

**Notice of Adoption of Multiple Official Plan Amendments  
to Implement New Secondary Plan Areas**

**Date of Decision: September 12, 2018**

**Date of Notice: September 27, 2018**

**Last Date of Appeal: October 17, 2018**

On the above-noted date, the Council of The Corporation of the City of Brampton passed the following five (5) by-laws to adopt the Official Plan Amendments detailed below, under Section 17 of the *Planning Act*, R.S.O. CP 13, as amended:

**Snelgrove-Heart Lake – OP2006-149 (By-law 177-2018)**

**Purpose and Effect:** to delete the Snelgrove, Sandalwood Industrial East, Heart Lake West and Heart Lake East Secondary Plans and replace them with the new Snelgrove-Heart Lake Secondary Plan, Area 1.

**Location of the Lands Affected:** The lands affected by By-law 177-2018 located within the new Snelgrove-Heart Lake Secondary Plan are generally bounded by Mayfield Road to the north, Bovaird Drive to the south, Heart Lake Road to the east, and McLaughlin Road and the Orangeville Brampton (OBRY) Railway to the west – Ward 2.

**Springdale – OP2006-150 (By-law 178-2018)**

**Purpose and Effect:** to delete the Sandringham-Wellington Secondary Plan, and portions of the Bramalea North and Gore Industrial North Secondary Plans and replace them with the new Springdale Secondary Plan, Area 2.

**Location of the Lands Affected:** The lands affected by By-law 178-2018 located within the new Springdale Secondary Plan are generally bounded by Countryside Drive to the north, Bovaird Drive and Cottrelle Boulevard to the south, Heart Lake Road to the west, and Airport Road to the east – Wards 9 and 10.

**Bramalea – OP2006-151 (By-law 179-2018)**

**Purpose and Effect:** to delete the Westgate, Central Park, Northgate, Avondale, and Southgate Secondary Plans and replace them with the new Bramalea Secondary Plan, Area 3.

**Location of the Lands Affected:** The lands affected by By-law 179-2018 located within the new Bramalea Secondary Plan are generally bounded by Bovaird Drive to the north, the Don Doan Recreational Trail and open space south of Dearbourne Boulevard to the south, Highway 410 and Dixie Road to the west, and Torbram Road to the east – Wards 7 and 8.

## **Hwy 410 and Steeles – OP2006-152 (By-law 180-2018)**

**Purpose and Effect:** to delete the Brampton East Industrial, Bramalea West Industrial and Steeles Industrial Secondary Plans and replace them with the new Highway 410 and Steeles Secondary Plan, Area 5.

**Location of the Lands Affected:** The lands affected by By-law 180-2018 located within the new Highway 410 and Steeles Secondary Plan are generally bounded to the north by the Canadian National Railway, Clark Boulevard and extending along the Don Doan Recreational Trail, to the south by Highway 407, to the west by Kennedy Road South, and to the east by Dixie Road and Torbram Road – Wards 3 and 7.

## **Brampton Flowertown – OP2006-153 (By-law 181-2018)**

**Purpose and Effect:** to delete the Northwood Park, Brampton West, Brampton North, Madoc, Fletchers West, Brampton South (except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627), and Brampton East Secondary Plans and replace them with the new Brampton Flowertown Secondary Plan, Area 6.

**Location of the Lands Affected:** The lands affected by By-law 181-2018 located within the new Brampton Flowertown Secondary Plan are generally bounded by Bovaird Drive to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue to the south, and Chinguacousy Road to the west, with the exception of lands contained within the Downtown Brampton and Queen Street Corridor Secondary Plans – Wards 1, 3, 4, and 5.

### General Information About the Secondary Plans

**Obtaining additional information:** The complete set of background materials related to these files is available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries or questions should be directed to **Claudia LaRota, Policy Planner, City of Brampton Planning and Development Services, at 905.874.3844.**

Any and all written submissions relating to these applications 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*, which submissions addressed concerns about specific properties within the Brampton Flowertown and Highway 410 and Steeles Secondary Plans (resulting in revisions to these Plans prior to Council approval), and new requirements under Bill 139, specifically Subsection 22(2.1.1) of the *Planning Act* which indicates that amendments to a secondary plan shall not be requested for a period of 2 years from the plan coming into effect, 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 lands subject to the Secondary Plans (see attached charts). Information regarding these current applications can be obtained by contacting the Planning and Development Services Department at 905-874-2050.

**Appealing Council's Decision on these Secondary Plans:** Any appeal of these Official Plan amendments to the Local Planning Appeal Tribunal (LPAT) must be filed with the City 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 and instructions is available from the LPAT website at [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca)

Only individuals, corporations or public bodies may appeal this decision of the municipality or planning board to the Local Planning Appeal Tribunal. 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 plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The five (5) proposed official plan amendments are exempt from approval by the Regional Municipality of Peel. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Further information regarding these five (5) Secondary Plans is available from the City of Brampton City Clerk's Office at 905.874.2114 or by email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).

FILE NUMBER	SPA NUMBER
A04-161	2a
A05-261	11
A02-209	6
A00-042	8
A05-148	15
A99-211	10
A99-261	12
A03-125	3
A07-153	1
A01-122	2a
A01-266	16
A99-165	9
A12-016	11
B12-002	11
A12-238	3
A13-123	25
A13-231	25
B02-612	18
A15-165	18
A15-166	18
A15-208	6
B16-009	25
A16-061	6
A16-215	3
A17-021	20
A17-031	20
A17-067	8
A17-075	25
B16-014	2
A17-120	25
A17-177	10
A17-180	8
A18-096	17
A18-110	4
A18-141	5
A18-142	12
A18-143	15
A18-144	6
A18-150	25

FILE NUMBER	SPA NUMBER
C02W02.009	15
C03E06.016	10
C03E06.017	10
C02E12.015	4
C02E01.022	18
C02E11.022	4
C02E08.009	9
C01W05.043	16
C02E12.016	4
C01E18.017	1
C02W01.011	15
C02W01.011	15
C01E14.026	3
C02E03.011	18
C01W17.022	2a
C01W09.017	6
C01W12.013	2
C01E14.027	3
C01W11.035	2
C01E06.054	8
C01W06.078	6
C02W01.011	15
C02W01.011	15
C01E09.015	8
C01W17.022	2a
C02E03.012	18
T04E15.026	25
PRE18.031	18
C01W12.014	2
PRE18.039	3



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 177 -2018

To adopt Amendment Number OP2006-149

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 OP2006- 149 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12<sup>th</sup> day of September, 2018.

Approved as to  
form.

2018/08/29

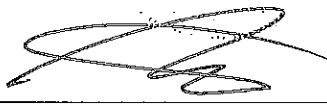
AWP

  
\_\_\_\_\_  
Linda Jeffrey, Mayor

Approved as to  
content.

2018/08/28

[RBjerke]

  
\_\_\_\_\_  
Peter Fay, City Clerk

(Snelgrove-Hearl Lake Secondary Plan)

**AMENDMENT NUMBER OP2006-149**

**To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 1)**

**1.0 PURPOSE**

The purpose of this Amendment is to delete a number of Secondary Plans from Part Two of the 2006 Official Plan and replace them with a new Secondary Plan that applies to the Snelgrove-Heart Lake area of the City of Brampton. The Snelgrove-Heart Lake Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

1. Snelgrove, Area 1
2. Sandalwood Industrial East, Area 2
3. Heart Lake West, Area 3
4. Heart Lake East, Area 4

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plan areas, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible.

**2.0 LOCATION**

The lands subject to this amendment are generally bounded by Mayfield Road to the north, Bovaird Drive East to the south, Heart Lake Road to the east, and McLaughlin Road and the Orangeville Brampton (OBRY) Railway to the west. This amendment applies to lands that are subject to the four Secondary Plans listed below:

- Snelgrove, Area 1
- Sandalwood Industrial East, Area 2
- Heart Lake West, Area 3
- Heart Lake East, Area 4

### 3.0 **AMENDMENT AND POLICIES**

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
  - i.) Snelgrove, Area 1
  - ii.) Sandalwood Industrial East, Area 2
  - iii.) Heart Lake West, Area 3
  - iv.) Heart Lake East, Area 4
- (2) By amending Schedule G to delete Secondary Plan Area 1, Secondary Plan Area 2, Secondary Plan Area 3, and Secondary Plan Area 4, and replacing them with the new Snelgrove-Heart Lake Secondary Plan Area 1, as shown on Schedule 'A' to this amendment;
- (3) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 1", Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 1:

#### "Chapter 1: **THE SNELGROVE-HEART LAKE SECONDARY PLAN**

##### Planning Context

The lands subject to the policies contained in the Snelgrove Heartlake Secondary Plan Area 1 are generally bounded by Mayfield Road to the north, Bovaird Drive East to the south, Highway 410 to the east, and McLaughlin Road and the Orangeville Brampton (OBRY) Railway to the west.

##### Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods, local commercial uses, and the industrial area south of Wanless Drive and west of Hurontario Street. The following land use designations are contained within the Snelgrove-Heartlake Secondary Plan Area:

- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- General Employment 1
- General Employment 2
- Mixed Employment Commercial
- District Retail
- Highway and Service Commercial
- Highway Commercial
- Service Commercial
- Convenience Retail
- Neighbourhood Retail
- Private Commercial Recreation
- Institutional
- Special Site Areas
- Natural Heritage System
- Recreational Open Space
- Places of Worship
- Cemeteries



## Land Use Designations and Permissions

### **1. Residential**

#### **1.1 Low Density Residential**

1.1.1 Uses permitted on lands designated Low Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

#### **1.2 Medium Density Residential**

1.2.1 Uses permitted on lands designated Medium Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

#### **1.3 Medium High Density Residential**

1.3.1 Residential development within the Medium High Density designation on Schedule 1 shall not exceed a density of 75 units per net residential hectare.

#### **1.4 High Density Residential**

1.4.1 Uses permitted on lands designated High Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

### **2. Employment**

#### **2.1 General Employment 1**

2.1.1 Uses permitted on lands designated General Employment 1 on Schedule 1 shall include:

a. A broad range of industrial uses including but not limited to:

- i.) warehousing and storage of goods;
- ii.) manufacturing;
- iii.) processing;
- iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
- v.) outdoor storage areas, only as accessory to an industrial use.

b. Accessory uses that serve the principal industrial use.

c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

#### **2.2 General Employment 2**

2.2.1 In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 1 may also include the following uses:

- i.) distribution centres;
- ii.) motor vehicle repair and body shops;
- iii.) waste processing and transfer station;
- iv.) public utility installations; and,
- v.) public uses and works.

2.3 Mixed Employment Commercial

- 2.3.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 1 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.
- 2.3.2 Permitted industrial uses may include:
- i.) manufacturing;
  - ii.) assembling;
  - iii.) warehousing;
  - iv.) repairing and servicing operations, but excluding motor vehicle body shops.
- 2.3.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation.
- 2.3.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the entire site. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.
- 2.3.5 Medical, dental and drugless practitioners' offices shall not be permitted.

**3. Commercial**

3.1 Convenience Retail

- 3.1.1 Uses permitted on lands designated Convenience Retail on Schedule 1 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

3.2 Highway Commercial

- 3.2.1 Lands designated Highway Commercial on Schedule 1 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

3.3. Service Commercial

- 3.3.1 Uses permitted on lands designated Service Commercial on Schedule 1 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

3.4. Highway and Service Commercial

- 3.4.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 1 may include:
- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
  - ii.) automobile service stations and repair facilities;
  - iii.) restaurants;
  - iv.) convenience stores;
  - v.) personal service shops;
  - vi.) offices;
  - vii.) banks, trust companies or financial institutions;
  - viii.) retail establishments; and
  - ix.) hotels/motels.

3.5. Neighbourhood Retail

- 3.5.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 1 shall permit the range of uses and be developed in accordance with the Neighbourhood Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

4. **Private Commercial Recreation**

- 4.1 Uses permitted on lands designated Private Commercial Recreation on Schedule 1 shall be developed in accordance with Section 4.7.6 of the Official Plan.

