

OFFICE CONSOLIDATION

SECONDARY PLAN AREA 16

THE BRAMPTON SOUTH

SECONDARY PLAN

February 2010

EXPLANATORY NOTES

Office Consolidation The Brampton South Secondary Plan (Secondary Plan Area 16)

General (pertaining to all secondary plan office consolidations)

- i. Secondary plan office consolidations are provided for convenience only, but have no *Planning Act* status. For official reference, recourse should be had to the original documents pertaining to each secondary plan.
- ii. As noted in the Official Plan (policy 5.4.10 in the current 1993 Official Plan) the documentation that constitutes a specific secondary plan may consist of a Chapter in Part II of the current Official Plan, or a retained Chapter in Part IV of the 1984 Official Plan, or an amendment to or chapter of the 1978 Consolidated Official Plan.
- iii. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- iv. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- v. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- vi. When provisions in a secondary plan refer to an apparently repealed provision in a repealed Official Plan (e.g. the 1984 Official Plan or the 1978 Consolidated Official Plan), the referenced provisions shall be considered to be an active and applicable part of the secondary plan, unless:
 - (a) the referenced provision is in conflict with the current Official Plan;
 - (b) the referenced provision is superseded by a more recently adopted equivalent provision; or,

(c) it is evident that it was the intention of Council at the time of the repeal of the predecessor Official Plan that the referenced provision was not to be considered active and applicable for such secondary plan purposes in the future.

vii. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

Specific (Secondary Plan 16, The Brampton South Secondary Plan)

This office consolidation of the Brampton South Secondary Plan consists of two parts being Subsection B.2.4 of Chapter B1 and Chapter B5, both of Section B of Part C and Plate Number 7 of the document known as the Consolidated Official Plan, as they apply to Secondary Plan Area Number 16. The aforementioned subsection, chapter and plate have been included. The following Official Plan amendments as approved by the Province have also been incorporated:

- 18 (amends Chapter B2.4)
- 39 (amends Chapter B2.4 and Plate 7)
- 42 (amends Chapter B2.4 and Plate 7)
- 77 (adds Chapter B5 and amends Plate 7)
- 39A (amends Chapter B2.4 and Plate 7)
- 41A (amends Chapter B2.4 and Plate 7)
- 46A (amends Chapter B2.4 and Plate 7)
- 95A (amends Chapter B2.4 and Plate 7)
- 146A (amends Chapter B2.4 and Plate 7)
- 154A (amends Chapter B2.4 and Plate 7)
- 204A (amends Chapter B2.4 and Plate 7)
- 243A (amends Chapter B2.4)
- 245A (amends Chapter B2.4 and Plate 7)
- 267A (amends Chapter B2.4 and Plate 7)

In addition to the foregoing, Subsection 7.2.7.16 of Section 7 of Chapter 7 of the document known as the 1984 Official Plan contains specific policies and definitions applicable to that part of this secondary plan area which was in the former Town of Brampton (area shown on Plate 7). For convenience these policies and definitions have also been included.

This office consolidation has been prepared without the following original documents:

OPA 23	OPA 80	OPA 97	OPA 101
OPA 103	OPA 120	OPA 229	OPA 263
OP93-167			

This office consolidation is provided for convenience only. For official reference, resource should be had to the original documents noted above.

**Subsection B2.4 of Chapter B1 of Section B
of Part C and Plate 7
of the document known as
the Consolidated Official Plan**

SECTION B2.0

SUB-SECTION B2.4

BRAMPTON SOUTH PLANNING DISTRICT

1.0 General Description

1.1 The Brampton South Planning District, comprising about 1,470 acres, is approximately 55 per cent developed with an estimated existing population of 6,800 persons. The principal area of residential development will be south of the existing development of Armbr Heights and south of the Vanier Institute of the Ministry of Correctional Services. Approximately 570 acres remain for residential development. The total population expected in the District when it is fully developed is approximately 22,600 persons.

1.2 The Brampton South Planning District will be organized into eight neighbourhood units, each centered on a park. A junior public school, if required, in each of the neighbourhood units, will be located adjacent to the park. Four other areas too small to exist as independent neighbourhoods, will remain as separate identifiable units.

OPA 18

2.0 Land Use Areas

2.1 Future land uses are shown on the "Land use and Roads" plan (Plate 7).

3.0 Residential Development Principles

OPA 18

3.1 Three residential density categories will be developed, located as shown on the "Land Use and Road" Plan (Plate 7).

3.2 High density residential development will not exceed an average of 45 dwelling units per net residential acre, or a floor space index of 1.0 maximum.

3.3 Medium density development which may include street town housing, will not exceed an average of 15 dwelling units per net residential acre.

3.4 Residential development in the low density area will not exceed an average of 6.0 dwelling units per gross residential acre.

