



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 209-2011

To Adopt Amendment Number OP 2006- **058**
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 058 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 13th day of July 2011

APPROVED AS TO FORM LAW DEPT BRAMPTON	
<i>[Signature]</i>	
DATE	June 29/11

[Signature]
SUSAN FENNEL - MAYOR

[Signature]
PETER FAY - CLERK

Approved as to Content:

[Signature]

Adrian Smith
Director, Planning Policy and Growth Management
C02E11.021

AMENDMENT NUMBER OP 2006 - **058**
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - **058**
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to create land use designations and associated policies in the Heart Lake East Secondary Plan for the Heart Lake Area 4-1 Block Plan, and to create the implementing block plan policies in the Official Plan. The new secondary plan policies and Block Plan policies implement the intent and purpose of Special Policy Area 8 in the Official Plan and therefore Special Policy Area 8 and its policies can be deleted with this amendment.

In general, the Block Plan area is characterized as a residential community on both sides of Heart Lake Road in the area next to an "executive" golf course and interspersed with natural wetland features.

2.0 Location:

The lands subject to this amendment are the Block Area 4-1 lands outlined in the City of Brampton Official Plan, generally bounded by Bovaird Drive to the south, Highway 410 to the east, White Spruce Park to the north and a golf course to the west.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 4: Heart Lake East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- **058** .
- (2) by deleting from Schedule A, "General Land Use Designations," thereto Number "8" in the area northwest of Highway 410 and Bovaird Drive; and
- (3) by deleting from Section 4.13 thereof, subsection 4.13.3.8 in its entirety, including 4.13.3.8.1 to 4.13.3.8.4, inclusive.

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

- (1) by changing Plate 2 of Chapter 4 (Heart Lake East Secondary Plan Area 4) of Part II : Secondary Plans, to show the outline of Block Plan Area 4-1 and reference text, as shown on Schedule A to this amendment.
- (2) by adding to Chapter 4 (Heart Lake East Secondary Plan) of Part II: Secondary Plans, Schedule SP4-1 as part of Chapter 4-1, as shown as Schedule B to this amendment.
- (3) By adding to Chapter 4 (Heart Lake East Secondary Plan) of Part II: Secondary Plans, Chapter 4-1, as follows”

“CHAPTER 4-1

Introduction and Objective

This chapter provides secondary plan policies, supplemented by Block Plan policies in Part III of the Official Plan, for the Heart Lake East Sub-Area 4-1 area (shown on Schedule H to the Official Plan) which is characterized as an enclave of residential and supporting land uses next to a golf course and City park. The area is highlighted with natural, open space features which provide a natural visual setting for the residential community.

Sub-Area 4-1 is centrally located within the City of Brampton and has access to nearby, existing infrastructure to support residential intensification and, in so doing, helps to meet the City’s growth needs.

Designations and Policies

1. The lands designated ‘**Urban Public Open Space**’ on Schedule SP4-1 shall be developed, used and maintained as part of a City Park (White Spruce Park) which is used as a natural open

space area and as a passive and active open space area, in accordance with Part I, Section 4.6 of the Official Plan.

2. The lands designated '**Open Space Wetland**' on Schedule SP4-1 shall be protected and maintained as natural open space areas and held in public ownership in recognition of their Provincially Significant Wetland status and as Natural Heritage Features, in accordance with Part I, Section 4.5 and Schedule D of the Official Plan. Buffer areas are required at the perimeter of the open space wetlands to protect the integrity of the features.
3. The lands designated '**Medium Density Residential**' on Schedule SP4-1 are permitted to be developed, used and maintained for residential townhouse dwellings (condominium or street townhouse forms) at a maximum density of 50 units per hectare and a maximum height of 4 storeys, in accordance with Part I, Section 4.1 and Section 3.2.7.3 of the Official Plan.
4. The lands designated '**Medium-High Density Residential**' on Schedule SP4-1 are permitted to be developed, used and maintained for residential townhouses (condominium or street townhouse forms) at a maximum height of 4 storeys or for residential apartments at a maximum height of 6 storeys, both residential forms at a maximum density of 2.0 Floor Space Index, in accordance with Part I, Section 4.1 of the Official Plan, notwithstanding the density and height thereof, and in accordance with Section 3.2.7.4 of the Official Plan.
5. The lands designated '**Medium-High Density Residential/Convenience Commercial**' on Schedule SP4-1 may be used for convenience commercial purposes, in accordance with Part I, Section 4.2.11 of the Official Plan, as an alternative to, or in conjunction with, the permitted residential uses of the Medium-High Density Residential designation of this Chapter.
6. The '**Minor Arterial Road**' symbol on Schedule SP4-1 shows and recognizes the alignment and function of the minor arterial road in this area, in accordance with Part I, Section 4.4 of the Official Plan. The '**Local Road**' symbol on Schedule SP4-1