5. **Institutional**

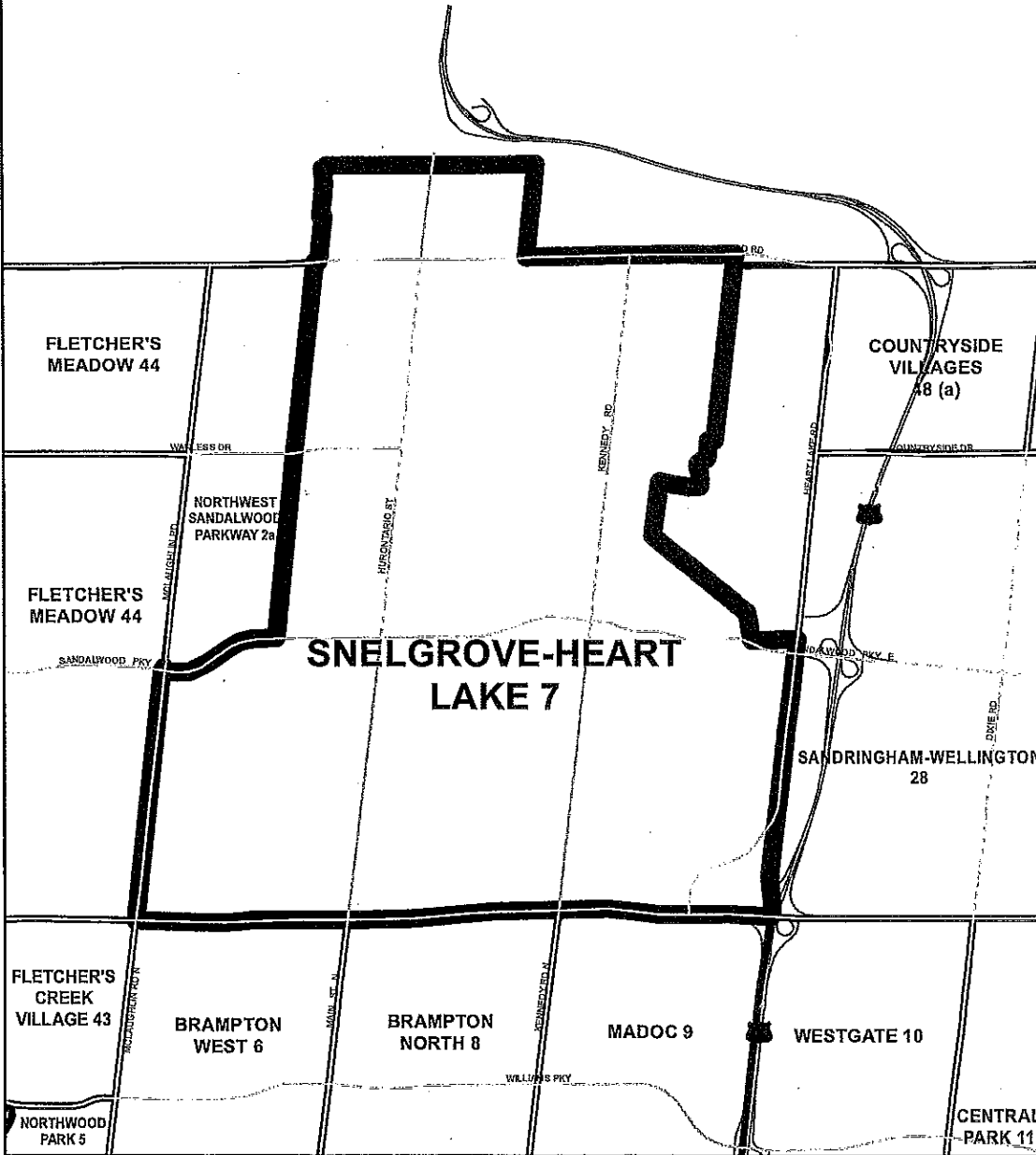
- 5.1 Uses permitted on lands designated Institutional on Schedule 1 shall include the range of uses and be developed in accordance with the policies of Section 4.9 and other relevant policies of the Official Plan.

6. **Special Site Areas**


The following area and/or site-specific policies apply to the lands identified on Schedule 1 with the corresponding section number reference.

- 6.1 **Special Site Area 1**, designated as Convenience Retail and located at the northwest corner of Hurontario Street and Collingwood Avenue, shall only be developed as an office. The development agreement shall contain urban design guidelines for this property to ensure that the character of the building is residential and is compatible with the surrounding residential area.
- 6.2 **Special Site Area 2**, located west of Kennedy Road and south of Mayfield Road, and identified as Area 3 on Schedule A1 Upscale Executive Housing Special Policy Areas of the Official Plan, is to be developed for Upscale Executive Housing in accordance with the policies of Section 4.2.2 of the Official Plan.
- 6.3. The lands designated as **Special Site Area 3** may be used for Convenience Retail purposes, in accordance with Section 4.3.5 of the Official Plan, as an alternative to or in conjunction with the following, and in accordance with Section 3.2.8.4 of the Official Plan:
- i.) Condominium or street townhouses at a maximum height of 4 storeys;
  - ii.) Residential apartments at a maximum height of 6 storeys; and,
  - iii.) A maximum combined residential density of 2.0 FSI.
- 6.4. The lands designated as **Special Site Area 4** and located at the northwest corner of Conestoga Drive and Sandalwood Parkway are to be developed for 'Medium-High Density' residential uses, subject to the following requirements:
- i.) The lands shall be developed for townhouse dwellings, and may include semi-detached dwellings, on public roads;
  - ii.) 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) shall be permitted;
  - iii.) A maximum building height of three (3) storeys shall be permitted, and;
  - iv.) 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."

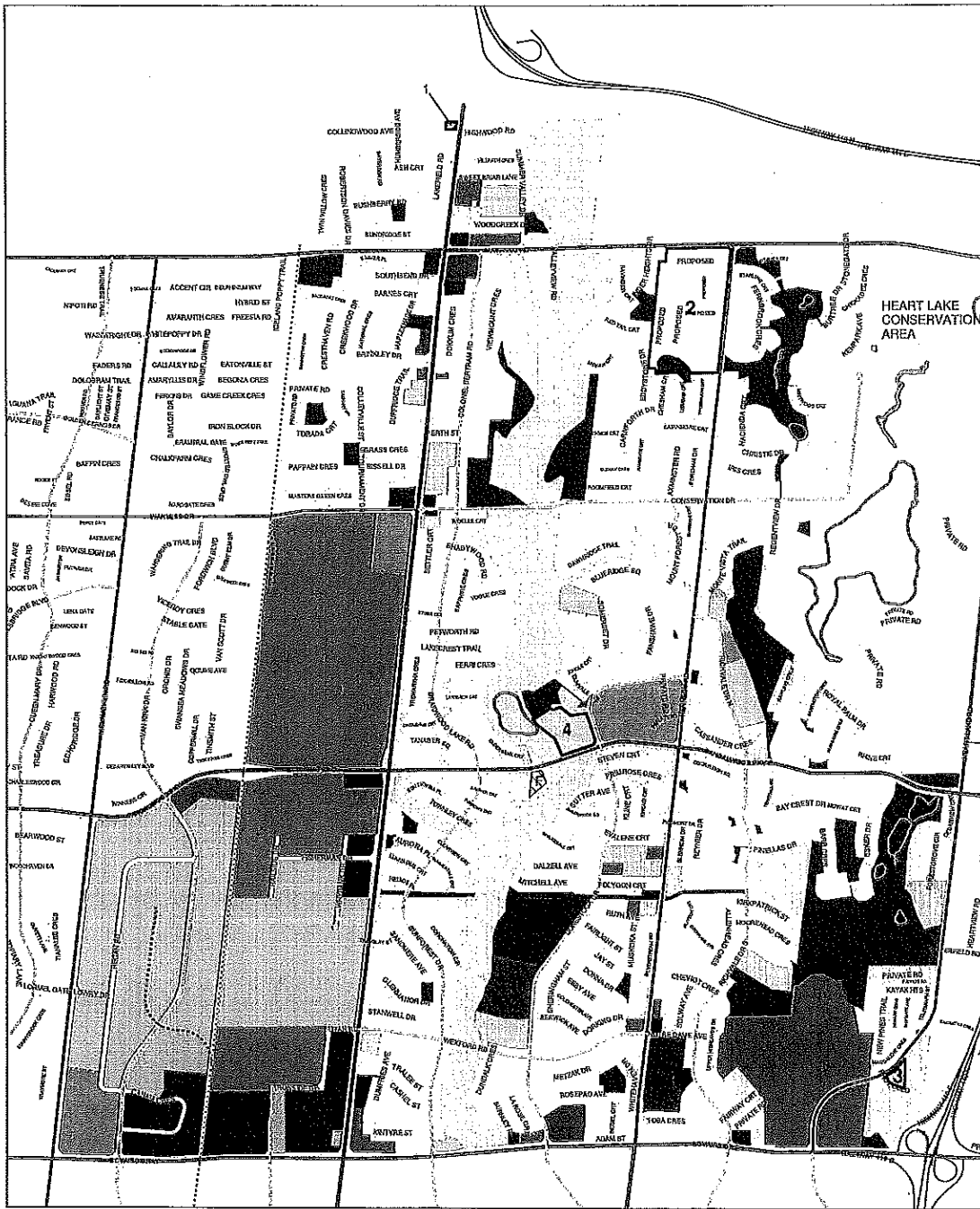
Snelgrove Secondary Plan Area 1,  
Sandalwood Industrial East Secondary Plan Area 2,  
Heart Lake West Secondary Plan Area 3, and  
Heart Lake East Secondary Plan Area 4 to be deleted and replaced with  
Snelgrove-Heart Lake Secondary Plan Area 1.



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas





SNELGROVE-HEARTLAKE SECONDARY PLAN AREA SCHEDULE 1




THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 178 - 2018

To adopt Amendment Number OP2006- 150

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 OP2006- 150 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12<sup>th</sup> day of September, 2018.

Approved as to  
form.

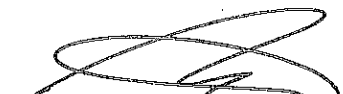
2018/08/30

AWP

Approved as to  
content.

2018/08/28

[RBjerke]

  
\_\_\_\_\_  
Linda Jeffrey, Mayor  
\_\_\_\_\_  
Peter Fay, City Clerk

(Springdale Secondary Plan)

**AMENDMENT NUMBER OP2006-150**

**To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 2)**

**1.0 PURPOSE**

The purpose of this Amendment is to delete the Sandringham-Wellington Secondary Plan Area 28 from Part Two of the 2006 Official Plan and replace it with the new Springdale Secondary Plan Area 2. The Springdale Secondary Plan also applies to the residential lands north of North Park Drive/Cottrelle Boulevard between Torbram Road and Humberwest Parkway that were previously located within the Bramalea North Industrial Area 13 and Gore Industrial North Area 14 Secondary Plans.

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plans, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible.

**2.0 LOCATION**

The lands subject to this amendment are generally bounded by Countryside Drive to the north, Bovaird Drive and Cottrelle Boulevard to the south, Heart Lake Road to the west, and Airport Road to the east. This amendment applies to lands that are subject to the following Secondary Plans:

- Sandringham-Wellington, Area 28
- The residential portion of Bramalea North Industrial, Area 13, north of North Park Drive
- The residential portion of Gore Industrial North, Area 14, north of Cottrelle Boulevard.

**3.0 AMENDMENT AND POLICIES**

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By expanding the boundary of the Sandringham-Wellington Secondary Plan, Area 28 on Schedule 'G', SECONDARY PLAN AREAS, as shown on Schedule 'A' to this amendment;
- (2) By deleting from Part Two, SECONDARY PLANS, the Sandringham-Wellington Secondary Plan in its entirety;
- (3) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 28, and replacing it with the new Springdale Secondary Plan Area 2, as shown on Schedule 'B' to this amendment;
- (4) By adding to Part Two, SECONDARY PLANS, as Schedule "SP 2", Schedule 'C' to this amendment;
- (5) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 2:

"Chapter 2: **THE SPRINGDALE SECONDARY PLAN**

Planning Context

The lands subject to the policies contained in the Springdale Secondary Plan Area 2 are generally bounded by Countryside Drive to the north, Bovaird Drive to the south, Heart Lake Road to the west, and Airport Road to the east.

Development Concept

This Secondary Plan provides a land use framework for the residential neighbourhoods and commercial and institutional uses within this secondary plan area. The following land use designations are contained within the Springdale Secondary Plan Area:

- Medium Density Residential
- Medium High Density Residential
- Highway Commercial
- Service Commercial
- Institutional
- Elementary School
- Middle School
- Secondary School
- Place of Worship
- Fire Station
- Private Commercial Recreation
- Recreational Open Space
- Natural Heritage System
- Highway Commercial
- Special Site Areas
- Regional Retail
- District Retail
- Neighbourhood Retail
- Convenience Retail

Land Use Designations and Permissions

**1. Residential**

**1.1 Medium Density Residential**

1.1.1 Uses permitted on lands designated Medium Density Residential on Schedule 2 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

**1.2 Medium High Density Residential**

1.2.1 Residential development within the Medium High Density designation on Schedule 2 shall not exceed a density of 75 units per net residential hectare.



