senior Elementary School Site
- ⊙ SE Separate Elementary School Site
- ⊙ PS Public Secondary School Site
- ⊙ SP Separate Secondary School Site

RECREATIONAL OPEN SPACE

- ⊙ CP City Park
- ⊙ LP Local Park
- ⊙ P Parkette
- ⊙ T Town Square
- ⊙ V Vest Pocket

RETAIL

- ⊙ DR District Retail
- ⊙ CR Convenience Retail
- ⊙ NR Neighbourhood Retail
- ⊙ MVO Motor Vehicle Commercial

OTHER

- ⊙ HD Heritage Resource Designation under the Ontario Heritage Act
- ⊙ HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- ⊙ Mixed Use Area
- ▨ Norval Farm Supply Special Policy Area
- ▨ Peel Regional Police Association Special Policy Area
- ▨ Area Subject to this Amendment



SCHEDULE B

OFFICIAL PLAN AMENDMENT OP2006 #. 083

MOUNT PLEASANT SECONDARY PLAN AREA

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 94-2013 being a by-law to adopt Official Plan Amendment OP2006-083 to implement the Mount Pleasant Secondary Plan and Block Plan (File BP51-2.001)

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 94-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of April, 2013, to adopt Amendment Number OP2006-083 to the 2006 Official Plan;
3. Written notice of By-law 94-2013 as required by section 17(23) of the *Planning Act* was given on the 19th day of April, 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.
8. OP2006-083 is deemed to have come into effect on the 10th day of May, 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)
5th day of July, 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, 2015.