OPA 243A

Notwithstanding the foregoing, the lands located on the west side of Haggert Avenue approximately 40.0 metres south of Royce Avenue having an area of 0.1 hectares shall not exceed 4.9 dwelling units per gross residential hectare.

3.5

OPA 267A

In Neighbourhood Number 8, where an area has been designated for a mix of high and medium density residential development, it is intended that such area may be developed for either high density residential uses, medium density residential uses, or a mixture of both high and medium density residential uses.

Should the site be developed for a mixture of high and medium density residential uses, it is intended that no more than 50 percent of the designated area shall be devoted to high density residential uses.

In the event that the lands so designated for a mix of high and medium density residential development are owned by more than one property owner, the number of dwelling units shall be distributed between or among the owners in proportion to the area of land owned by each owner and in accordance with the mix of the high and medium density dwelling units. The apportionment will be performed at the subdivision and/or restricted area by-law stage; and further, it is intended that one property owner shall not be permitted to pre-empt the residential development potential of the other owners.

3.6

OPA 146A

OPA 154A

OPA 267A

In Neighbourhood 5, the lands designated Residential Medium Density at the north-east corner of McLaughlin Road and Steeles Avenue west shall only be used for townhouse dwelling units. Development of the lands shall be subject to site plan approval and the restrictions of a site specific zoning by-law amendment to minimize the impact of the project on the surrounding neighbourhood.

3.7

OPA 267A

Notwithstanding this plan's other policies, in Neighbourhood Number 4, on the lands located at the south-east corner of Charolais Boulevard and McMurchy Avenue, north of the public road proposed to run easterly from McMurchy Avenue, which are designated high density residential, a maximum density of 198 units per net residential hectare (80 units per acre) shall be permitted provided that the overall residential density within the parts of Neighbourhoods 3, 4 and 5 as outlined with a broken red line on Schedule "A", shall not exceed the designated residential density as described in this plan.

3.8

The residential high density designation of the land on the west side

OPA 204A

OPA 267A

of McMurchy Avenue, abutting the property municipally known as 57 McMurchy Avenue and east of the Canadian Pacific Railway right-of-way, is intended to permit a non-profit housing development. A density up to 100.0 dwelling units per hectare shall be permitted. The apartment dwelling component shall be located in the north-west portion of the property. Development of the lands shall be subject to site development plan approval and a site specific zoning by-law amendment to minimize the impact of the project on the surrounding neighbourhood.

Prior to the issuance of a building permit, the site clean-up plan proposed by Trow Consulting Engineers Limited shall be carried out, the consultant shall verify that soils meet the Ministry of the Environment's decommissioning guidelines for residential use and the completion of the clean-up plan shall be certified by the consultant.

3.9

OPA 267A

In Neighbourhood 8, the lands designated Residential Medium Density and located on the east side of McLaughlin Road approximately 180.5 metres (592.2 feet) south of Elgin Drive shall only be used for townhouse dwellings with a maximum density of 39 units per gross hectare. Development of the lands shall be subject to site plan approval and the restrictions of a site specific zoning by-law amendment.

4.0

OPA 18

Commercial Uses

4.1

The existing plaza located at McMurchy Avenue South and Canadian Pacific Railway crossing will be retained as a neighbourhood commercial area. Additional neighbourhood commercial areas have been designated in Neighbourhoods 6 and 7. It is not anticipated that all of the neighbourhood commercial areas designated in Neighbourhoods 6 and 7 will be required. The neighbourhood commercial areas on the west side of McLaughlin Road South are indicative of an acceptable location for one neighbourhood commercial area. Similarly, the neighbourhood commercial areas on Steeles Avenue in Neighbourhood 6 are schematic symbols for one neighbourhood commercial area.

4.3

OPA 39

OPA 42

Sites for certain highway commercial uses will be provided as part of the regional commercial designation at the north-west corner of the intersection of Main Street South and Steeles Avenue.

4.4

OPA 39A

The Convenience Commercial designation on the west side of McMurchy Avenue, approximately 75 metres south of the Canadian Pacific Railway, is intended to permit the southerly extension of the existing convenience commercial facility, and shall be subject to the

following development principles:

- 4.4.1 The development of the subject lands shall be integrated with the abutting existing convenience commercial facility in all respects.
- 4.4.2 The design of buildings on the subject lands shall ensure as much as possible compatibility with both the abutting commercial facility and abutting residential property.
- 4.4.3 Provision shall be made for adequate landscaping, fencing, and buffering to minimize the adverse influence of development upon adjacent residential uses and to enhance the appearance of the subject lands.
- 4.4.4 Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of parking facilities shall have regard to the convenience and safety of customers and employees.
- 4.4.5 The location and design of access ramps shall be to the satisfaction of the City.
- 4.4.6 The illumination of parking and ancillary areas and the illumination of signs shall be controlled to minimize visual intrusion and glare upon the abutting residential properties.
- 4.4.7 Activities and accessory facilities that are likely to generate noise or odour shall be located away from residences and shall be minimized by the provision of barrier walls, appropriate architectural, engineering and, design techniques.
- 4.5

