

**Notice of Passing of Official Plan Amendment OP2006-197
Toronto Gore Density Policy Review Study
Ward 10**

Date of Decision: June 16, 2021
Date of Notice: July 1, 2021
Last Date of Appeal: July 21, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 137-2021, to adopt **Official Plan Amendment OP2006-197**, under Section 17 of the *Planning Act*, R.S.O., c.P.13, as amended.

This Official Plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

Purpose and Effect of the Official Plan Amendment: to change the Official Plan land use designation on the vacant lands in the southern quadrant of Toronto Gore from “Estate Residential” to “Residential” and to remove the “Unique Communities” Official Plan designation. The amendment also identifies the vacant lands as a new Secondary Plan area in the Official Plan, referred to as Gore Meadows (Area 56). A policy is being added to the Residential Section (Section 4.2) of the Official Plan to guide the policy formulation (i.e. land use compatibility, housing mix and densities, road access, servicing, natural heritage system, and pedestrian connectivity) of the Gore Meadows Secondary Plan.

Location of the Lands Affected: Official Plan Amendment OP2006-197 applies to the vacant lands located between McVean Drive and The Gore Road and north of Castlemore Road (approximately 80 hectares). These lands are legally described as Part of Lots 11, 12 and 13, Concession 9, N.D. – Ward 10.

Obtaining Additional Information: The complete by-law and background materials are 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 Michelle Gervais, Policy Planner, Planning, Building and Economic Development, at 905. 874.2073, or at michelle.gervais@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

The City is currently processing various applications under the *Planning Act* for which this amendment may apply. Information regarding current applications can be obtained by contacting the Planning, Building and Economic Development Department at 905-874-2050, or online at <https://www.brampton.ca/EN/Business/planning-development/Pages/welcome.aspx>

When and How to File an Appeal: An appeal of the Official Plan amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than July 21, 2021**. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). 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 Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: cityclerksoffice@brampton.ca

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 137 - 2021

To Adopt Amendment Number OP 2006- 197
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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 197 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 16th day of June, 2021.

Approved as to
form.

2021/06/02

C.deSereville


Approved as to
content.

2021/05/31

RJB



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 197
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 197
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the vacant lands in the southern quadrant of Toronto Gore from "Estate Residential" to "Residential" and to remove the "Unique Communities" designation. This amendment will also identify these lands as a new Secondary Plan area, referred to as Gore Meadows (Area 56). A policy is being added to the Residential Section (Section 4.2) of the Official Plan to guide the preparation of the Gore Meadows Secondary Plan. The Secondary Plan is to address land use compatibility, housing mix and densities, road access, servicing, natural heritage system, and pedestrian connectivity.

2.0 Location:

This amendment applies to the contiguous vacant lands located between McVean Drive and The Gore Road and north of Castlemore Road (approximately 80 hectares). These lands are legally described as Part of Lots 11, 12 and 13, Concession 9, N.D.

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 on Schedule "1" (City Concept) thereto, the "Unique Communities" designation of the lands shown outlined on Schedule A to this amendment;
- (2) by changing on Schedule "A", (General Land Use Designations) thereto, the land use designation of the lands outlined on Schedule "B" to this amendment from "Estate Residential" to "Residential";
- (3) by amending on Schedule "G" (Secondary Planning Areas) the boundaries of Secondary Plan Area 26 – Toronto Gore Rural Estate, as shown on Schedule "C" to this amendment;
- (4) by adding to Schedule "G" (Secondary Planning Areas) thereto, the boundaries of the Gore Meadows Secondary Plan Area 56, as shown on Schedule "C" to this amendment;
- (5) by adding the following new policy as Section 4.2.1.21:

"4.2.1.21 Toronto Gore

"For the lands shown as Gore Meadows Secondary Plan Area 56 on Schedule "G" (Secondary Planning Areas), a Secondary Plan shall be prepared in accordance with Section 5.4 – Secondary Plans to comprehensively plan for the development of the vacant contiguous lands located in the southern quadrant of the Toronto Gore community. In addition to the Secondary Plan criteria outlined in Section 5.4.3, the Gore Meadows Secondary Plan shall include the following policies:

