



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 282-2013

To Adopt Amendment Number OP 2006-094  
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 - 094 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 23<sup>rd</sup> day of October 2013.

  
SUSAN FENNEL - MAYOR

  
PETER FAY - CLERK

Approved as to Content:

  
Dan Kraszewski, Sr. Executive Director  
Planning and Building

APPROVED AS TO FORM
BY: <u>J.R.</u>
LEGAL SERVICES
DATE: <u>14/10/13</u>

AMENDMENT NUMBER OP 2006 - 094  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 094  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change Sections 5.21 and 5.22 of the Official Plan pertaining to Parkland Dedication policies.

2.0 Location:

All lands in the City of Brampton are subject 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:

(1) by deleting bullet 4 of Policy 5.21.1 and replacing with the following:

- *As a condition of approval, Council may from time to time, offer reductions to these rates to encourage economic development within defined areas of the City or to meet other objectives. The policies relating to these reductions are detailed in Section 5.22.*

(2) by deleting Policy 5.21.2(i) and replacing with the following:

- (i) Parkland dedications as a condition of subdivision approval or as a condition of development or redevelopment;*

(3) by deleting Policy 5.22 and replacing with the following:

**5.22 PERMITTED EXEMPTIONS AND REDUCTIONS**

**5.22.1** *Notwithstanding the word "shall" in section 5.21.1, Council may exempt from the requirement to pay cash in lieu of parkland any development or redevelopment of land, buildings or structures owned by and used for the purposes of a Board of Education.*

5.22.2 Notwithstanding the word "shall" in section 5.21.1, Council may reduce the cash in lieu of parkland requirements for the development or redevelopment of land, buildings or structures for residential purposes solely in accordance with the following:

- (i) For any Residential development or redevelopment of Detached Dwelling(s), Semi Detached Dwelling(s), or Rowhouse(s) for which the payment of cash in lieu of parkland has not been required as a condition of subdivision approval or consent, the City may elect to require the payment of cash in lieu parkland at either the rate of 5% of the land being developed or one hectare per 300 dwellings, prior to building permit issuance;
- (ii) For any Residential development or redevelopment of Rowhouse(s) or Apartment(s) for which an approval is required pursuant to Section 41 of the Act, the City may reduce the amount of cash in lieu of parkland required by imposing a cap on the amount payable expressed as a percentage of the overall value of the land being developed or redeveloped, but in no event shall such a reduction result in a rate that is less than \$3,500.00 per residential unit, indexed in accordance with the Statistics Canada Monthly New Housing Price Index, Land Only, Toronto and Oshawa, Ontario with the base value being that in effect on February 1st, 2013.
- (iii) Where a by-law is amended or a new by-law is enacted for the purposes of implementing these Parkland Dedication Policies, the City may reduce the amount of cash in lieu of parkland otherwise required, for a period of one year from enactment of said amendment or new by-law, to allow for transition from existing cash in lieu of parkland rates to such higher rates as may be proposed under the amended or new by-law.

(4) by adding Policy 5.23:

5.23.1 For the purposes of Section 5.21 Parkland Dedication only, the following words shall have the meaning ascribed to them:

- 5.23.2 *"Single-Detached Dwelling" shall mean a detached Residential building containing only one (1) Dwelling Unit.*
- 5.23.3 *"Semi-Detached Dwelling" shall mean a Residential building divided into only two (2) separate Dwelling Units.*
- 5.23.4 *"Rowhouse" shall mean a Residential building that is divided into three (3) or more Dwelling Units, but shall not include an Apartment.*
- 5.23.5 *"Apartment" shall mean a Residential building containing six (6) or more Dwelling Units which have a common entrance from the street level, and the occupants of which have the right to use common elements.*
- 5.23.6 *"Dwelling Unit" shall mean any property that is used or designed for use as a single domestic establishment in which one or more persons may sleep and prepare and serve meals, in addition to which may be included not more than one (1) second unit, but does not include a housekeeping hotel suite or a housekeeping suite in a long-term care facility.*

Approved as to Content:



Dan Kraszewski, Sr. Executive Director  
Planning and Building