1.3 High Density Residential

1.3.1 Uses permitted on lands designated High Density Residential on Schedule 2 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

**2. Commercial**

2.1 Regional Retail

2.1.1 Uses permitted on lands designated Regional Retail on Schedule 2 shall permit the range of uses and be developed in accordance with the Regional Retail policies of Section 4.3.3 and other relevant policies of the Official Plan.

2.2 District Retail

2.2.1 Uses permitted on lands designated District Retail on Schedule 2 shall permit the range of uses and be developed in accordance with the District Retail policies of Section 4.3.4 and other relevant policies of the Official Plan.

2.3. Neighbourhood Retail

2.3.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 2 shall permit the range of uses and be developed in accordance with the Neighbourhood Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.4 Convenience Retail

2.4.1 Uses permitted on lands designated Convenience Retail on Schedule 2 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.5. Highway Commercial

2.5.1 Lands designated Highway Commercial on Schedule 2 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

2.6: Service Commercial

2.6.1 Uses permitted on lands designated Service Commercial on Schedule 2 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

**3. Institutional**

3.1 Uses permitted on lands designated Institutional on Schedule 2 shall include the range of uses and be developed in accordance with the policies of Section 4.9 and other relevant policies of the Official Plan.

**4. Special Site Area Policies**

The following area and/or site-specific policies apply to lands identified on Schedule 2 with the corresponding section number reference.

- 4.1 **Special Site Area 1**, located on the east side of Heart Lake Road, municipally known as 10753 Heart Lake Road, and designated Highway Commercial, shall only permit a garden centre use.
- 4.2 **Special Site Area 2**, located on the west side of Dixie Road just north of Bovaird Drive, and designated Highway Commercial, shall be limited to a veterinary clinic and to those incidental low traffic generating uses that may be accommodated within the existing residential space and by means of a single shared driveway access with the clinic.
- 4.3 **Special Site Area 3**, designated as Service Commercial and located at 10788 Bramalea Road, south of Countryside Drive, west of Bramalea Road, is intended for small-scale development with a limited range of service commercial uses within a low-rise building form exhibiting a residential character. The following policies shall apply:
- i.) All buildings will have a strong residential character in keeping with the surrounding residential neighbourhood, created through the use of design and materials, and a maximum building height of two storeys.
  - ii.) Limitation on gross floor area and establishment of requirements for building setbacks and minimum landscaped areas shall be used to reinforce the residential character of the property, and shall be incorporated into the implementing zoning by-law.
  - iii.) To ensure the number of individual access points to Bramalea Road are limited, and to support coordinated development with the lands to the south (10764 Bramalea Road), vehicular access to 10788 Bramalea Road shall be obtained by way of a shared access driveway with the lands to the south at such time as the southerly lands are developed for a use other than a single detached residential dwelling.
  - iv.) A maximum of one unenclosed parking space shall be permitted in the front yard. All remaining required parking shall be restricted to the rear of the property and be screened from view from Bramalea Road and all adjacent properties by fencing or landscaping.

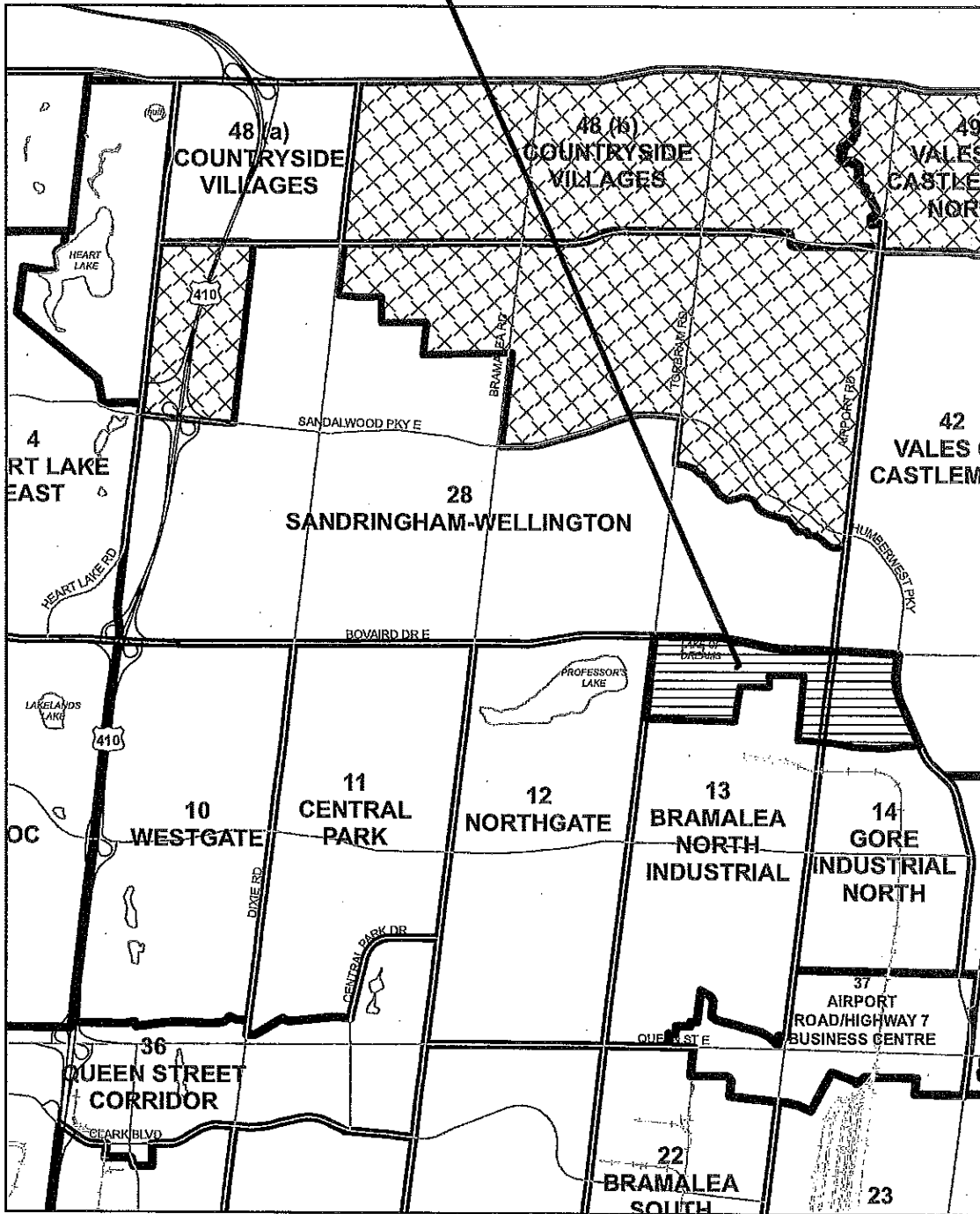
## 5. Recreational Open Space

- 5.1 Lands designated Recreational Open Space shall be developed in accordance with Section 4.7 of the Official Plan.

## 6. Natural Heritage System

- 6.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.
- 6.2 The Natural Heritage System shall include:
- i.) Valleylands/Watercourse corridors
  - ii.) Woodlands
  - iii.) Wetlands
  - iv.) Storm Water Management Ponds
  - v.) Environmentally Sensitive/Significant areas
  - vi.) Areas of Natural and Scientific Interest (ANSI)
  - vii.) Fish and Wildlife Habitat
  - viii.) Greenbelt Plan Natural System.”

Lands to be removed from "Bramalea North Industrial Secondary Plan Area 13" and "Gore Industrial North Secondary Plan Area 14" and to be added to "Sandringham-Wellington Secondary Plan Area 28"

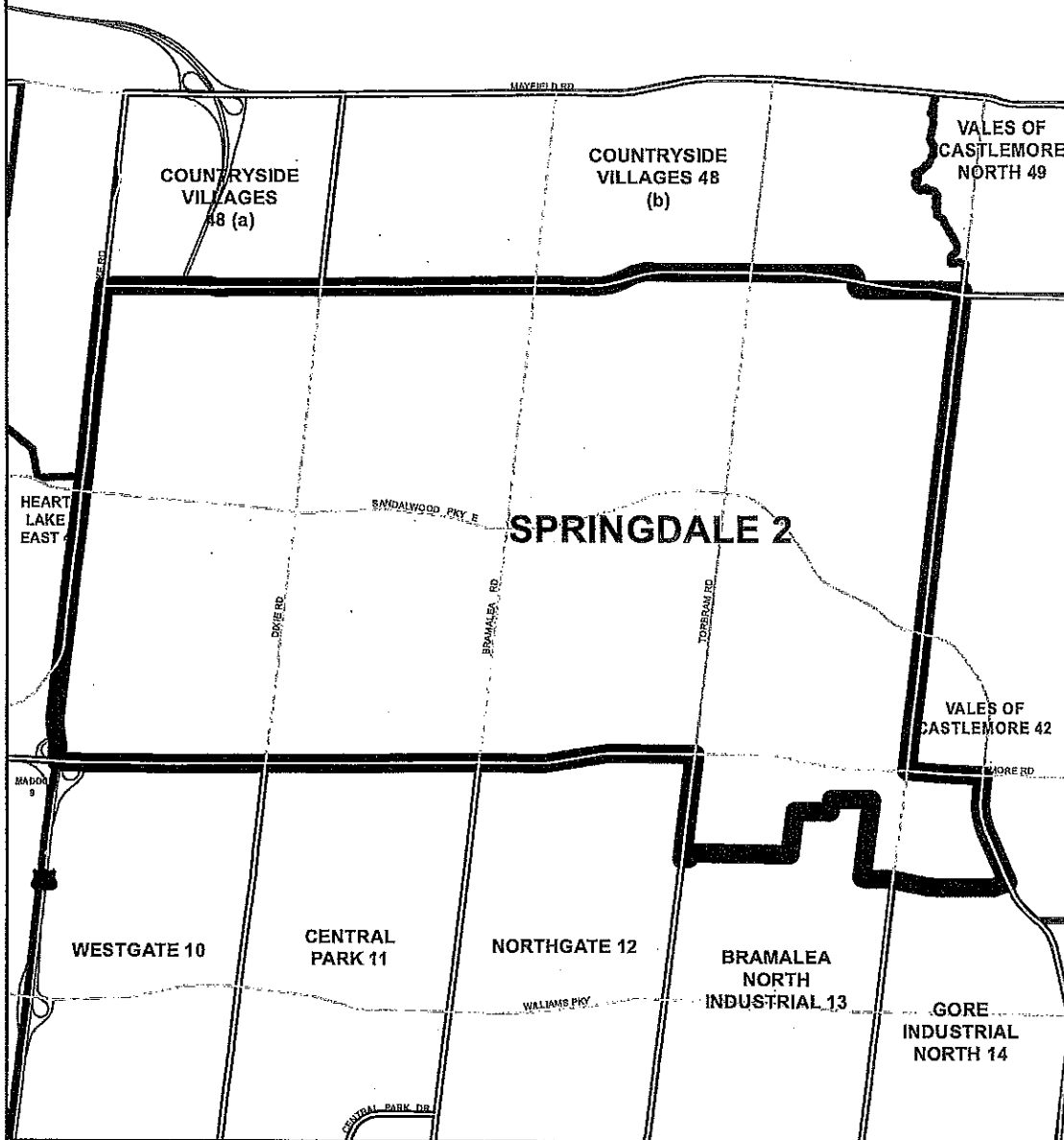


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

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



Sandringham - Wellington Secondary Plan Area 28 to be deleted and replaced with Springdale Secondary Plan Area 2.

