

SPRINGDALE SECONDARY PLAN

Area 2

December 2025

EXPLANATORY NOTES

Springdale Secondary Plan Area 2

General

- i. 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.
- ii. 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.
- iii. 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any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- iv. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

Specific (Pertaining to Secondary Plan 2, The Springdale Secondary Plan)

The Springdale Secondary Plan consists of Chapter 2 of the document known as the 2006 City of Brampton Official Plan.

Chapter 2 is based on Official Plan Amendment OP2006-150 to the document known as the 2006 Official Plan, as adopted by City Council on September 12, 2018 (By-Law 178-2018).

The following Official Plan Amendments as approved by Council have also been incorporated:

OP2006-165 (BL 197-2019) (replaced entirety of sections 1-6)

LPAT OPA 3-2020

OP2006-202 (BL 255-2021) (Nov. 24, 2021) (Schedule/OP change only)

OP2006-206 (BL 005-2022) (Jan. 26, 2022) (Schedule/OP change only)

OP200006-238 (BL 061-2023) (Apr. 5, 2023)

OP2006-253 (BL157-2023) (Sep. 29, 2023)

OP2006-259 (BL 204-2023) (Nov. 22, 2023) (Schedule/OP change only)

OP2023-272 (BL 93-2025) (May 14, 2025)

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

Part Two, Chapter 2

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:

- Low Density 1 Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Institutional (Schools, Places of Worship, Fire Station)
- Recreational Open Space
- Natural Heritage System
- Regional Retail
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Service Commercial
- Highway Commercial
- Special Site Areas
- Utility

Land Use Designations and Permissions

1. Residential

1.1 Low Density 1 Residential

1.1.1 Lands designated Low Density 1 on Schedule 2 shall only be developed for single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

1.2 Medium Density Residential

1.2.1 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.

1.3 Medium High Density Residential

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

1.4 High Density Residential

1.4.1 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. **Natural Heritage System**

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

3.2 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.

4. **Recreational Open Space**

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

5. **Utility**

5.1 Lands designated Utility (including the TransCanada Gas Pipeline) shall be subject to the Infrastructure and Utilities policies of Section 4.8 of the Official Plan.

6. **Institutional**

6.1 Lands designated Institutional (including Schools, and Fire Stations) on Schedule 1 shall include the range of uses and be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.

- 6.2 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.

7. 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.

- 7.1 **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.
- 7.2 **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.
- 7.3 **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.

7.4

The lands designated Institutional on **Special Site Area 4** at the southeast corner of Great Lakes Blvd. and Sandalwood Pkwy. E. may be used for nursing home, retirement home, apartment dwelling purposes and ancillary uses. The maximum building height is twelve (12) storeys. Apartment dwelling purposes are permitted as a secondary use so long as they do not detract from the primary institutional use. Appropriate design and buffering shall be required in order to minimize the impact of the development on surrounding uses and address satisfactory interface between surrounding institutional blocks. Development standards shall be established by the implementing zoning by-law.

OP2006-238

7.5

Lands within **Special Site Area 5** shall be developed in accordance with the approved Block Plan for the Rosedale Adult Lifestyle Community as shown on Appendix A to this Plan.

7.5.1 The physical characteristics of this residential development concept consists of the following:

- (i) A range of generally small scale dwelling units consisting of predominantly detached and semi-detached bungalow types, with some townhouse and walk-up apartment dwelling types;
- (ii) Private recreational, open space and amenity areas;
- (iii) Only in conjunction with the “Medium Density” designation, ancillary retail, commercial and office purposes, and;
- (iv) A network of private roads.

7.6

Special Site Area 6:

LPAT OPA 3-2020

Special Site Area 6, approximately 0.6 Ha in size, located on the southeast corner of Countryside Drive and Heart Lake Road and designated “Medium-High Density Residential” shall be developed in accordance with the policies of the Medium-High Density Residential designation.

Convenience retail uses at-grade is required in conjunction with the proposed four-storey apartment building. Convenience retail uses shall front onto the new municipal road and/or Heart Lake Road. A minimum commercial gross floor area of 50% of the ground floor area shall be provided.

7.6

Special Site Area 6

OP2006-259

Special Site Area 6, located on the south side of Bovaird Drive East and west of Airport Road, and designated District Retail, shall be used for:

- a) High density residential;

- b) A nursing and/or retirement home;
- c) Public and private schools; and,
- d) A day care centre.

7.8 **Special Site Area 8**, located at the southeast corner of Bramalea Road and Father Tobin Road shall permit stacked and back-to-back townhouses in accordance with the following:

- (i) A maximum density of 170 units per net residential hectare (70 units per net residential acre);
- (ii) A maximum Floor Space Index (FSI) of 2.0 (exclusive of an underground parking garage, all accessory buildings and structures);
- (iii) The maximum building height shall be three storeys (not including basements or a roof structure used to house enclosed stairways and or mechanical equipment);
- (iv) Development shall demonstrate a high level of design, high quality building materials, well-articulated facades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape;
- (v) Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e., stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.

OP2023-272