shows the alignment and location of the required local road system in Sub-Area 4-1. The Local Road system provides vehicle and pedestrian access throughout the area and contributes to a connected and integrated community structure. The local road shall have a minimum right-of-way width of 16.5 metres and include a pedestrian sidewalk.

7. The '**Pedestrian Connections**' symbol on Schedule SP4-1 shows generally where there shall be pedestrian links within the Block Plan area and to White Spruce Park and the Esker Lake Trail System.

Implementation

The land uses designations and policies of this chapter are implemented through the approved Block Plan and associated policies in Part III, Chapter 4-1 of the Official Plan.”

- 3.3 The portion of the Official Plan being Part III: Block Plans, as amended, is hereby further amended by:

- (1) adding the following heading and text:

“Area 4: Heart Lake East Secondary Plan

Chapter 4-1 of Part III of the Official Plan (Amendment Number OP2006-) shall constitute the Block Plan for Sub-Area 4-1.”

- (2) by adding as Chapter 4-1, the following text:

“Chapter 4-1: Sub-Area 4-1 the Block Plan of Heart Lake East

1.0 Purpose:

The purpose of this Block Plan chapter together with Appendix A ('Block Plan Principal Structure') is to implement policies of the Brampton Official Plan and Chapter 4 of Part II the Official Plan (Heart Lake East Secondary Plan) through an approved Block Plan for Sub-Area 4-1.

2.0 Location

The Heart Lake Block Plan Area 4-1 is generally located north of Bovaird Drive and west of Highway 410. White Spruce Park and a golf course exist along the north and west boundary of the Block Plan area. The Block Plan comprises approximately 30 hectares of land and is, for the most part, part of a former gravel extraction operation and the site of the former Brampton Gun Club. The gravel use has been decommissioned and the gun club use has ceased. Heart Lake Road runs through the middle of the Block Plan area, connecting to Bovaird Drive.

3.0 Effect of this Chapter and Its Relationship to the Official Plan and the Heart Lake East Secondary Plan

The Block Plan 4-1 lands subject to this chapter (Chapter 4-1 of Part III of the Official Plan) and outlined on Appendix A to this chapter are also subject to the policies of Chapter 4-1 of Chapter 4 (Heart Lake East Secondary Plan) and its Schedule SP4-1 of Part II of the Official Plan and to the all other relevant policies and schedules in the Official Plan. The policies herein supplement those of the Heart Lake East Secondary Plan and the Official Plan and do not replace or repeat those policies.

4.0 Sub Area 4-1 Block Plan Purpose and Justification

The Sub-Area 4-1 Block Plan has the purpose of accommodating comprehensive planning for the Block Plan area as a whole to achieve an overall integrated community structure. The attributes of the Block Plan, being next to a City park, a commercial recreation facility (golf course) containing natural open space features and centrally situated in the City of Brampton, support residential intensification.

Block Plan 4-1 is supported by conforming to the Official Plan and Secondary Plan, as described in this chapter, and by the planning justification provided in the *"Heart Lake Road Block Plan, Planning Report and Recommended Block Plan"* prepared by Malone Given Parsons Ltd., dated March 16, 2011, attached to the background material to this amendment.

5.0 Permitted Land Uses

The permitted land uses for Block Plan Area 4-1 are set out on Schedule SP4-1 of the Chapter 4-1 of the Heart Lake East Secondary Plan and are shown and described on Appendix A ('Block Plan Principal Structure') to this Chapter.