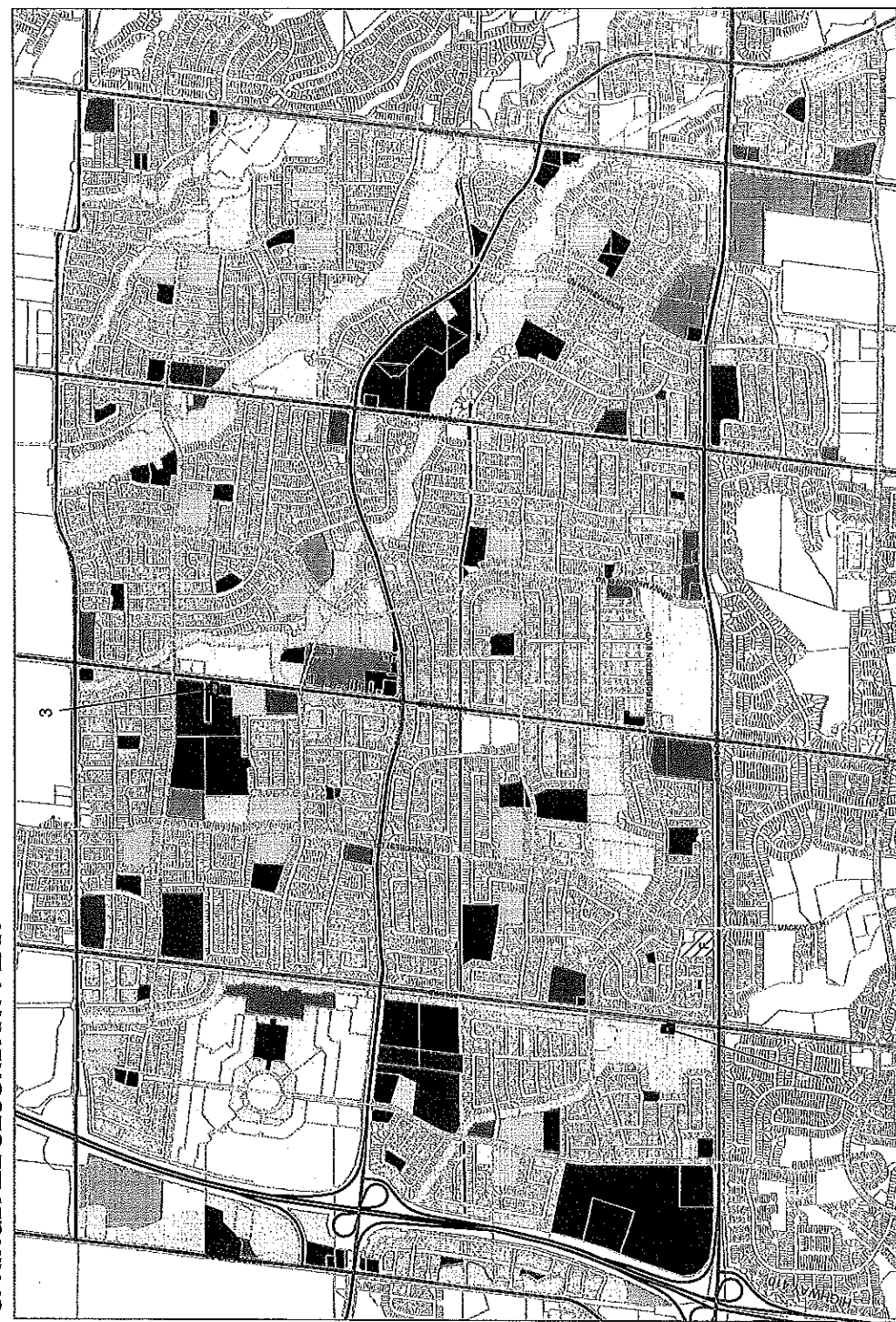


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas



SPRINGDALE SECONDARY PLAN SCHEDULE 2



- RESIDENTIAL**
  - MEDIUM DENSITY RESIDENTIAL
  - MEDIUM/HIGH DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
- INSTITUTIONAL**
  - INSTITUTIONAL
  - ELEMENTARY SCHOOL
  - MIDDLE SCHOOL
  - SECONDARY SCHOOL
  - PLACE OF WORSHIP
  - FIRE STATION
- COMMERCIAL**
  - CONVENIENCE RETAIL
  - DISTRICT RETAIL
  - NEIGHBOURHOOD RETAIL
  - REGIONAL RETAIL
  - SERVICE COMMERCIAL
  - HIGHWAY COMMERCIAL
- OPEN SPACE**
  - NATURAL HERITAGE SYSTEM
  - OPEN SPACE
  - PRIVATE COMMERCIAL RECREATION
- UTILITY**
  - TRANSCANADA PIPELINE
- ROADS**
  - COLLECTOR ROAD
  - MAJOR ARTERIAL ROAD
  - MINOR ARTERIAL ROAD
  - PROVINCIAL HIGHWAY
  - SPECIAL SITE AREA

SCHEDULE C TO OFFICIAL PLAN AMENDMENT OP2006# 150



PLANNING AND INFRASTRUCTURE SERVICES

Date: 2018-05-07



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 179 - 2018

To adopt Amendment Number OP2006-151

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 OP2006- 151 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12<sup>th</sup> day of September, 2018.

Approved as to  
form.

2818/08/29

[AWP]

Approved as to  
content.

2018/08/28

[RBjerke]

Linda Jeffrey, Mayor

Peter Fay, City Clerk

(Bramalea Secondary Plan)

**AMENDMENT NUMBER OP2006-151**

**To the Official Plan of the**

**City of Brampton Planning Area  
(Chapter 3)**

**1.0 PURPOSE**

The purpose of this Amendment is to delete a number of secondary plans from Part Two of the 2006 Official Plan and replace them with an updated Secondary Plan that applies to the Bramalea Secondary Plan Area 3. The Bramalea Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

1. Westgate, Secondary Plan Area 10
2. Central Park, Secondary Plan Area 11
3. Northgate, Secondary Plan Area 12
4. Avondale, Secondary Plan Area 20
5. Southgate, Secondary Plan Area 21

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plan areas, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references older Official Plans.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. In addition, a further intent is to rely upon the policies of the 2006 Official Plan to the greatest extent possible, which means that duplicate policies are not intended to be included.

**2.0 LOCATION**

The lands subject to this amendment are generally bounded by Torbram Road to the east, Bovaird Drive East to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410, Bramalea Road and Dixie Road to the west. This amendment applies to lands that are subject to the following secondary plan areas:

- Westgate, Secondary Plan Area 10
- Central Park, Secondary Plan Area 11
- Northgate, Secondary Plan Area 12
- Avondale, Secondary Plan Area 20
- Southgate, Secondary Plan Area 21

### 3.0 AMENDMENT AND POLICIES

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By expanding the boundaries of the Steeles Industrial Secondary Plan Area 25, and the Avondale Secondary Plan Area 20 on Schedule 'G', SECONDARY PLAN AREAS, as shown on Schedule 'A' to this amendment.
- (2) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
  - Westgate, Secondary Plan Area 10
  - Central Park, Secondary Plan Area 11
  - Northgate, Secondary Plan Area 12
  - Avondale, Secondary Plan Area 20
  - Southgate, Secondary Plan Area 21
- (3) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 10, Secondary Plan Area 11, Secondary Plan Area 12, Secondary Plan Area 20 and Secondary Plan Area 21, and replacing them with the new Bramalea Secondary Plan Area 3, as shown on Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 3", Schedule 'C' to this amendment;
- (5) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 3:

#### "Chapter 3: **THE BRAMALEA SECONDARY PLAN**

##### Planning Context

The lands subject to the policies contained in the Bramalea Secondary Plan are generally bounded by Torbram Road to the east, Bovaird Drive to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410 to the west, as shown on Schedule 3.

##### Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods and local commercial uses in the Bramalea area. The following land use designations are contained within the Bramalea Secondary Plan Area:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Employment Commercial
- Place of Worship
- Utilities
- Neighbourhood Retail
- Convenience Retail
- Cemeteries
- Highway Commercial
- Service Commercial
- Highway and Service Commercial
- Recreational Open Space
- Natural Heritage System
- Elementary School
- Middle School
- Secondary School



## Land Use Designations and Permissions

### **1. Residential**

#### 1.1 Low Density Residential

- 1.1.1 Uses permitted on lands designated Low Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

#### 1.2 Medium Density Residential

- 1.2.1 Uses permitted on lands designated Medium Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

#### 1.3 High Density Residential

- 1.3.1 Uses permitted on lands designated High Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

### **2. Commercial**

#### 2.1 Neighbourhood Retail

- 2.1.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 3 shall permit the range of uses and be developed in accordance with the Neighbourhood Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

#### 2.2 Convenience Retail

- 2.2.1 Uses permitted on lands designated Convenience Retail on Schedule 3 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

#### 2.3 Highway Commercial

- 2.3.1 Lands designated Highway Commercial on Schedule 3 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

#### 2.4 Service Commercial

- 2.4.1 Uses permitted on lands designated Service Commercial on Schedule 3 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

#### 2.5 Highway and Service Commercial

- 2.5.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 3 may include:
- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
  - ii.) automobile service stations and repair facilities;
  - iii.) restaurants;
  - iv.) convenience stores;

- v.) personal service shops;
- vi.) offices;
- vii.) banks, trust companies or financial institutions;
- viii.) retail establishments, and;
- ix.) hotels/motels.

### **3. Employment**

#### **3.1 Mixed Employment Commercial**

- 3.1.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 3 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.
- 3.1.2 Permitted industrial uses may include:
  - i.) manufacturing;
  - ii.) assembling;
  - iii.) warehousing;
  - iv.) repairing and servicing operations, but excluding motor vehicle body shops.
- 3.1.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation.
- 3.1.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the entire site. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.
- 3.1.5 Medical, dental and drugless practitioners' offices shall not be permitted.

### **4. Institutional**

#### **4.1 Place of Worship**

- 4.1.1 Places of Worship shall be developed in accordance with Sections 4.9.8, 4.2.1.1, 4.3.1.8, 4.4.1.2, 4.4.2.5, and other relevant policies of the Official Plan.

#### **4.2 Schools**

- 4.2.1 Public and Separate schools shall be developed in accordance with Section 4.9 of the Official Plan.

### **5. Recreational Open Space**

- 5.1 Lands designated Recreational Open Space shall be developed in accordance with Section 4.7 of the Official Plan.

## 6. Special Site Area Policies

The following area and/or site-specific policies apply to lands identified on Schedule 3 with the corresponding section number reference.

- 6.1 **Special Site Area 1**, located at 64 and 70 Bramalea Road, shall permit residential apartment uses and ancillary retail purposes, in accordance with the following:
- a. A maximum of 614 apartment dwelling units shall be permitted, at a maximum density of 342 units per net residential hectare.
  - b. The maximum building height shall be 20 storeys.
  - c. Only in conjunction with a residential apartment dwelling, the maximum gross commercial floor area of any ancillary retail purpose shall be 750 square metres.
  - d. The lands shall be developed at a floor space index of 2.73. A floor space index of 3.0 may be permitted for the subject lands, without a need to amend this secondary plan provided that:
    - i.) The northerly apartment dwelling maintains a maximum building height of 14 storeys and that the setbacks to the northerly side yard are maintained in accordance with the zoning by-law;
    - ii.) Appropriate densities and heights are based on a consideration of the physical integration into the existing/emerging neighbourhood in the way of built form, and transition to the surrounding area;
    - iii.) It can be demonstrated that safe pedestrian linkages can be provided in this area including the walking distance to the Bramalea GO station; and,
    - iv.) Additional parking spaces can be provided to support any new development. However, it is recognized that planned transportation related improvements within the area may reduce parking demand. In this instance, a reduced parking requirement may be considered where a detailed parking demand analysis for the specific development is undertaken by a qualified traffic engineer to the satisfaction of the City.

