



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

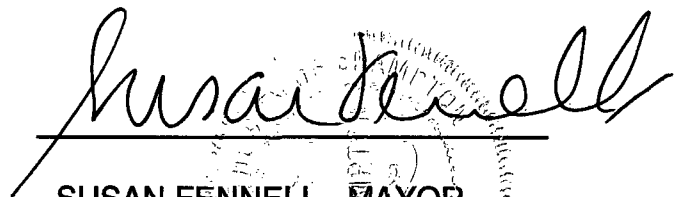
Number 176-2014

To Adopt Amendment Number OP2006 - 101
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 - 101 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 18TH day of June 2014.

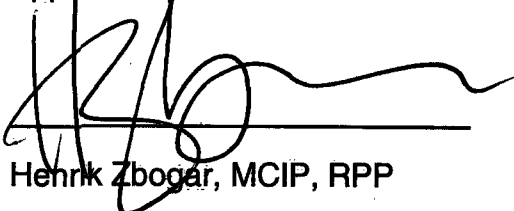


SUSAN FENNEL - MAYOR



PETER FAY - CLERK

Approved as to Content:



Henrik Zbogor, MCIP, RPP

Acting Director, Planning Policy & Growth Management

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>M. Rea</i>
DATE 18/06/14

AMENDMENT NUMBER OP2006 - 101
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP2006 - 101
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The amendment proposes to identify the lands shown outlined on Schedule 'A' to this amendment as a 'Special Policy Area' in the Brampton Official Plan and to add these lands into the Mount Pleasant Secondary Plan (Area 51). The purpose of the Special Policy Area is to establish specific criteria to guide the processing of a development application for the subject lands in absence of an approved secondary plan west of Mississauga Road.

2.0 Location:

The lands subject to this amendment are located within the north-west quadrant of Mississauga Road and Bovaird Drive West in the area known as the Heritage Heights Community. The subject property has frontage of about 370 metres along Bovaird Drive West and is legally described as Part of Lot 11, Concession 5, W.H.S. in the City of Brampton.

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 Schedule "A" General Land Use Designations thereto, a Special Policy Area designation and identifying the land as shown on Schedule 'A' to this amendment as "Special Policy Area 11";
- (2) by revising Schedule "G" Secondary Plan Areas, thereto the boundaries of the Mount Pleasant Secondary Plan (Area 51) and the Huttonville North Secondary Plan (Area 52) as shown on Schedule 'B' to this amendment;
- (3) by adding to Section 4.13.3.13 the heading "Special Land Use Policy Area 11: Osmington Regional Retail Centre, Northwest Quadrant of Mississauga Road and Bovaird Drive)" and the following policies:

4.13.3.13.1 A proposal has been submitted to the City of Brampton for the development of a Regional Commercial Centre; to include a hotel, offices and higher density housing at the northwest quadrant of Mississauga Road and Bovaird Drive West.

The subject lands are strategically located adjacent to the Mount Pleasant Mobility Hub. The proposed development of the subject property incorporates the principles of transit oriented development and includes a significant employment component. To realize the benefits arising from this proposal, the subject lands have been added to the Mount Pleasant Secondary Plan (Area 51) with the following specific policy framework of the Regional and Brampton Official Plans to ensure all appropriate matters are considered when the lands are developed:

4.13.3.13.2 In evaluating a further amendment to this Plan to implement a development application for the lands, the following criteria shall be demonstrated to the satisfaction of the City of Brampton:

- i) That the proposed development will be integrated into the City and Region's transit oriented strategic objectives and that there is sufficient transportation capacity in the proposed transit and road network prior to the completion of the North-South Transportation Corridor (now referred to as the GTA West Corridor);
- ii) That the development will be planned in accordance with the principles of a transit oriented development, including superior urban design and built form that integrates with the overall planning for the balance of the lands west of Mississauga Road, including the lands at the northwest intersection of Mississauga Road and Bovaird Drive West;
- iii) Should development of the Regional Retail Centre precede development of Secondary Plan Area 52 and 53 and the associated population, the City shall be satisfied that there will be no undue impact on the planned function of the Central Area and the City's retail hierarchy as prescribed in the City of Brampton's Official Plan and that the required infrastructure will be available to support development;

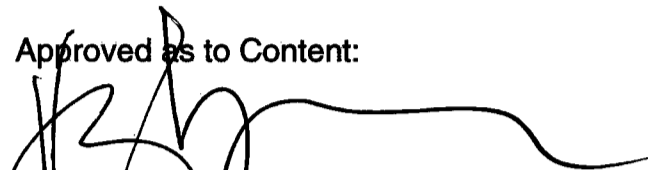
- iv) That the proposed development can provide for the protection of property to facilitate the planning and development of the North-South Transportation Corridor;
 - v) That sufficient rationale is provided to satisfactorily demonstrate appropriateness for the removal of the shale protection policy as it applies to the subject lands in advance of the 2016 horizon year set out by Section 4.14.4 of this Plan;
 - vi) That detailed servicing and environmental studies include environmental information, analysis and implementation measures as appropriate, to protect natural heritage features and associated ecological functions and linkages of West Huttonville Creek and address storm water management and servicing capacity in advance or phased in conjunction with the completion of a subwatershed study for the lands west of Mississauga Road;
 - vii) That the requirements of access, servicing and land use organization for build-out of the mixed use centre and adjacent lands shall be addressed prior to the approval of the first stage of development;
 - viii) That each phase of the proposed development contribute towards employment targets established for North West Brampton as set out in the Brampton Official Plan; and,
 - ix) That cost sharing obligations be satisfied by Osmington Inc. in relation to Secondary Plan Areas 51, 52 and 53.
- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 51 : Mount Pleasant as set out in Part II: Secondary Plans, Amendment Number OP2006- 101 .