The type, location and configuration of the permitted residential, commercial and open space uses are articulated on the Appendix A to the extent that only minor variations are allowed to accommodate appropriate buffers for the open space areas. The provision of a public road system provides public connection throughout the Block Plan area and facilitates sanitary and water servicing.

The intensification of land uses within the Medium Density Residential designation is permitted in accordance with Policy 3.2.7.3 of the Official Plan. The intensification above 50 units per net residential hectare and 4 storeys in height within the areas designated Medium-High Density Residential in the Heart Lake East Secondary Plan is permitted through the satisfaction of the criteria set out in Policy 3.2.7.4 of the Official Plan to the extent of allowing a maximum density of 2.0 Floor Space Index and a maximum height of 6 storeys. The permitted residential intensification:

- appropriately promotes the efficient reuse of existing urban land from the former aggregate extraction operation to residential uses;
- will contribute to an overall housing mix by providing a housing form not predominantly represented in the area;
- forms part of a substantially complete community by being accessible to nearby parks and open spaces, which assists in serving the recreational needs of residents; and
- is appropriately buffered from components of the City's natural heritage system.

6.0 Block Plan Supporting Studies and Implementation

Block Plan 4-1 and the policies of this chapter are implemented through approval of a Final Block Plan followed by approval of proponent development applications.*

The Final Block Plan approved by the Commissioner of Planning, Design and Development is supported by approval, and the appropriate arrangements for the implementation, of the following:

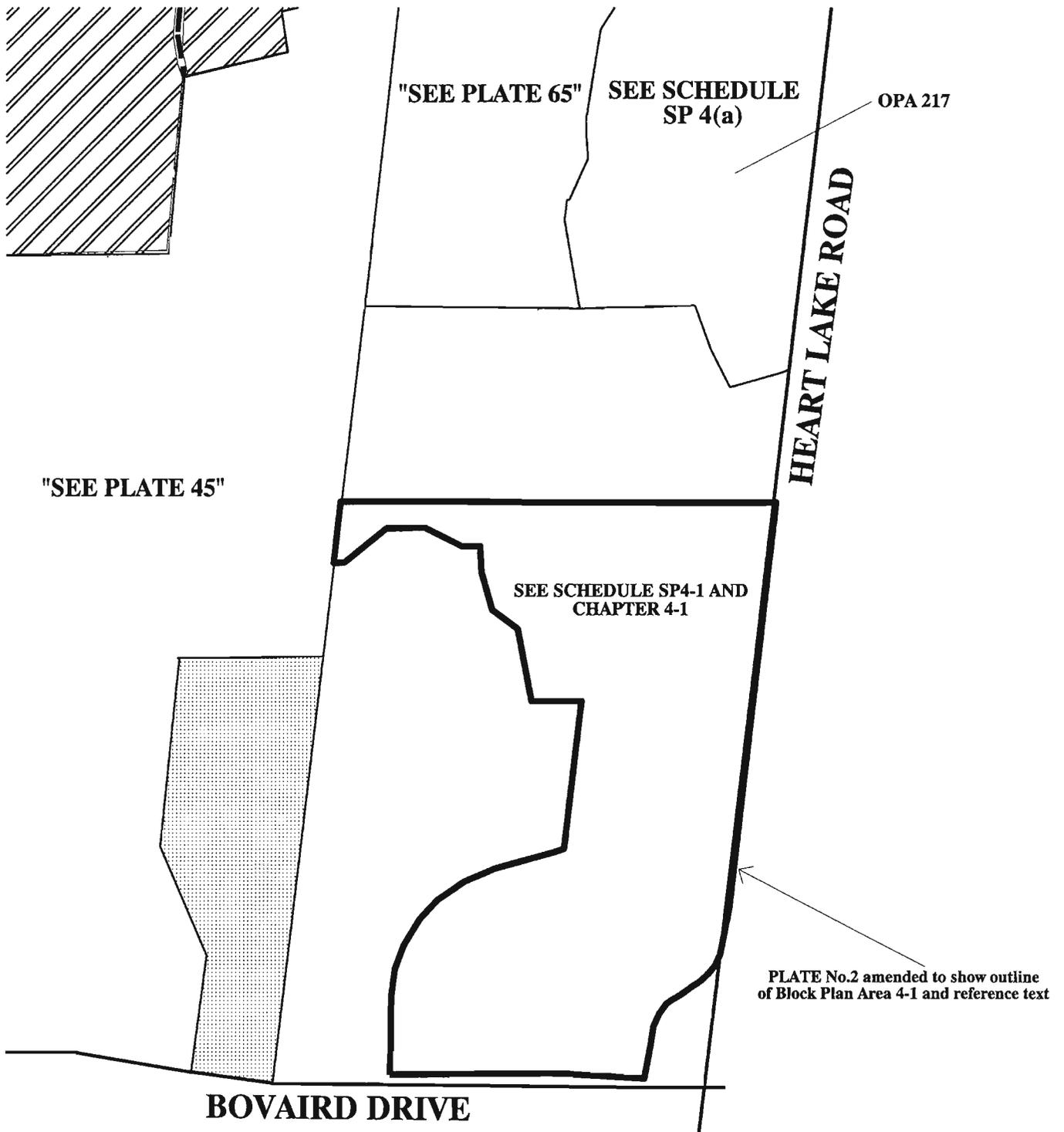
- Master Environmental Servicing Plan (MESP) including environmental impact analysis and implementation and functional servicing report – to the satisfaction of the City of Brampton and the Region of Peel, in consultation with the Toronto and Region Conservation Authority.
- Community Design Guidelines – to the satisfaction of the City of Brampton
- Transportation Assessment (to address access, signalization and adequacy of pedestrian access to surrounding commercial services) – to the satisfaction of the City of Brampton and the Region of Peel
- Staging and Sequencing rationale – to the satisfaction of the City of Brampton
- Cost Sharing Agreement or other such shared facility agreement, if necessary – to the satisfaction of the City of Brampton