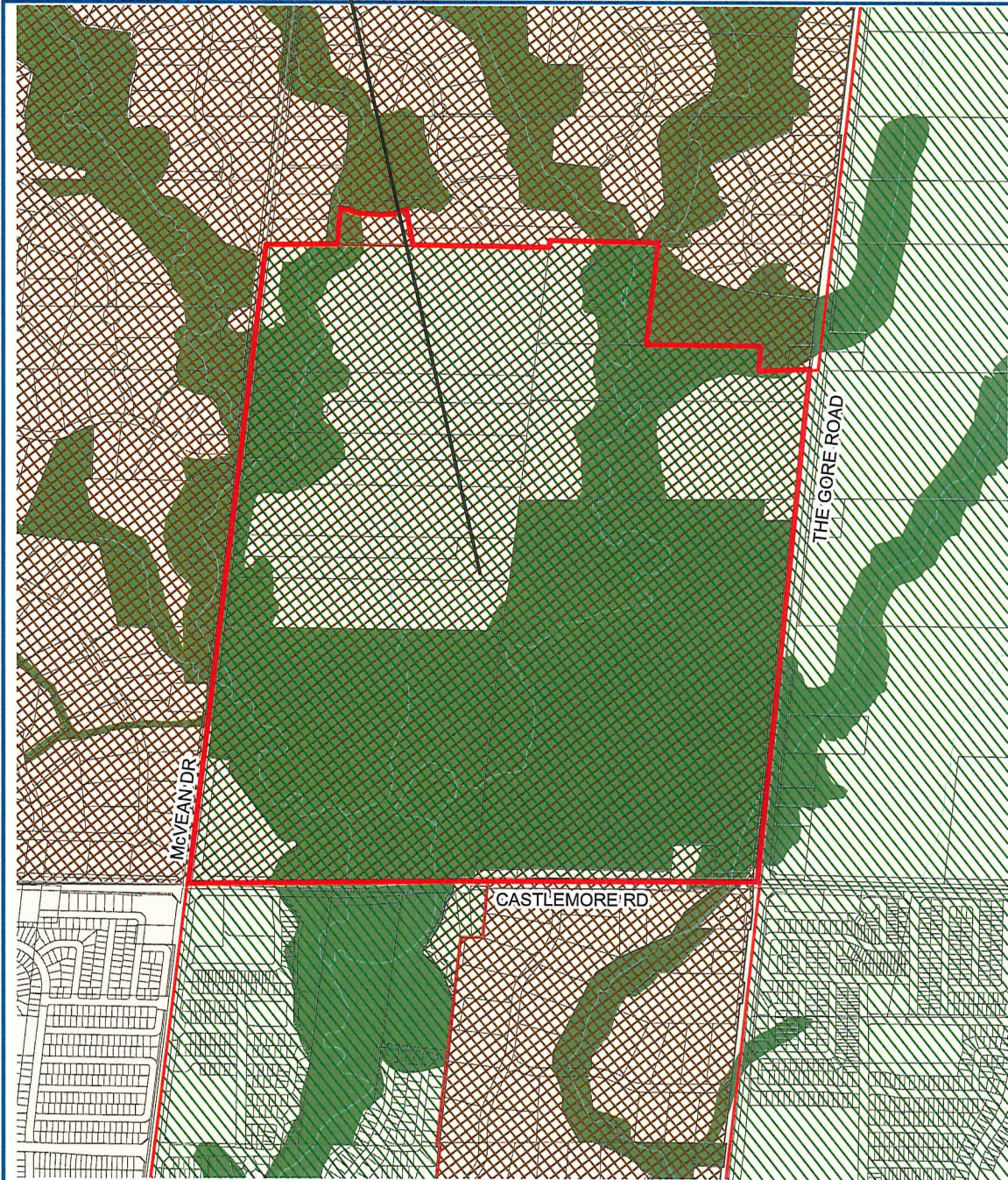
- a) To provide a gradual and sensitive transition in density between the adjacent established estate residential area and the Gore Meadows Secondary Plan area;

- b) To provide a diverse range and mix of housing options, including affordable housing;
 - c) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided;
 - d) That the extension of Ryckman Lane shall be prohibited;
 - e) That vehicular access to and from the Gore Meadows Secondary Plan area will be from McVean Drive and The Gore Road;
 - f) That development within the Gore Meadows Secondary Plan area shall be on full urban municipal services;
 - g) That the existing Natural Heritage System shall be protected and enhanced; and
 - h) That pedestrian and cyclist linkages between the Natural Heritage System and Gore Meadows Community Centre shall be provided where it has been demonstrated that the functions of the Natural Heritage System will not be adversely impacted.”
- (6) By adding to Part II SECONDARY PLANS, thereof, the following new heading and associated text after the section Area 55:

“Area 56: Gore Meadows Secondary Plan

No Secondary Plan in place.”