## 7. Natural Heritage System

7.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

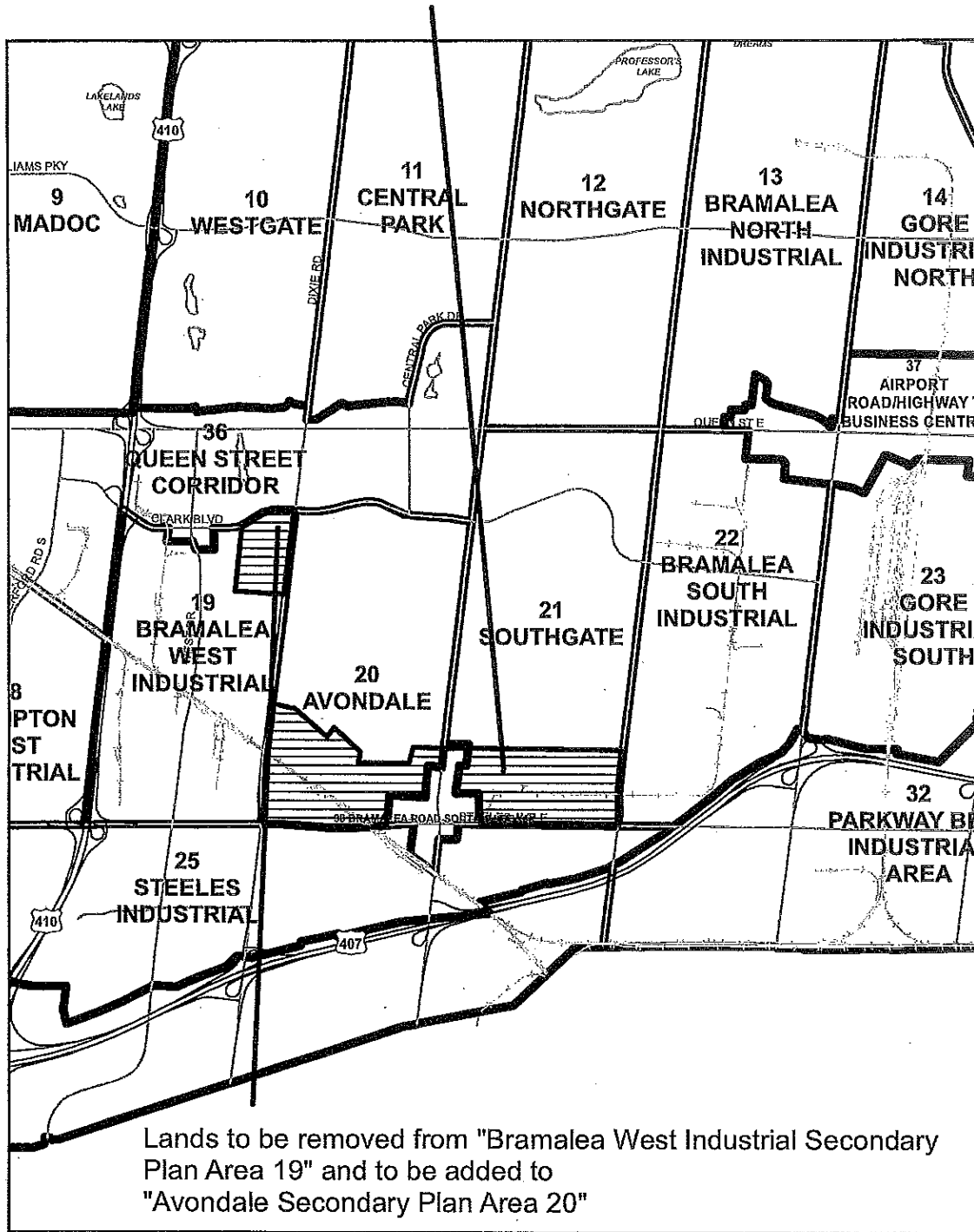
7.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors;
- ii.) Woodlands;
- iii.) Wetlands;
- iv.) Storm Water Management Ponds;
- v.) Environmentally Sensitive/Significant areas;
- vi.) Areas of Natural and Scientific Interest (ANSI);
- vii.) Fish and Wildlife Habitat, and;
- viii.) Greenbelt Plan Natural System.

## 8. Special Policy Area

- 8.1 The area shown as Special Policy Area on Schedule 3 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Schedule 3, shall only be permitted subject to the following:
- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
  - ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;
  - iii.) where it is technically impractical to flood-proof a building or structure in accordance with Section 8.1ii), new buildings or structures, including new additions, shall only be permitted if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
  - iv.) notwithstanding Sections 8.1ii) and 8.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 3 if they would be subject to flows which, due to their velocity and/or depth, would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
  - v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
  - vi.) any new zoning by-laws shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
  - vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements."

Lands to be removed from "Avondale Secondary Plan Area 20" and "Southgate Secondary Plan Area 21" and to be added to "Steeles Industrial Secondary Plan Area 25"



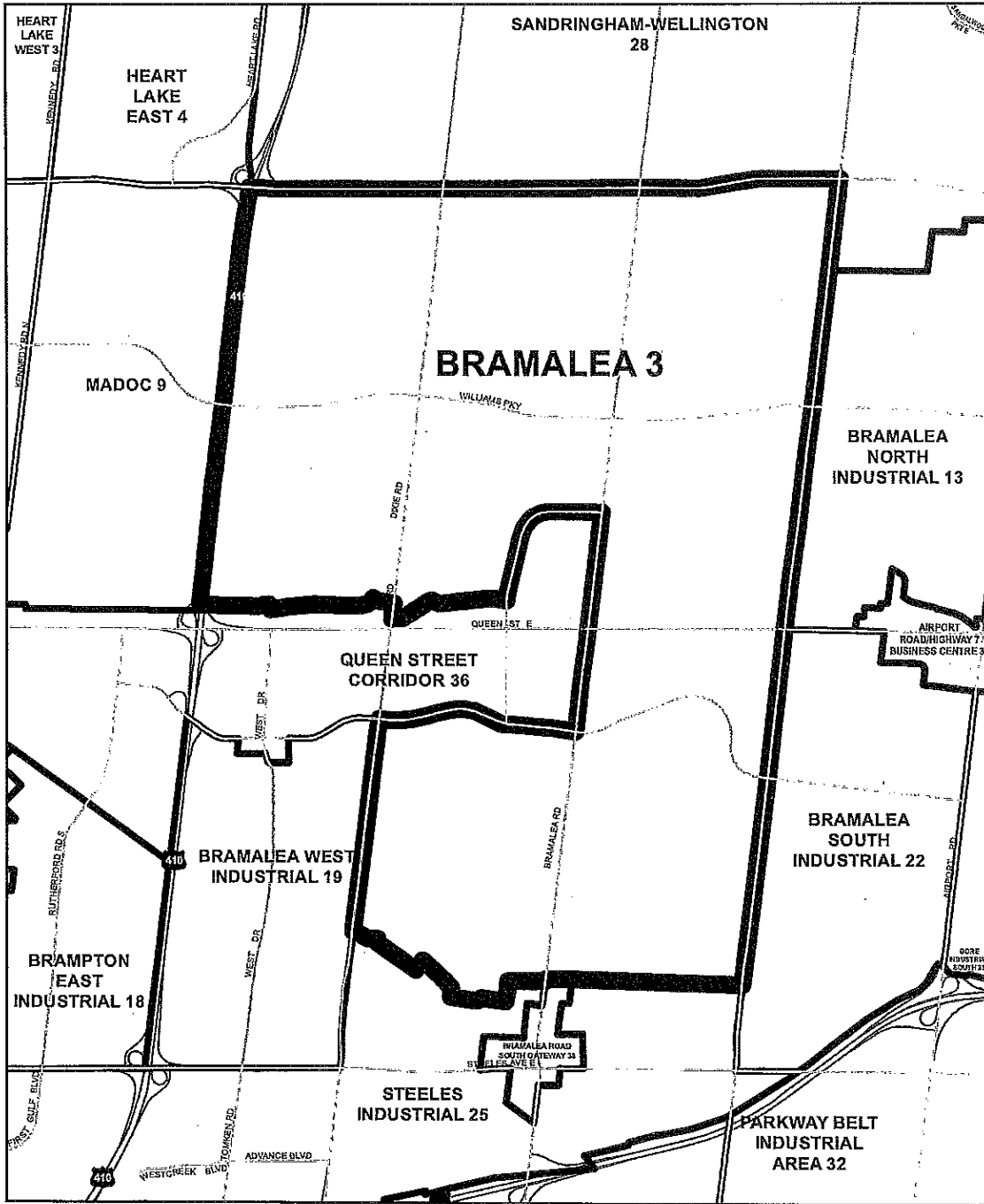
Lands to be removed from "Bramalea West Industrial Secondary Plan Area 19" and to be added to "Avondale Secondary Plan Area 20"

EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN


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



Westgate Secondary Plan Area 10, Central Park Secondary Plan Area 11, Northgate Secondary Plan Area 12, Southgate Secondary Plan Area 21, and Avondale Secondary Plan Area 20, to be deleted and replaced with Bramalea Secondary Plan Area 3.



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas





**BRAMALEA SECONDARY PLAN SCHEDULE 3**

HIGHWAY COMMERCIAL	CONVENIENCE RETAIL	ELEMENTARY SCHOOL	LOW DENSITY RESIDENTIAL	COLLECTOR ROAD
HIGHWAY SERVICE COMMERCIAL	NEIGHBOURHOOD RETAIL	MIDDLE SCHOOL	MEDIUM DENSITY RESIDENTIAL	MAJOR ARTERIAL ROAD
MIXED EMPLOYMENT COMMERCIAL	RETAIL FIRE STATION	SECONDARY SCHOOL	HIGH DENSITY RESIDENTIAL	MINOR ARTERIAL ROAD
COMMERCIAL SERVICE COMMERCIAL	UTILITY	RECREATIONAL OPEN SPACE	PLACE OF WORSHIP	PROVINCIAL HIGHWAY
		CEMETERY		SPECIAL SITE AREA
		NATURAL HERITAGE SYSTEM		SPECIAL POLICY AREA



SCHEDULE C TO OFFICIAL PLAN  
AMENDMENT OP2006# 151



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 180 - 2018

To adopt Amendment Number OP2006-152

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:

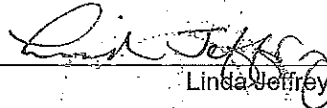
1. Amendment Number OP2006- 152 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12<sup>th</sup> day of September, 2018.

Approved as to  
form.

2018/08/30


AWP

  
Linda Jeffrey Mayor

Approved as to  
content.

2018/08/28

[RBjerke]

  
Peter Fay, City Clerk

(Highway 410 and Steeles Secondary)



AMENDMENT NUMBER OP2006-152

To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 5)

**1.0 PURPOSE**

The purpose of this Amendment is to delete a number of Secondary Plans from Part Two of the 2006 Official Plan and replace them with a new Secondary Plan that applies to the Highway 410 and Steeles Avenue area of the City of Brampton. The Highway 410 and Steeles Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

1. Brampton East Industrial, Area 18
2. Bramalea West Industrial, Area 19
3. Steeles Industrial, Area 25

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plans, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible.

**2.0 LOCATION**

The lands subject to this amendment are generally bounded by Kennedy Road South to the west, the Canadian National Railway, Clark Boulevard, and extending along the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the north, Dixie Road and Torbram to the east, and Highway 407 to the south. This amendment to the lands that were previously the subject of the following Secondary Plans:

- Brampton East Industrial, Area 18
- Bramalea West Industrial, Area 19
- Steeles Industrial, Area 25

### 3.0 AMENDMENT AND POLICIES

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
  - i.) Brampton East Industrial, Area 18
  - ii.) Bramalea West Industrial, Area 19
  - iii.) Steeles Industrial, Area 25
- (2) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 18, Secondary Plan Area 19, and Secondary Plan Area 25, and replacing them with the new Highway 410 and Steeles Secondary Plan Area 5, as shown on Schedule 'A' to this amendment;
- (3) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 5", Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 5:

#### "Chapter 5: **THE HIGHWAY 410 AND STEELES SECONDARY PLAN**

##### Planning Context

The lands subject to the policies contained in the Highway 410 and Steeles Secondary Plan are generally bounded by Kennedy Road South to the west, the Canadian National Railway, Clark Boulevard, and extending along the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the north, Dixie Road and Torbram to the east, and Highway 407 to the south, as shown on Schedule 5.

##### Development Concept

This Secondary Plan provides a land use framework for this employment area that is complimented by a variety of commercial uses. The following land use designations are contained within the Highway 410 and Steeles Secondary Plan Area:

- General Employment 1
- General Employment 2
- Prestige Employment
- Mixed Employment Commercial
- Highway and Service Commercial
- Service Commercial
- Highway Commercial
- Secondary School
- Natural Heritage System
- Recreational Open Space
- Special Policy Area
- Special Site Areas

## Land Use Designations and Permissions

### **1. Employment**

#### 1.1 General Employment 1

1.1.1 Uses permitted on lands designated General Employment 1 on Schedule 5 shall include:

- a. A broad range of industrial uses including but not limited to:
  - i.) warehousing and storage of goods;
  - ii.) manufacturing;
  - iii.) processing;
  - iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
  - v.) outdoor storage areas, only as accessory to an industrial use.
- b. Accessory uses that serve the principal industrial use.
- c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

#### 1.2 General Employment 2

1.2.1 In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 5 may also include the following uses:

- i.) distribution centres;
- ii.) motor vehicle repair and body shops;
- iii.) waste processing and transfer station;
- iv.) public utility installations; and,
- v.) public uses and works.

#### 1.3 Prestige Employment

1.3.1 Uses permitted on lands designated Prestige Employment on Schedule 5 may include:

- i.) warehousing, manufacturing, processing, assembling, packaging, repairing and fabricating, provided that such uses operate within wholly enclosed buildings;
- ii.) offices;
- iii.) hotels;
- iv.) banquet halls and conference centres;
- v.) restaurants;
- vi.) public uses;
- vii.) research and development facilities;
- viii.) recreation facilities;
- ix.) product showroom and display facilities;
- x.) day nurseries; and,
- xi.) accessory commercial and retail uses intended to serve the employment use

1.3.2 Outside storage is not permitted in the Prestige Employment designation.

1.4 Mixed Employment Commercial

- 1.4.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 5 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.
- 1.4.2 Permitted industrial uses may include:
- i.) manufacturing;
  - ii.) assembling;
  - iii.) warehousing;
  - iv.) repairing and servicing operations, but excluding motor vehicle body shops.
- 1.4.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation.
- 1.4.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the entire site. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.
- 1.4.5 Medical, dental and drugless practitioners' offices shall not be permitted.

