BRAMPTON
Flower City
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Public Notice

Notice of Adoption of Official Plan Amendment OP2006-139
Ward 2

Date of Decision: **May 30, 2018**
Date of Notice: **June 11, 2018**
Last Date of Appeal: **July 3, 2018**

On the date noted above, the Council of the Corporation of the City of Brampton passed **Official Plan Amendment OP2006-139, adopted by By-law 112-2018**, to amend the Official Plan of the City of Brampton, under Section 17 of the *Planning Act,* R.S.O., c.P.13, as amended (File C01E14.026)

Purpose and Effect: to amend the Heart Lake Secondary Plan (Area 3) to change the land use designation as outlined in Schedule A and B attached to permit the development of the lands for "Medium-High Density Residential" purposes. An "Open Space" designation is proposed for the portion of the lands to be dedicated as part of the City 's natural heritage system.

Location of the Lands Affected: northwest corner of Conestoga Drive and Sandalwood Parkway East, within Part of Lot 14, Concession 1, E. H.S.

Obtaining Additional Information: A copy of the by-law and schedules showing the lands to which the by-law applies are provided. The complete set of background materials is available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Matt Kavanaugh, Development Planner, Planning and Development Services, at 905.874.2953.

Any and all written submissions relating to this Official Plan Amendment that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this Official Plan Amendment that were made at a public meeting, held under the *Planning Act*, which submissions addressed concerns about increase in traffic congestion, lack of pedestrian connections to the valleyland, and a more appropriate building typology, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Under the *Planning Act*, there are no other applications relating to the subject lands.

When and How to File an Appeal: Any appeal of the Official Plan amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton no later than 20 days from the date of this notice as shown above as the last date of appeal. An appeal form is available from the LPAT website at www.elto.gov.on.ca

The Notice of Appeal must:
(1) set out the reasons for appeal; and,
(2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of $300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal an Official Plan Amendment to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Mailing Address for Filing a Notice of Appeal:
City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2114

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 112 - 2018

To Adopt Amendment Number OP 2006-139
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 - 139 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 30th day of May, 2018.

Approved as to form.
2018/05/30

MR

Approved as to content.
2018/05/29

AP

Linda Jeffrey, Mayor

Peter Fay, City Clerk

By-law 112-2018

AMENDMENT NUMBER OP 2006 - 139
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Heart Lake West Secondary Plan (Area 3) to change the land use designation of the lands outlined on Schedule A and B to this amendment to permit the development of the subject lands for "Medium-High Density Residential" purposes and to provide specific policies for the development of the subject lands. An "Open Space" designation is proposed for the portion of the lands to be dedicated as part of the City's natural heritage system.

2.0 Location:

The lands subject to this amendment are located at the northwest corner of Conestoga Drive and Sandalwood Parkway East. The lands have a frontage of approximately 159 metres (522 feet) on Sandalwood Parkway East, approximately 124 metres (407 feet) on Conestoga Drive, and approximately 168 metres (550 feet) on Loafers Lake Lane. The lands are approximately 4.0 hectares (9.9 acres), and are legally described as Part of Lot 14, Concession 1, E.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 deleting from the "District Retail" overlay on Schedule A2 – Retail Structure the lands subject to this amendment bounded by Sandalwood Parkway East, Conestoga Drive, Loafers Lake Lane and Etobicoke Creek as outlined on Schedule A to this amendment.

(2) By adding to the list of amendments pertaining to Secondary Plan Area Number 3: The Heart Lake West Secondary Plan as set out in Part II: Secondary Plans, thereby, Amendment Number OP2006-139.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force being Chapter C35 of Section C of Part C thereof, as they relate to the Heart Lake West Secondary Plan (Part Two Secondary Plans), as amended, are hereby further amended:

(1) By changing the designation of the lands subject to this amendment from "Town Centre" to "Medium-High Density Residential" as outlined on Schedule B to this amendment.

(2) By deleting Section 2.2.1 in its entirety.

(3) By adding hereto the following as Section 2.5:

"2.5 Notwithstanding the housing policies of section 2.4 and 3.1 of the Chapter C35 of Section C of Part C in this Secondary Plan and the housing mix and residential density categories of Section 4.2.1.2 of the Official Plan, the "Medium-High Density Residential" designation located at the northwest corner of Conestoga Drive and Sandalwood Parkway shall be subject to the following requirements:

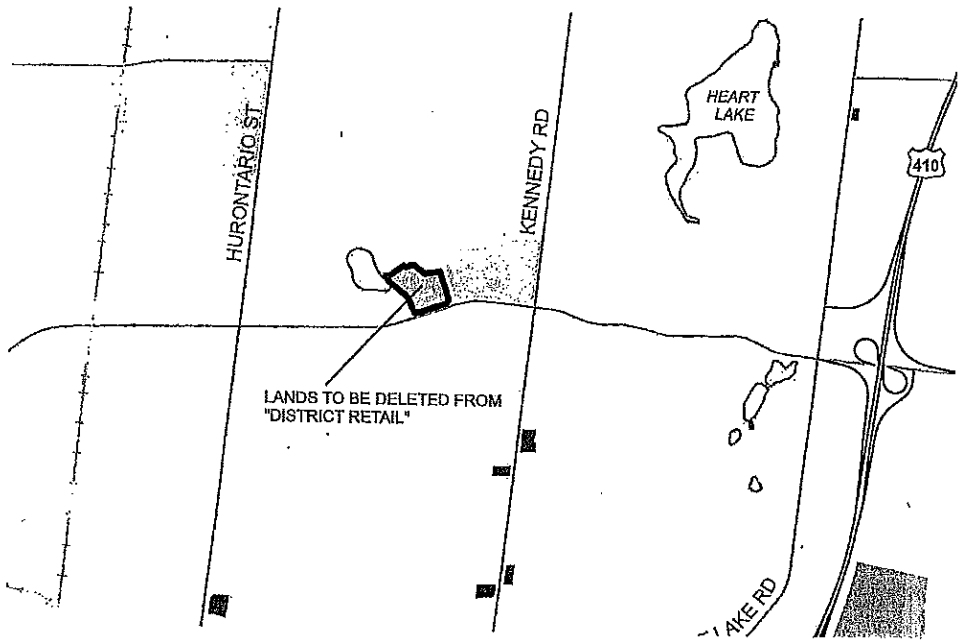
2.5.1 The lands shall be developed for townhouse dwellings, and may include semi-detached dwellings, on public roads.

2.5.2 A minimum density of 54 units and a maximum density of 75 units per net residential hectare (22 to 30 units per net residential acre).

2.5.3 A maximum building height of three (3) storeys.

2.5.4 Dwellings are to be designed with a high degree of architectural articulation and with the use of high quality building materials of primarily brick and stone."

(4) By renumbering Sections 2.5 to 2.6, and their respective sub-sections, accordingly.



EXTRACT FROM SCHEDULE A2(RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

L.B.P.I.A. OPERATING AREA
NEIGHBOURHOOD RETAIL
CONVENIENCE RETAIL
REGIONAL RETAIL
DISTRICT RETAIL

BRAMPTON
brampton.ca FlowerCity
PLANNING AND DEVELOPMENT SERVICES

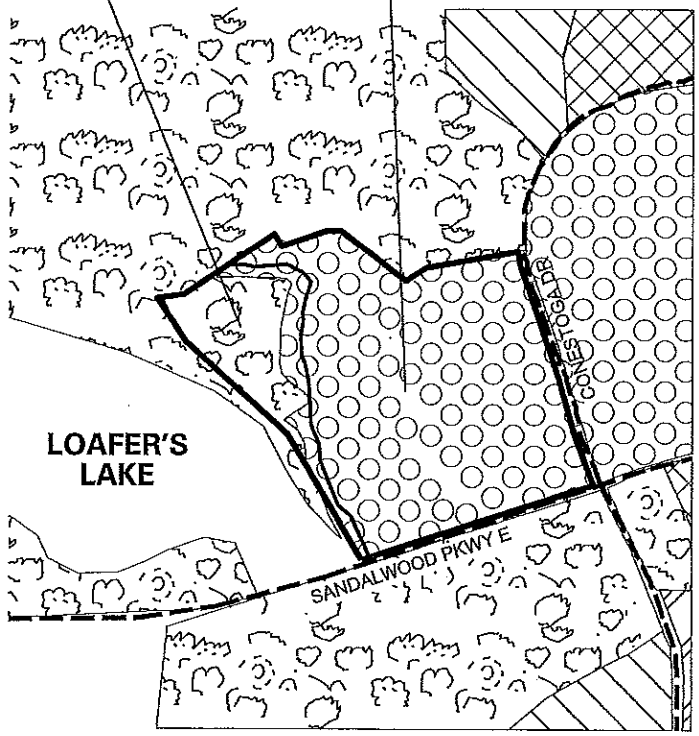
Date: 2018 05 28 Drawn By: CJK
File: C01E14.026_ZBLA

SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2006# 139

By-law 112-2018

LANDS TO BE REDESIGNATED FROM "TOWN CENTRE" TO "MEDIUM HIGH DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" AND "TOWN CENTRE" TO "OPEN SPACE"



EXTRACT FROM SCHEDULE SP3(A) OF THE DOCUMENT KNOWN AS THE HEART LAKE WEST SECONDARY PLAN

TOWN CENTRE

MEDIUM DENSITY RESIDENTIAL (MAX. 15-21 UNITS PER NET ACRE)

MEDIUM DENSITY RESIDENTIAL (MAX. 21-25 UNITS PER NET ACRE)

MEDIUM HIGH DENSITY RESIDENTIAL

URBAN PUBLIC OPEN SPACE

PROPOSED ROADS

BRAMPTON FlowerCity
brampton.ca
PLANNING AND DEVELOPMENT SERVICES

Date: 2018 05 28 Drawn By: CJK
File: C01E14.026_ZBLA

SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP2006# 139