OPA 46A

 The Service Commercial designation at the south-east corner of the intersection of Queen Street West and McLaughlin Road South will serve not only the residents of the adjacent neighbourhoods in this district, but also neighbourhoods along McLaughlin Road in the West Planning District and the travelling public. The permitted uses shall include a gas bar and an alcoholic beverage retailing and warehousing operation.
- 4.6

OPA 245A

 The Service Commercial designation at the north-west corner of Main Street South and Charolais Boulevard shall be developed for predominately office purposes, with limited retail, service and personal service uses.

Development of the subject lands will be such that the amenity of the existing residential properties to the north and east is protected, the traffic function of both Charolais Boulevard and Main Street South is not undermined, due regard is given to the conservation of existing significant vegetation and the future redevelopment of adjacent properties to the north is facilitated.

An appropriate zoning by-law amendment and the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.P. 13 shall be used to control the redevelopment of the subject lands. Provisions shall be made for suitable fencing and screening, architectural treatment of the building, litter control, refuse storage and disposal, and tree conservation. The location and design of access shall be to the satisfaction of the City.

5.0

Education Facilities

OPA 18

5.1

OPA 41A

Where students of junior public schools are required to cross a major or minor arterial road, it shall be the policy of the municipality to ensure a maximum level of safety at such pedestrian crossings.

5.2

OPA 41A

One senior public school will be provided to serve the area east of McLaughlin Road South. A second public school facility will be provided to the west of McLaughlin Road South and the facility, if required, as indicated by the symbol, may be located either in Neighbourhood 6 or Neighbourhood 7 or to the west of either Neighbourhood subsequent to investigations to be conducted by the Peel Board of Education and City of Brampton. No amendment will be necessary to remove the senior public school site symbol if the investigation indicates that the site should be west of Neighbourhoods 6 and 7. It would be Council's intent that the symbol would be removed by an appropriate future amendment.

5.3

OPA 41A

Separate school facilities will be located in the southern part of the Planning District.

5.4

OPA 41A

A school park campus, comprising the existing Centennial High School, the Dufferin Peel Roman Catholic Separate School Board site, and a park will be developed in Neighbourhood No. 8.

5.5.

OPA 41A

One junior public school site is required to serve Neighbourhoods 6 and 7 and is indicated by a symbol; this facility may be located in either

Neighbourhood 6 or Neighbourhood 7, subsequent to investigations to be conducted by the Peel Board of Education and the City of Brampton.

6.0

Open Space

OPA 18

- 6.1 Neighbourhood recreation facilities will be located in each neighbourhood where possible on sites adjacent to junior public schools.
- 6.2 Community recreation facilities will be provided by the existing municipal indoor swimming pool located on McMurchy Avenue South and by the development of other facilities as may be determined by Council.
- 6.3 Where possible the Fletchers and Etobicoke Creek Valleys and the schools and neighbourhood and community parks will be linked by a pedestrian and bicycle path network.

7.0

Residential - Institutional Uses

OPA 95A

7.1 In Neighbourhood 8, the lands designated Residential – Institutional on the east side of McLaughlin Road approximately 30.5 metres (100 feet) south of Elgin Drive, shall only be used for the purposes of a retirement home or nursing home or both. The retirement home will provide a mixture of living accommodations catering to senior citizens and shall include retirement home rooms where nursing care will be available and self-sufficient apartment units. Development of the lands shall be subject to site plan approval and the restrictions of a site specific zoning by-law amendment to minimize the impact of the project on the surrounding neighbourhood.

8.0

Roads

OPA 18
OPA 95A

- 8.1 The Brampton South Planning District will be provided with a system of arterial and collector roads as indicated on the Land Use and Roads Plan Schedule 'A'.
- 8.2 In those neighbourhoods where collector roads are shown terminating at the municipal limits it is intended that these roads will ultimately be extended to connect to a suitable class of roads in the adjacent municipalities.

- 8.3 To protect the arterial function of Steeles Avenue, McLaughlin Road South and Main Street South and the amenity of abutting residential development, these developments will normally have reversed frontages with special building setbacks, landscaping and screening.
- 8.4 Residential development abutting Elgin Drive, Charolais Boulevard and McMurchy Avenue South will be subject to access control by restricting the number of private driveways and by requiring the use of a private driveway system to serve medium and high density development.
- 8.5 Certain intersection improvements and grade separations are shown on Plate 7. These required improvements will be borne in mind when considering development proposals in the area.