**2. Commercial**

2.1 Highway and Service Commercial

- 2.1.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 5 may include:
- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
  - ii.) automobile service stations and repair facilities;
  - iii.) restaurants;
  - iv.) convenience stores;
  - v.) personal service shops;
  - vi.) offices;
  - vii.) banks, trust companies or financial institutions;
  - viii.) retail establishments;
  - ix.) hotels/motels.

2.2 Service Commercial

- 2.2.1 Uses permitted on lands designated Service Commercial on Schedule 5 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

2.3 Highway Commercial

- 2.3.1 Lands designated Highway Commercial on Schedule 5 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

### 3. Institutional

#### 3.1 Secondary School

3.1.1 Lands designated for a Secondary School on Schedule 5 shall be developed in accordance with Section 4.9.9 and other relevant policies of the Official Plan.

### 4. Recreational Open Space

4.1 Lands designated Recreational Open Space shall be developed in accordance with Section 4.7 and other relevant policies of the Official Plan

### 5. Natural Heritage System

5.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

5.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors
- ii.) Woodlands
- iii.) Wetlands
- iv.) Storm Water Management Ponds
- v.) Environmentally Sensitive/Significant areas
- vi.) Areas of Natural and Scientific Interest (ANSI)
- vii.) Fish and Wildlife Habitat
- viii.) Greenbelt Plan Natural System.

### 6. Special Site Area Policies

The following area and/or site-specific policies apply to lands identified on Schedule 5 with the corresponding section number reference.

6.1 **Special Site Area 1**, located on the south side of Selby Road approximately 130 metres east of Rutherford Road, municipally known as 25 Selby Road, may be used for a free-standing religious institution. However, the property shall not be used simultaneously for a religious institution and industrial uses.

6.2 **Special Site Area 2** located on the west side of Dixie Road, approximately 200 metres north of Orenda Road and designated for Prestige Employment uses shall be subject to the following site specific policies:

6.2.1 This Special Site Area designation is intended to ensure that the use of the subject property for office purposes does not interfere with the goals, function or viability of the office nodes designated in the Official Plan. It is not the intention to set a precedent for further expansion of office uses within this Secondary Plan Area. Primary uses shall include:

- i.) office uses, research, and development facilities;
- ii.) a manufacturing, cleaning, packaging, processing, repairing or assembly facility (excluding a motor vehicle repair and motor vehicle body shop as a principal or accessory use);
- iii.) radio or television broadcasting and transmission establishment; and,
- iv.) a training facility as a primary use shall only be allowed at 45 West Drive. Neither outdoor storage nor outdoor activities as

part of the regular operation of a training facility shall be permitted.

- 6.2.2 In addition, lands within Special Site Area 2 shall also permit the following accessory uses:
- i.) conference centre;
  - ii.) bank, trust company or financial institution;
  - iii.) dry cleaning and laundry depot;
  - iv.) dining room restaurant, cafeteria, take-out restaurant;
  - v.) personal service shop;
  - vi.) printing or copying establishment;
  - vii.) fitness club; and,
  - viii.) day nursery.
- 6.2.3 Accessory uses, up to 4% of the total gross floor area of an office building to a maximum of 3,715 square meters (40,000 square feet), shall be permitted in association with the industrial and office uses of this designation. These retail uses shall only service the users of the industrial or office building in which they reside.
- 6.2.4 Individual office uses within this special site area, whether it is by way of ownership, tenancy or sub-tenancy, shall have a minimum gross floor area (GFA) of 9,290 square meters (100,000 square feet) within the main building, 8,361 square meters (90,000 square feet) in the south building, and 1,672 square meters (18,000 square feet) in the building which fronts onto West Drive.
- 6.2.5 Any reduction in the minimum space requirements identified in this section shall require an Amendment to this Plan.
- 6.2.6 Administrative offices of a municipal and regional government or school board shall not be permitted.
- 6.3 **Special Site Area 3** located at the south-west corner of Orenda Road and Dixie Road and designated Service Commercial shall only be developed in the form of a strip mall plaza providing a restricted range of service commercial and retail purposes.
- 6.3.1 Food stores are not permitted. The floor area to be used for health care office purposes, take-out restaurants, and pharmacy purposes shall be restricted to that considered appropriate to serve the needs of the adjacent employment area.
- 6.3.2 The one storey strip plaza shall not exceed a gross floor area of approximately 3,000 square metres.
- 6.3.3 No access shall be permitted to Dixie Road. The location of the principal access driveway onto Orenda Road shall be approximately 73 metres west of the west limit of Dixie Road, and shall be aligned with a driveway that may be developed on the north side of Orenda Road. A secondary access driveway will be permitted abutting the west limit of the subject property, in the form of a right-of-way located on the abutting lands to the west designated General Employment 1.
- 6.4 The lands designated "Mixed Employment Commercial" located at the south-east corner of Biscayne Crescent and Clipper Court within **Special Site Area 4** shall permit the development of a multi-use industrial facility for the processing and packaging of foods and warehousing, along with an office, a banquet hall and a dining room restaurant.

- 6.4.1 The floor area for the dining room restaurant shall not exceed one third of the total area of the multi-use industrial facility.
- 6.4.2 A commercial school is permitted only within an office, banquet hall and dining room restaurant facility. A dormitory is only permitted in conjunction with a commercial school.
- 6.5 The lands designated "Mixed Employment Commercial" within **Special Site Area 5** and located at the south-east corner of Kennedy Road South and Steeles Avenue East shall permit a pharmacy and offices for medical, dental and drugless practitioners.
- 6.5.1 A maximum gross floor area of 929 square metres is permitted for offices for medical, dental and drugless practitioners.
- 6.5.2 A minimum gross floor area of 372 square metres is permitted for an individual retail warehouse use. A maximum aggregate gross floor area of 2,050 square metres is permitted to be occupied by individual retail warehouse units.
- 6.6 Lands within **Special Site Area 6** shall be developed in accordance with the following:
- 6.6.1 In addition to the uses permitted in the "Mixed Employment Commercial" designation, a theatre and accessory uses including the sale of food and merchandise related to the theatre use shall also be permitted.
- 6.6.2 A theatre permitted by section 6.6.1 above, shall have a maximum floor area of 3,902 square metres (42,000 square feet).
- 6.7 The lands designated "General Employment 1" within **Special Site Area 7** and located at the southwest corner of Steeles Avenue East and Tomken Road may also be used for a motor vehicle sales and establishment with associated office, service and repair components that services the immediate employment area and areas located outside of the employment area.

## 7. Special Policy Area

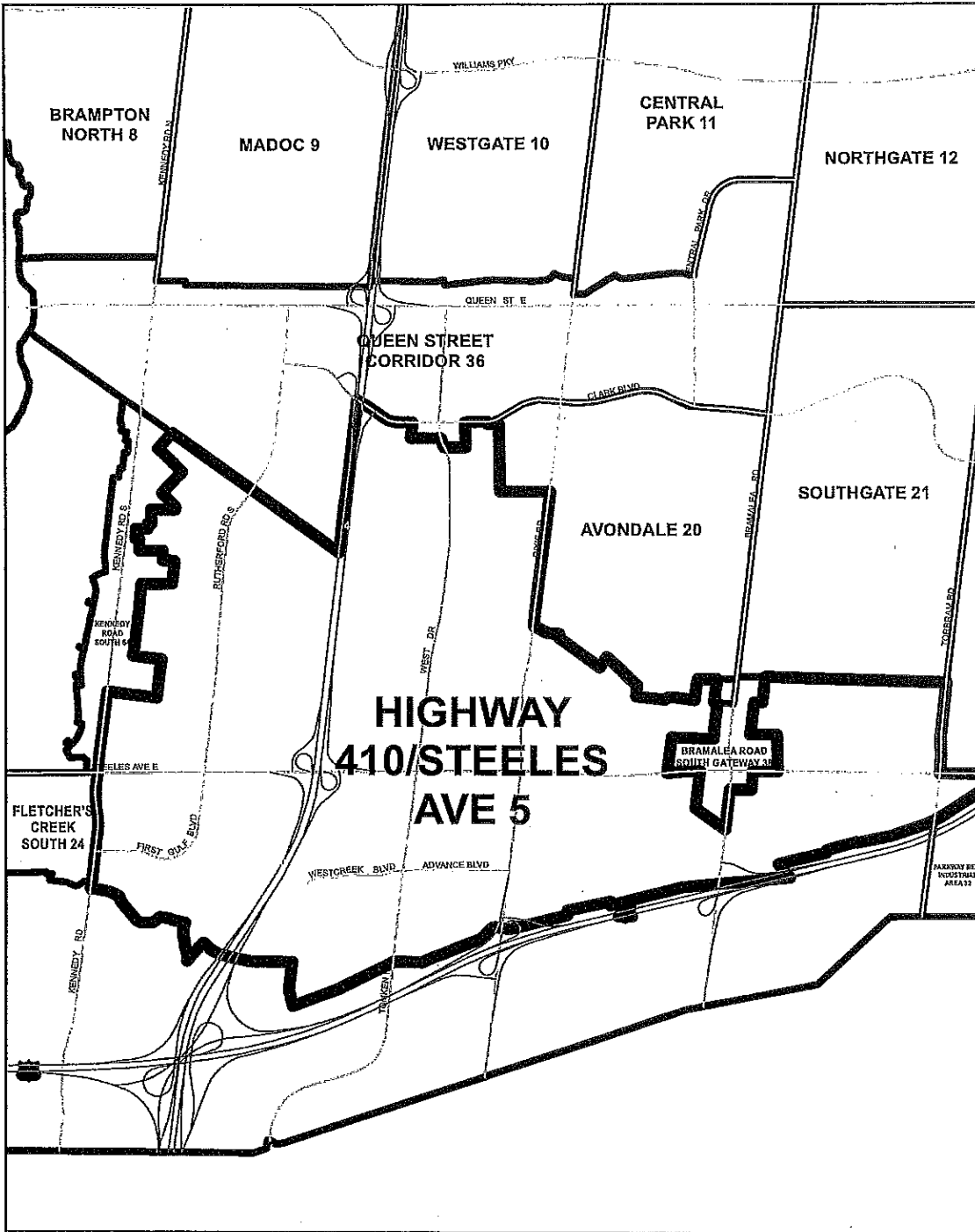
- 7.1 The area shown as Special Policy Area on Schedule 5 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Schedule 5, shall only be permitted subject to the following:
- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
  - ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by

the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;


- iii.) where it is technically impractical to flood-proof a building or structure in accordance with Section 7.1ii), new buildings or structures, including new additions, shall only be permitted if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- iv.) notwithstanding Sections 7.1ii) and 7.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 5 if they would be subject to flows which, due to their velocity and/or depth, would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
- vi.) any new zoning by-laws shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
- vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.”