Proponent Development Applications are required to be approved in conjunction with:

- Final Block Plan Approval by the Commissioner of Planning Design and Development
- Individual Noise Assessment – to the satisfaction of the City of Brampton

- Individual Phase 1 Environmental Assessment and Geotechnical Assessment – to the satisfaction of the City of Brampton.
- Vegetation assessment for lands adjacent to White Spruce Park to determine limits of development and vegetation preservation – to the satisfaction of the City of Brampton, in consultation with the Toronto and Region Conservation Authority

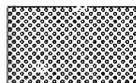
*For the purpose of this chapter, proponent development applications can be one or more of a zoning amendment application, a plan of subdivision application, a site plan approval application or a plan of condominium application.”



EXTRACT FROM SCHEDULE SP04 PLATE No.2 OF THE DOCUMENT KNOWN AS THE HEART LAKE EAST SECONDARY PLAN



LOW DENSITY RESIDENTIAL (MAX. 12 UNITS PER NET ACRE)

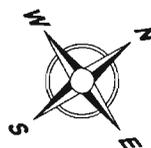


LOCAL COMMERCIAL



AGRICULTURE

OFFICIAL PLAN AMENDMENT OP06 #. 058



CITY OF BRAMPTON
Planning, Design and Development

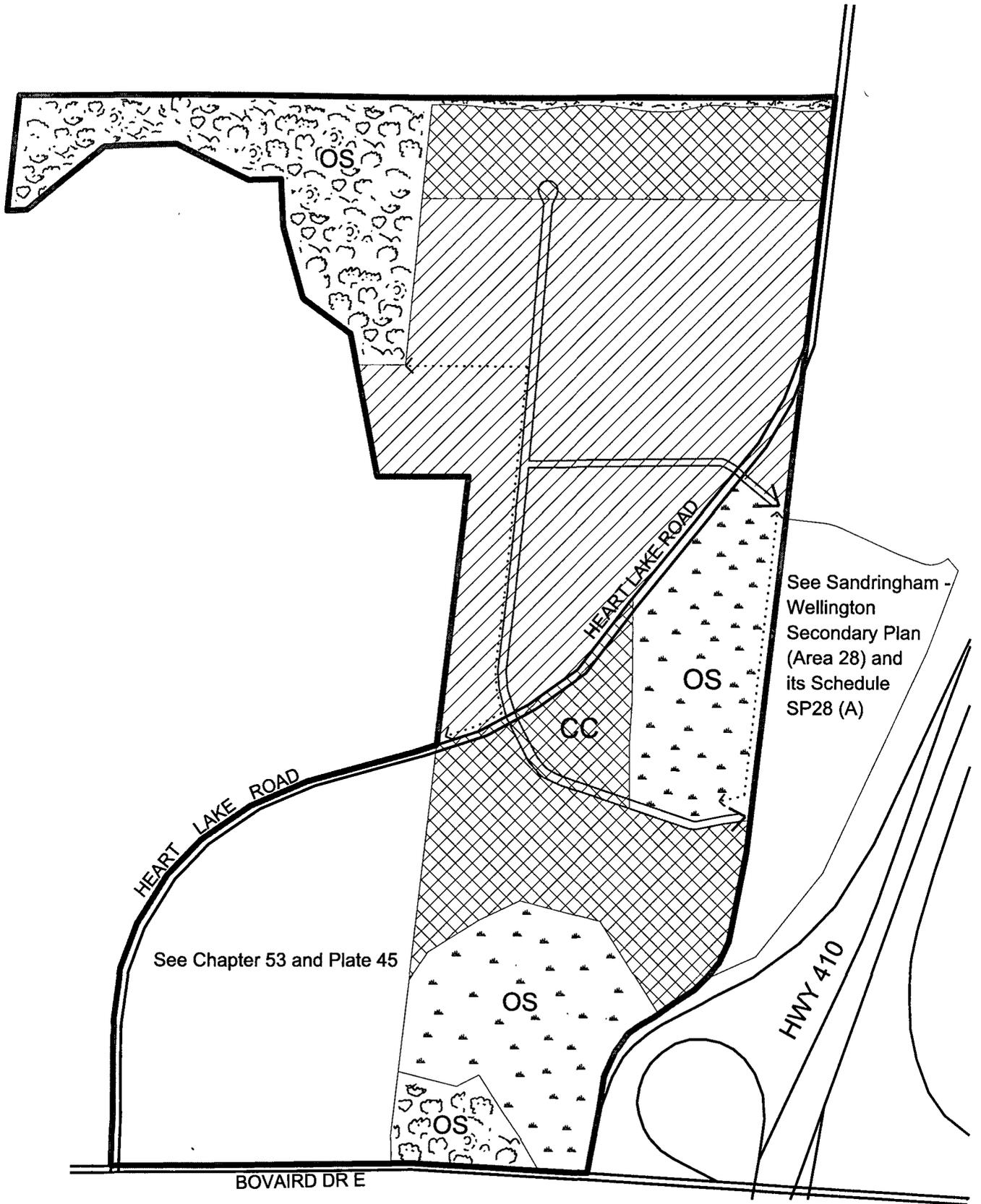
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Schedule A

HEART LAKE EAST SECONDARY PLAN (AREA 4) SCHEDULE 4-1



	URBAN PUBLIC OPEN SPACE		MEDIUM - HIGH DENSITY RESIDENTIAL / CONVENIENCE COMMERCIAL
	OPEN SPACE WETLAND		MINOR ARTERIAL ROAD
	MEDIUM DENSITY RESIDENTIAL		LOCAL ROAD
	MEDIUM - HIGH DENSITY RESIDENTIAL		PEDESTRIAN CONNECTIONS