"UNIQUE COMMUNITIES" DESIGNATION TO BE REMOVED

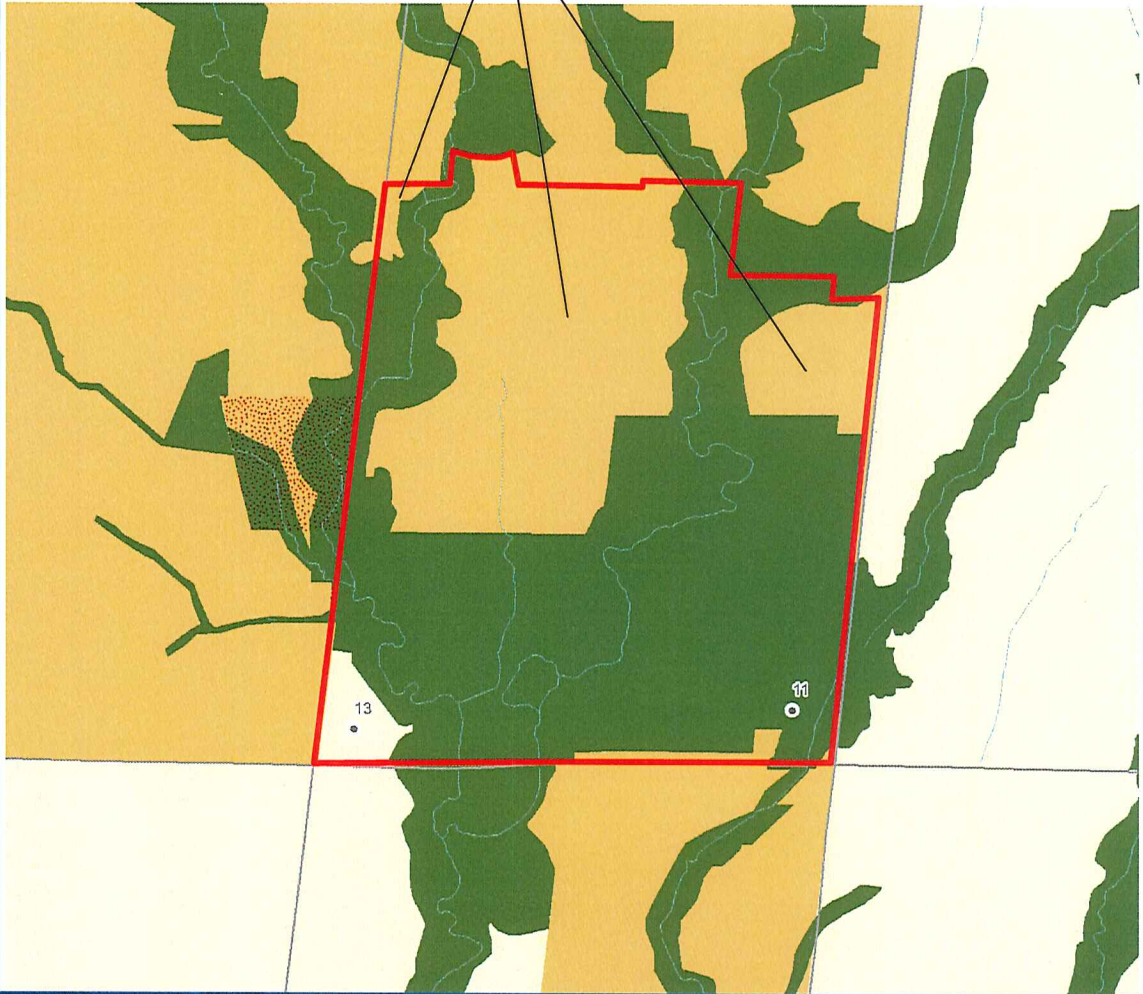


EXTRACT FROM SCHEDULE 1 (CITY CONCEPT PLAN) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | | | | |
|------------------------|--------------------------|------------------------------------|---|----------------------------|
| CENTRAL AREA | OPEN SPACE | PRIMARY INTENSIFICATION CORRIDOR | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA | RESIDENTIAL CHARACTER AREA |
| EMPLOYMENT COMMUNITIES | RESIDENTIAL | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND | |
| UTILITY | BUILT BOUNDARY LINE | DESIGNATED GREENFIELD AREA | DEFERRAL | MOBILITY HUB |
| | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES | MAJOR TRANSIT STATION AREA | |
- LANDS SUBJECT TO THIS AMENDMENT



LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL TO "RESIDENTIAL"