**Chapter B5 of Section B
of Part C of the document
known as the Consolidated Official Plan**

CHAPTER B5

1.0 Purpose

OPA 77A

The purpose of the chapter is to permit certain lands designated Highway Commercial Area, presently occupied by a detached residence and a motor vehicle repair garage, to be redeveloped as an automotive dealership establishment in accordance with development principles set out herein.

2.0 Location

The lands affected by this chapter are part of Lot 5, Concession 1, West of Hurontario Street, in the geographic Township of Chinguacousy, formerly in the Town of Brampton, now in the City of Brampton, known municipally as 273 and 275 Queen Street West. The lands more particularly described as Parts 1, 2, 3, and 4 on Reference Plan Number 43R-9149, have a frontage on Queen Street West of 64.173 metres, a west and east property boundary dimension of 51.234 and 51.88 metres, respectively, and comprise an area of 0.340 hectares.

3.0 Development Principles

3.1 The lands designated Highway Commercial Area shall be subject to the following development principles:

- (i) notwithstanding the provisions of Part C, Section B, Chapter B, Section B1.0, Subsection B1.2, Paragraph 5.1, Sub-paragraph (v), the only uses permitted are to be an automotive dealership establishment and an existing auto body repair shop.
- (ii) the redevelopment of the lands for an automotive dealership shall proceed on the basis that the amenities of the abutting and adjacent residences shall be protected by:
 - a) the provision of easily maintained screen walls, fences and landscaped areas along the property boundaries of the subject lands abutting such residences, with such a length and height of screen walls and fences, and density of planting so as to provide a visual barrier between the commercial uses and the private outdoor areas of the abutting and adjacent residences;

- b) regulating the number of storeys, height and siting of the building to be erected, and the location of windows to minimize shadowing and visual intrusion;
 - c) visually screening garbage refuse collection areas;
 - d) requiring signs, except free-standing signs and traffic control or directional signs, to be affixed to the front of the building facing onto Queen Street West, and that the top elevation of such signs not to protrude above the wall of the building;
 - e) limiting the number and regulating the location, height and illumination of free-standing signs to minimize visual intrusion and glare upon the abutting residences;
 - f) requiring illumination of parking and ancillary areas to be directed away from abutting residences, but permitting the location of security or morality lighting adjacent to residences, provided that the elevation and intensity of such lighting is not obtrusive; and,
 - g) locating activities and accessory facilities that are likely to generate noise away from residences, and reducing the level of noise that is generated by the provision of acoustical techniques such as barrier walls and appropriate building materials.
- (iii) provision shall be made to permit the conveyance of widening of Queen Street West to the satisfaction of the road authority having jurisdiction;
 - (iv) off-street parking and loading/unloading facilities shall be provided in accordance with the policies of Part C, Section B, Chapter B1, Section B1.0, Sub-section B1.2, Paragraph 9.0;
 - (v) the requirements of the Credit Valley Conservation Authority and the Ministry of the Environment with regard to flood protection and measures to minimize flooding hazards shall be fulfilled; and,

(vi) provision shall be made to ensure that services and utilities are available and that grading, drainage and other engineering facilities are provided and completed to the satisfaction of the municipality.

3.2 The lands designated Park and Open Space Area shall be subject to the policies of Part C, Section B, Chapter B1, Section B1.0, Subsection B1.4, where applicable.

4.0 Implementation

4.1 This chapter will be implemented by an appropriate amendment to the Restricted area by-law to impose the appropriate zone classifications and regulations in conformity with the development principles outlined in Section 3.0.

4.2 The Corporation of the City of Brampton may require the owners of the lands to enter into one or more agreements incorporating various aspects of site plan control pursuant to Section 35a of The Planning Act.

**Part of Subsection 7.2.7.16 of Section 7
of Chapter 7 of the Document known as
the 1984 Official Plan**

The part of this Secondary Plan Area which was in the former Town of Brampton shall be subject to the following policy and definitions:

Subject to the specific requirements for any individual district or secondary plan area, high density and medium density residential development will be subject to the following principles:

- (a) high density development will not exceed 40 dwelling units per net residential acre;
- (b) medium density development will not exceed an average of 15 dwelling units per net residential acre within a project; and,
- (c) certain types of residential development, such as senior citizen residences, have less impact on a community than the same number of units of another type. For this reason high density residential development will be permitted either on the basis of a floor space index or on the basis of dwelling units per acre. Development which is permitted at a density of 40 dwelling units per net acre may be designed on the basis of a floor space index of 1.0 without being restricted by the number of units per net acre.

Floor Space Index means the ratio of the gross floor areas of the residential building to the net lot area. The gross floor area includes the area of all floors excluding any floor area used for parking, building maintenance and communal facilities.

Gross Residential Area refers to the total area that is to be devoted to residential development and includes local streets, schools, parks and other parts of the residential area infrastructure but excludes land used for major and minor arterial or collector roads.