OFFICIAL PLAN AMENDMENT OP06 #. 058



CITY OF BRAMPTON
Planning, Design and Development

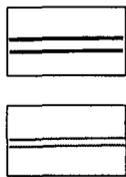
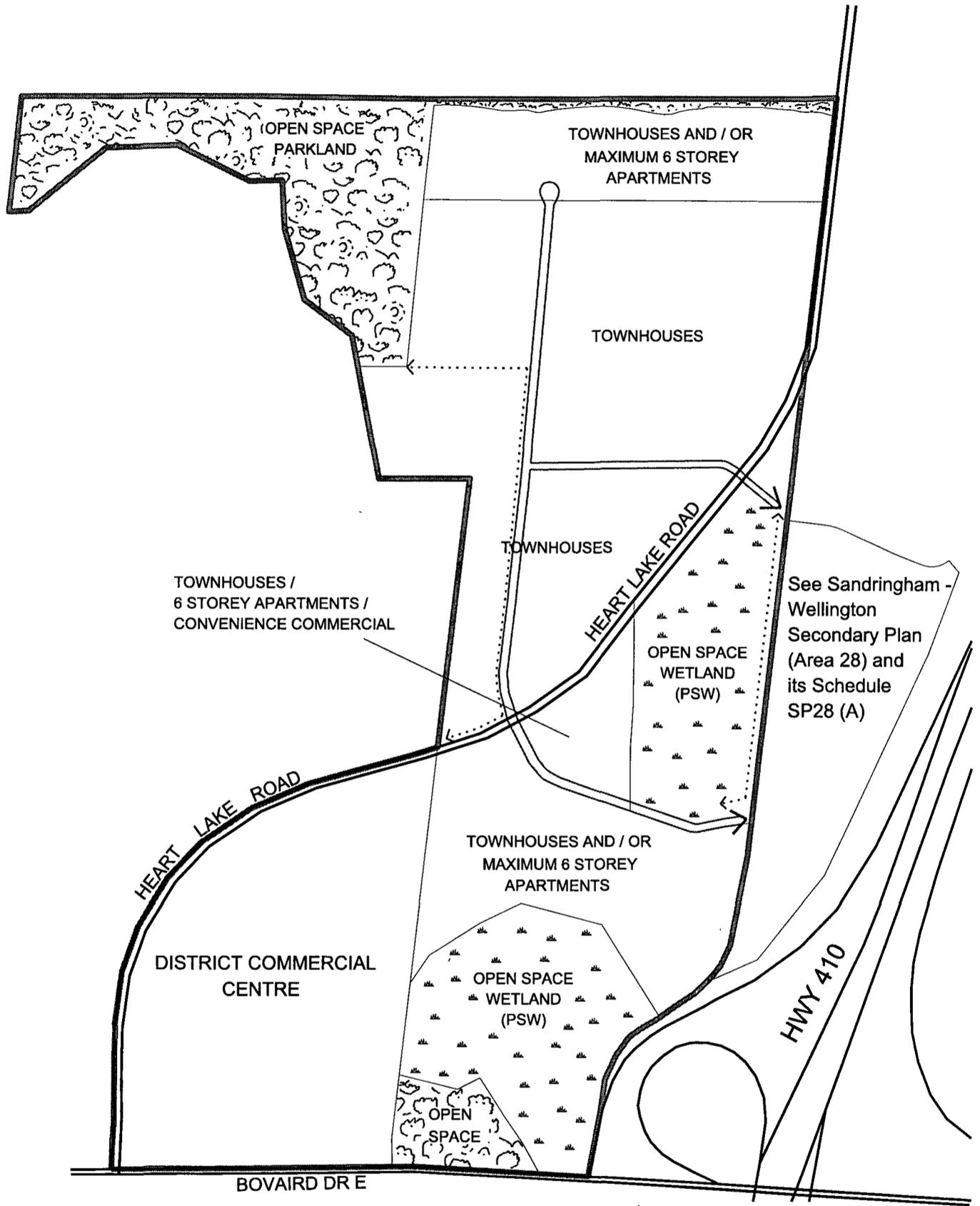
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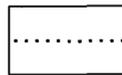
Schedule B

BLOCK PLAN FOR SUB-AREA 4-1



MINOR ARTERIAL ROAD

LOCAL ROAD



PEDESTRIAN CONNECTIONS

APPENDIX A - BLOCK PLAN PRINCIPAL STRUCTURE



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2011 06 28

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File no. C02E11_021_APPENDIX_A