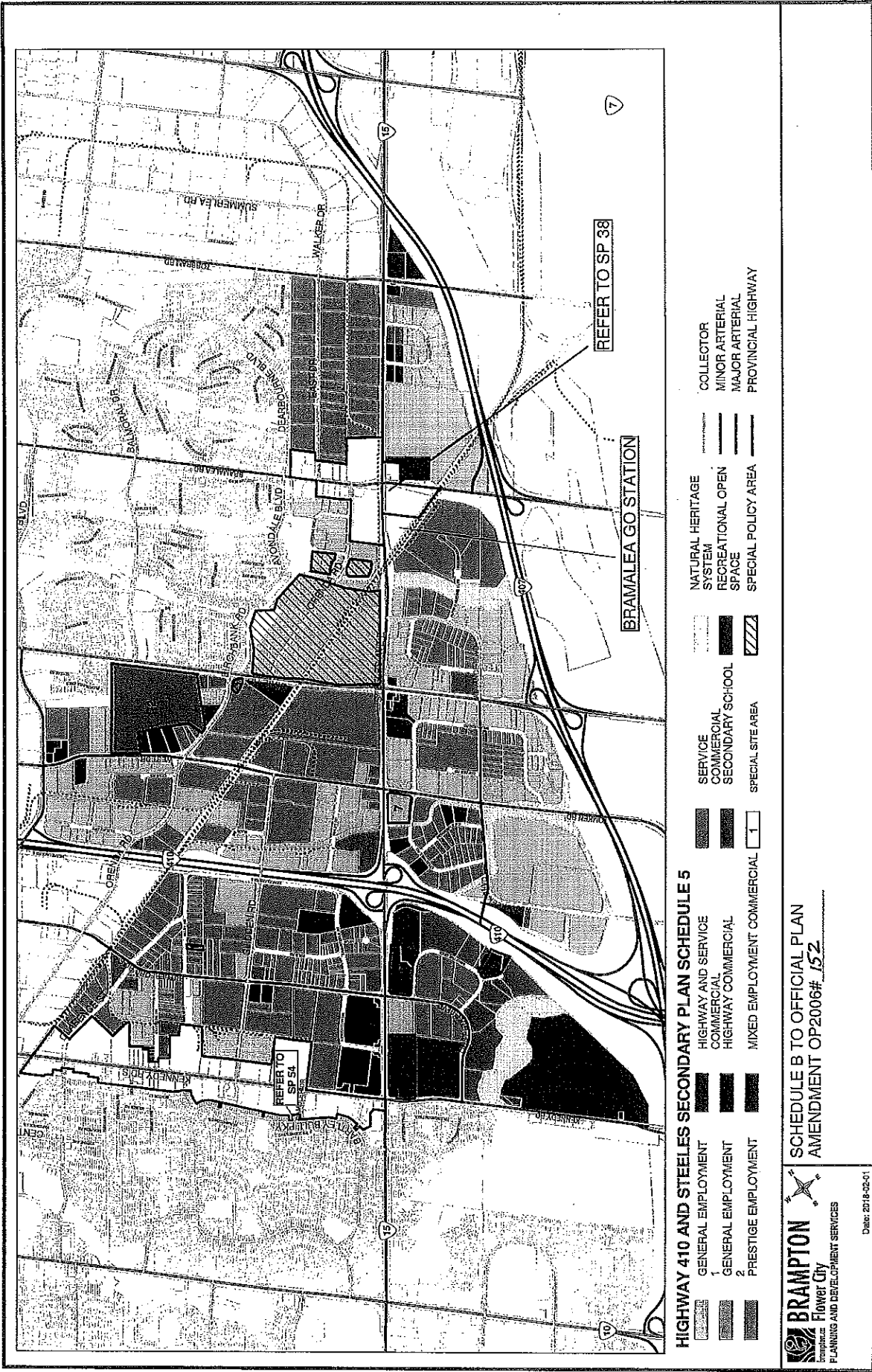
Brampton East Industrial Secondary Plan Area 18, Bramalea West Industrial Secondary Plan Area 19, and Steeles Industrial Secondary Plan Area 25 to be deleted and replaced with Highway 410 and Steeles Secondary Plan Area 5.



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas





**HIGHWAY 410 AND STEELES SECONDARY PLAN SCHEDULE 5**

- GENERAL EMPLOYMENT 1
- GENERAL EMPLOYMENT 2
- PRESTIGE EMPLOYMENT
- HIGHWAY AND SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL
- MIXED EMPLOYMENT COMMERCIAL
- SERVICE COMMERCIAL
- SECONDARY SCHOOL
- SPECIAL SITE AREA
- NATURAL HERITAGE SYSTEM
- RECREATIONAL OPEN SPACE
- SPECIAL POLICY AREA
- COLLECTOR
- MINOR ARTERIAL
- MAJOR ARTERIAL
- PROVINCIAL HIGHWAY

**BRAMPTON**  
 Flower City  
 PLANNING AND DEVELOPMENT SERVICES

SCHEDULE B TO OFFICIAL PLAN  
 AMENDMENT OP2006# 152

Date: 2018-05-01

REFER TO SP 38

BRAMALEA GO STATION

REFER TO SP 54



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 181 - 2018

To adopt Amendment Number OP2006- **153**

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 OP2006- **153** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12<sup>th</sup> day of September, 2018.

Approved as to  
form.

2018/08/30

[AWP]

  
Linda Jeffrey, Mayor

Approved as to  
content.

2018/08/28

[RBjerke]

  
Peter Fay, City Clerk

(Brampton Flowertown Secondary Plan)

**AMENDMENT NUMBER OP2006-153**

**To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 6)**

**1.0 PURPOSE**

The purpose of this Amendment is to delete a number of secondary plans from Part Two of the 2006 Official Plan and replace them with an updated Secondary Plan that applies to the Brampton Flowertown Secondary Plan Area 6. The Brampton Flowertown Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

- Northwood Park, Area 5
- Brampton West, Area 6
- Brampton North, Area 8
- Madoc, Area 9
- Fletchers West, Area 15
- Brampton South, Area 16, except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627
- Brampton East, Area 17

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plans, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible.

**2.0 LOCATION**

The lands subject to this amendment are generally bounded by Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west, with the exception of lands contained within the Downtown Brampton and Queen St. Corridor Secondary Plans. This amendment applies to lands that are subject to the following secondary plan areas:

- Northwood Park, Area 5
- Brampton West, Area 6

- Brampton North, Area 8
- Madoc, Area 9
- Fletchers West, Area 15
- Brampton South, Area 16, except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627
- Brampton East, Area 17

### 3.0 AMENDMENT AND POLICIES

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By expanding the boundary of the Downtown Brampton Secondary Plan, Area 7 on Schedule 'G', SECONDARY PLAN AREAS, as shown on Schedule 'A' to this amendment;
- (2) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
  - i.) Northwood Park, Area 5
  - ii.) Brampton West, Area 6
  - iii.) Brampton North, Area 8
  - iv.) Madoc, Area 9
  - v.) Fletchers West, Area 15
  - vi.) Brampton South, Area 16, except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627
  - vii.) Brampton East, Area 17
- (3) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 5, Secondary Plan Area 6, Secondary Plan Area 8, Secondary Plan Area 9, Secondary Plan Area 15, Secondary Plan Area 16 (except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627), and Secondary Plan 17, and replacing them with the new Brampton Flowertown Secondary Plan Area 6, as shown on Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 6", Schedule 'C' to this amendment;
- (5) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 6:

"Chapter 6: **THE BRAMPTON FLOWERTOWN SECONDARY PLAN**

#### Planning Context

The lands subject to the policies contained in the Brampton Flowertown Secondary Plan are generally bounded by Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west, as shown on Schedule 6.

#### Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods and local commercial uses in the secondary plan area. The following land use designations are contained within the Brampton Flowertown Secondary Plan Area:

- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Place of Worship
- Institutional
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Highway Commercial
- Service Commercial
- General Employment 1
- Recreational Open Space
- Natural Heritage System
- Special Site Area
- Special Policy Area
- Elementary School
- Middle School
- Secondary School

## Land Use Designations and Permissions

### **1. Residential**

#### 1.1 Low Density

- 1.1.1 Uses permitted on lands designated Low Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

#### 1.2 Medium Density

- 1.2.1 Uses permitted on lands designated Medium Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

#### 1.3 Medium High Density

- 1.3.1 Residential development within the Medium High Density designation on Schedule 6 shall not exceed a density of 75 units per net residential hectare.

#### 1.4 High Density

- 1.4.1 Uses permitted on lands designated High Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

### **2. Commercial**

#### 2.1 Neighbourhood Retail

- 2.1.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 6 shall permit the range of uses and be developed in accordance with the Neighbourhood Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

#### 2.2 District Retail

- 2.2.1 Uses permitted on lands designated District Retail on Schedule 6 shall permit the range of uses and be developed in accordance with the District Retail policies of Section 4.3.4 and other relevant policies of the Official Plan.

#### 2.3 Highway Commercial

- 2.3.1 Lands designated Highway Commercial on Schedule 6 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

2.4 Service Commercial

2.4.1 Uses permitted on lands designated Service Commercial on Schedule 6 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

2.5 Convenience Retail

2.5.1 Uses permitted on lands designated Convenience Retail on Schedule 6 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

**3. Employment**

3.1 General Employment 1

3.1.1 Uses permitted on lands designated General Employment 1 on Schedule 6 shall include:

- a. A broad range of industrial uses including but not limited to:
  - i.) warehousing and storage of goods;
  - ii.) manufacturing;
  - iii.) processing;
  - iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
  - v.) outdoor storage areas, only as accessory to an industrial use.
- b. Accessory uses that serve the principal industrial use.
- c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

**4. Institutional**

4.1 Place of Worship

4.1.1 Places of Worship shall be developed in accordance with Sections 4.9.8, 4.2.1.1, 4.3.1.8, 4.4.1.2, 4.4.2.5, and other relevant policies of the Official Plan.

4.2 Schools

4.2.1 Public and Separate schools shall be developed in accordance with Section 4.9 of the Official Plan.

**5. Recreational Open Space**

5.1 Lands designated Recreational Open Space shall be developed in accordance with Section 4.7 of the Official Plan.

## 6. Natural Heritage System

6.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

6.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors
- ii.) Woodlands
- iii.) Wetlands
- iv.) Storm Water Management Ponds
- v.) Environmentally Sensitive/Significant areas
- vi.) Areas of Natural and Scientific Interest (ANSI)
- vii.) Fish and Wildlife Habitat
- viii.) Greenbelt Plan Natural System

## 7. Special Policy Area

7.1 The area shown as Special Policy Area on Schedule 6 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Schedule 6, shall only be permitted subject to the following:

- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
- ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;
- iii.) where it is technically impractical to flood proof a building or structure in accordance with Section 7.1ii), new buildings or structures, including new additions, shall only be permitted, if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- iv.) notwithstanding Sections 7.1ii) and 7.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 6, if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or



- where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
  - vi.) any new zoning by-laws shall contain provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
  - vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.

## 8. Special Site Areas

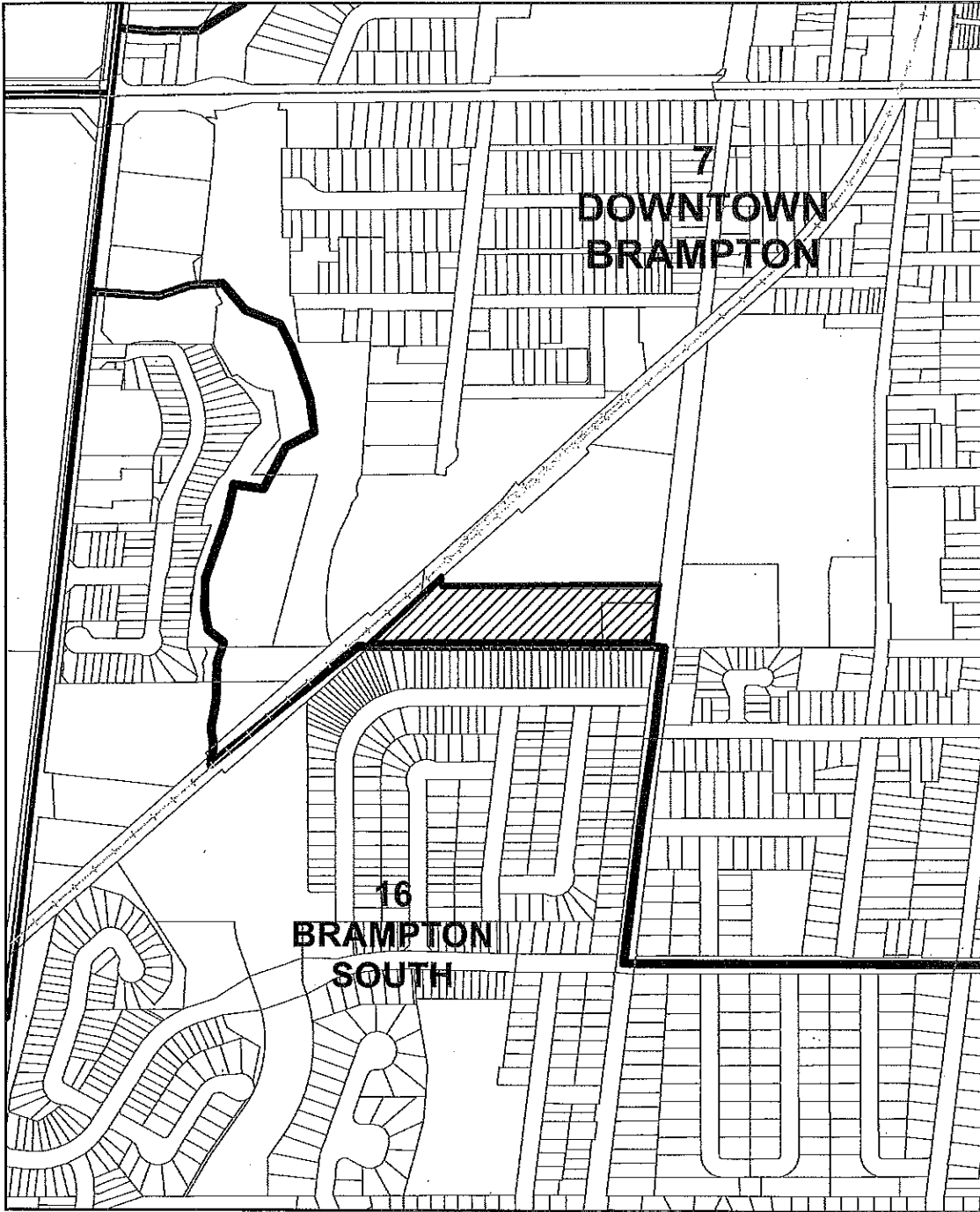
- 8.1 Lands shown on Schedule 6 as "Special Site Area 1" shall be used only for detached single unit dwellings, and shall be developed in accordance with the following principles:

- i.) no more than 3 dwellings shall be permitted;
- ii.) vehicular and pedestrian access shall only be from an abutting interior street and not from Steeles Avenue. However, until such time as access is provided from an interior street, a single access from Steeles Avenue shall be permitted only to an existing single detached dwelling unit; and,
- iii.) to minimize the impact of new residences upon abutting residential uses, appropriate rear, front and side yard setback requirements will be imposed."