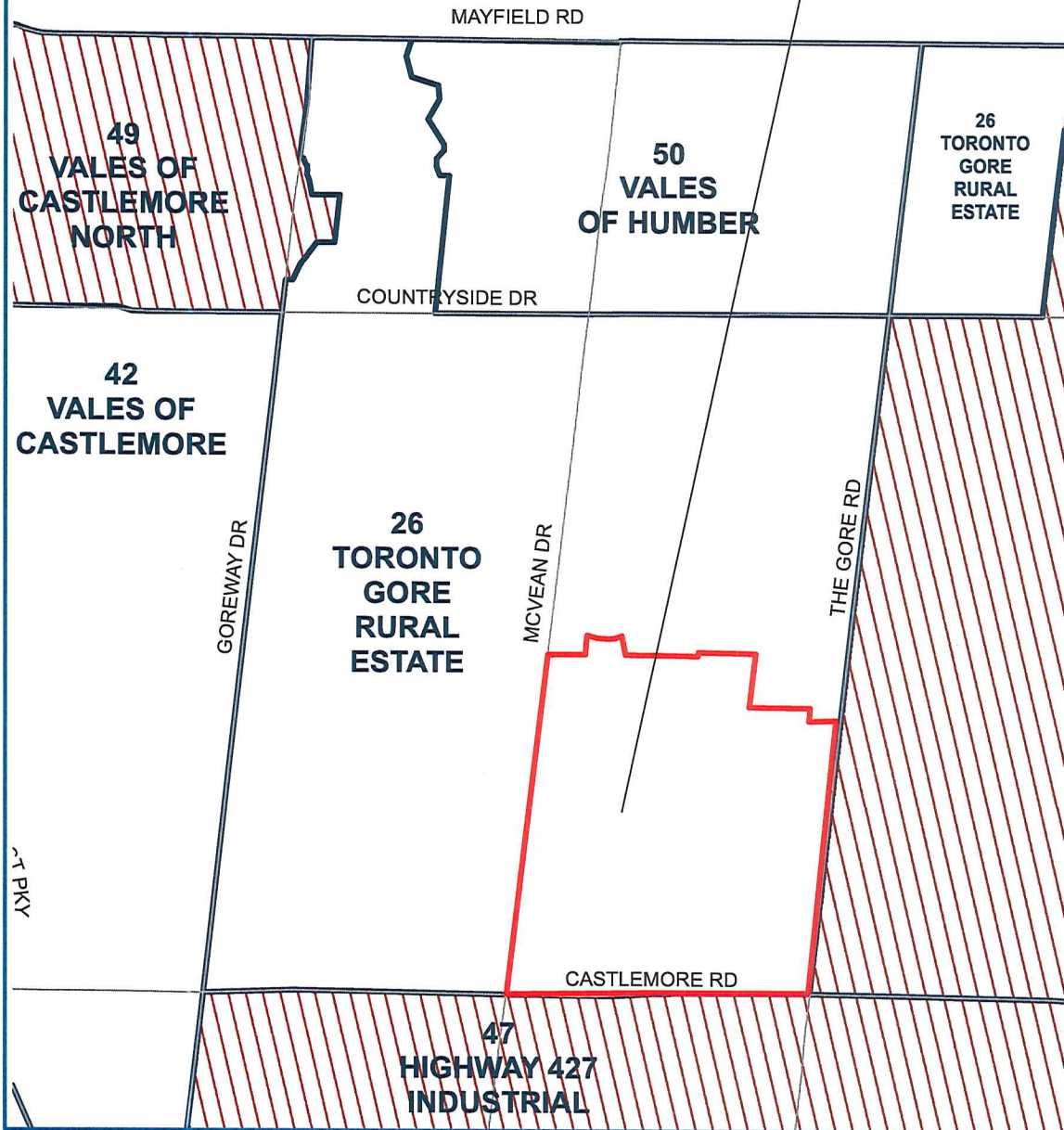


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|---|---|
|  BUSINESS CORRIDOR |  CENTRAL AREA |
|  ESTATE RESIDENTIAL |  SPECIAL LAND USE POLICY AREA |
|  INDUSTRIAL |  SPECIAL STUDY AREA |
|  MAJOR INSTITUTIONAL |  CORRIDOR PROTECTION AREA |
|  N-W BRAMPTON URBAN DEVELOPMENT AREA |  GREENBELT LEGEND |
|  OFFICE |  L.B.P.I.A. OPERATING AREA |
|  OPENSOURCE |  DEFERRAL |
|  PARKWAY BELT WEST |  LANDS SUBJECT TO THIS AMENDMENT |
|  PROVINCIAL HIGHWAYS | |
|  REGIONAL RETAIL | |
|  RESIDENTIAL | |
|  UTILITY | |
|  VILLAGE RESIDENTIAL | |



**SECONDARY PLAN BOUNDARY TO BE ADDED
AND LABELLED SECONDARY PLAN 56 (GORE MEADOWS)**



EXTRACT FROM SCHEDULE G(SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

Legend

-  LANDS SUBJECT TO THIS AMENDMENT
-  NEWER SECONDARY PLAN AREAS OR PORTIONS THEREOF SUBJECT TO THE NEW HOUSING AND DENSITY CATEGORIES OF THE OFFICIAL PLAN