(5) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part Two: Secondary Plans, Amendment Number OP2006-

(6) by adding to Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part Two: Secondary Plans, the lands outlined on Schedule 'D' to this amendment, and redesignating them "Residential Medium High/High Density".

Lands to be removed from "Brampton South Area 16"  
and to be added to "Downtown Brampton Area 7"

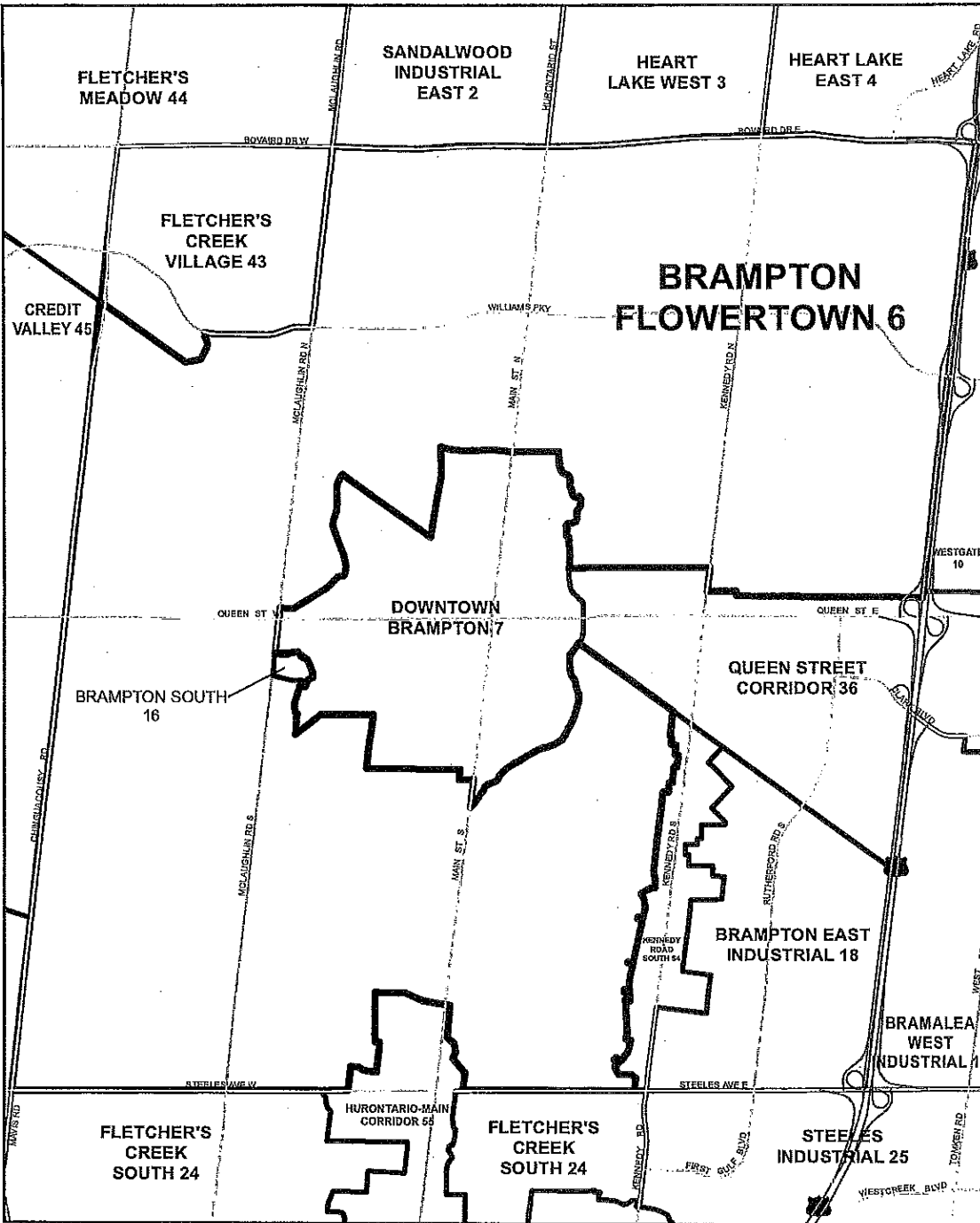


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 SUBJECT LANDS



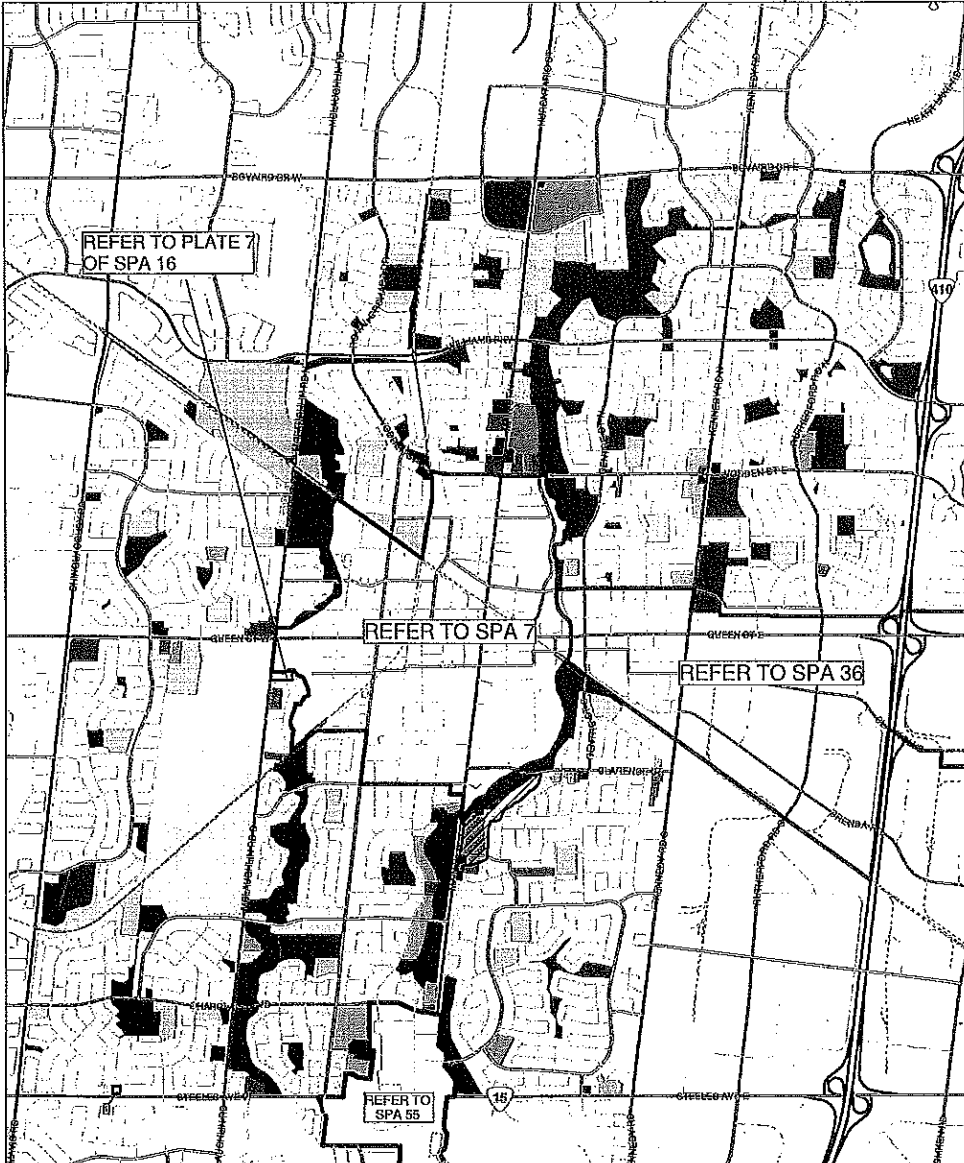
Northwood Park Secondary Plan Area 5, Brampton West Secondary Plan Area 6, Brampton North Secondary Plan Area 8, Madoc Secondary Plan Area 9, Brampton East Secondary Plan Area 17, Brampton South Secondary Plan Area 16, (except as it applies to lands municipally known as 30 McLaughlin Rd S. and Block 42 on Plan 43M-1627), and Fletcher's West Secondary Plan Area 15 to be deleted and replaced with Brampton Flowertown Secondary Plan Area 6.



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

Secondary Plan Areas





**BRAMPTON FLOWERTOWN SECONDARY PLAN SCHEDULE 6**

NEIGHBOURHOOD RETAIL	HIGHWAY COMMERCIAL	LOW DENSITY RESIDENTIAL	ELEMENTARY SCHOOL	NATURAL HERITAGE SYSTEM	PLACE OF WORSHIP/ INSTITUTIONAL
DISTRICT RETAIL	SERVICE COMMERCIAL	MEDIUM DENSITY RESIDENTIAL	MIDDLE SCHOOL	RECREATION/OPEN SPACE	UTILITY
CONVERGENCE RETAIL	GENERAL EMPLOYMENT	MEDIUM-HIGH DENSITY RESIDENTIAL	SECONDARY SCHOOL	CEMETERY	RAILWAY
		HIGH DENSITY RESIDENTIAL			SPECIAL USE AREA

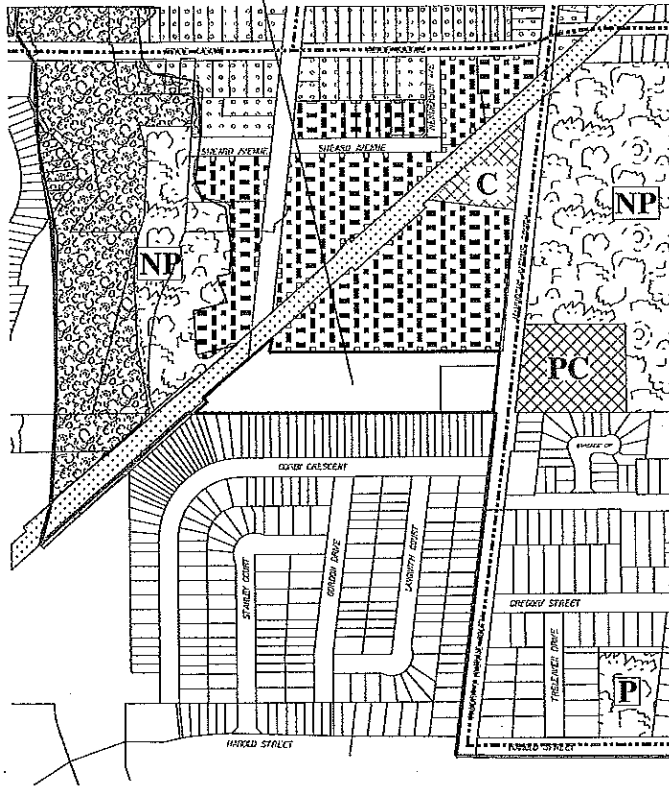
  

COLLECTOR ROAD	MAJOR ARTERIAL ROAD
MINOR ARTERIAL ROAD	PROVINCIAL HIGHWAY
SPECIAL POLICY AREA	SECONDARY PLAN BOUNDARY


















SCHEDULE C TO OFFICIAL PLAN  
AMENDMENT OP2006# 153

LANDS TO BE ADDED TO SP7(A) AND TO BE DESIGNATED "RESIDENTIAL - MEDIUM HIGH/HIGH DENSITY"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	LANDS SUBJECT TO THIS AMENDMENT		
	Subject Lands		<b>PUBLIC OPEN SPACE</b>
	<b>RESIDENTIAL</b>		Parkette
	Low Density		Neighbourhood Park
	Medium Density		Valley Land
	Medium High / High Density		Private Commercial / Recreation
	<b>COMMERCIAL</b>		<b>TRANSPORTATION</b>
	Service Commercial		Collector Road
	Convenience Commercial		Local Road