3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of Part II of the City of Brampton Official Plan as amended is hereby further amended:

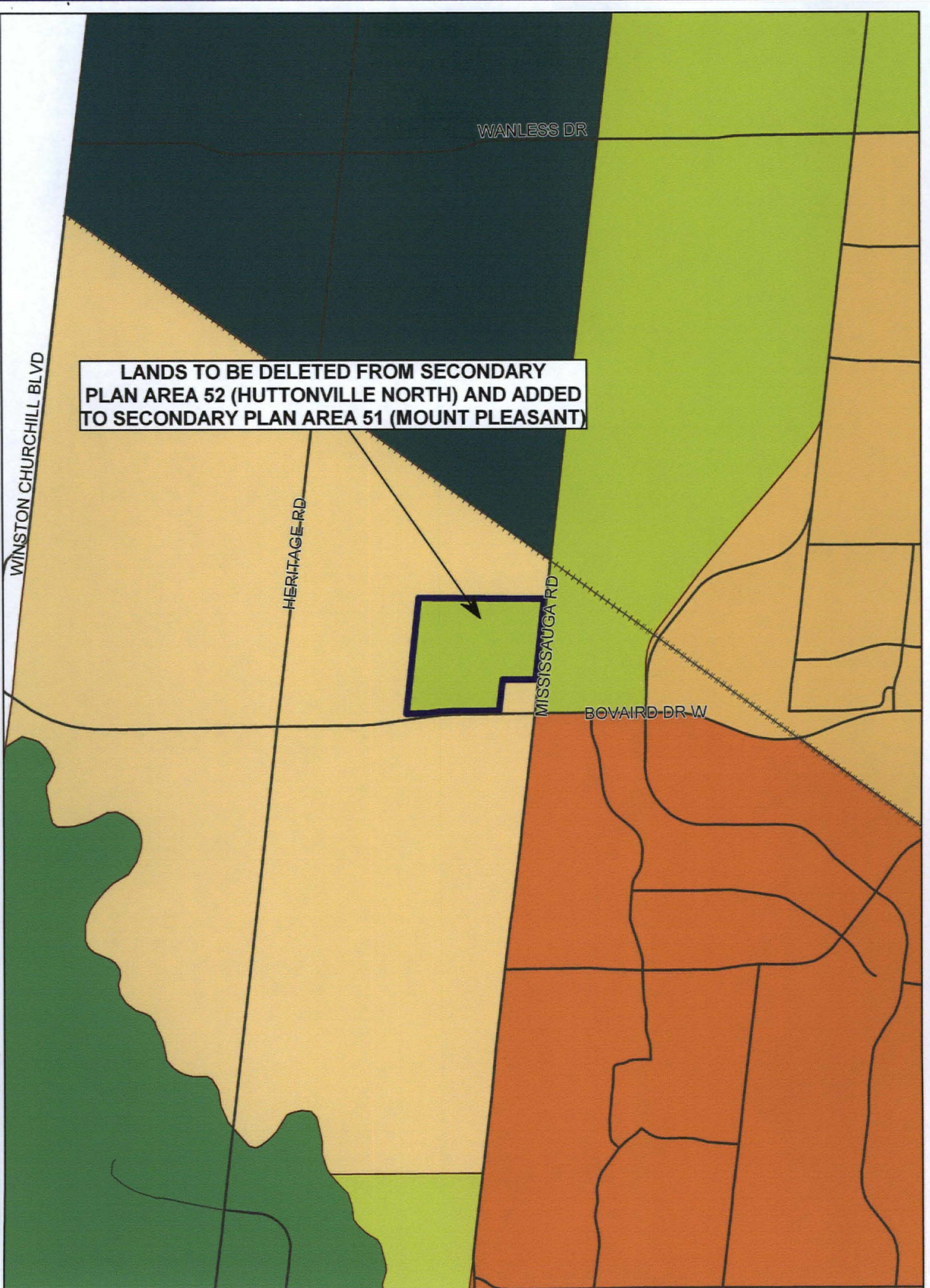
- 1) By revising the boundaries of Schedule 51(a) to add the subject lands into the secondary plan area; and designating it the "Osmington Special Policy Area".
- 2) By adding the following new policy as Section 5.2.1.9 "Osmington Special Policy Area":

“The processing of a development application for the subject lands will be guided in accordance with the policy framework established in Section 4.13.3.13 of the Official Plan and shall require a further amendment to this secondary plan.”

Approved as to Content:



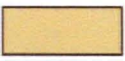


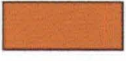






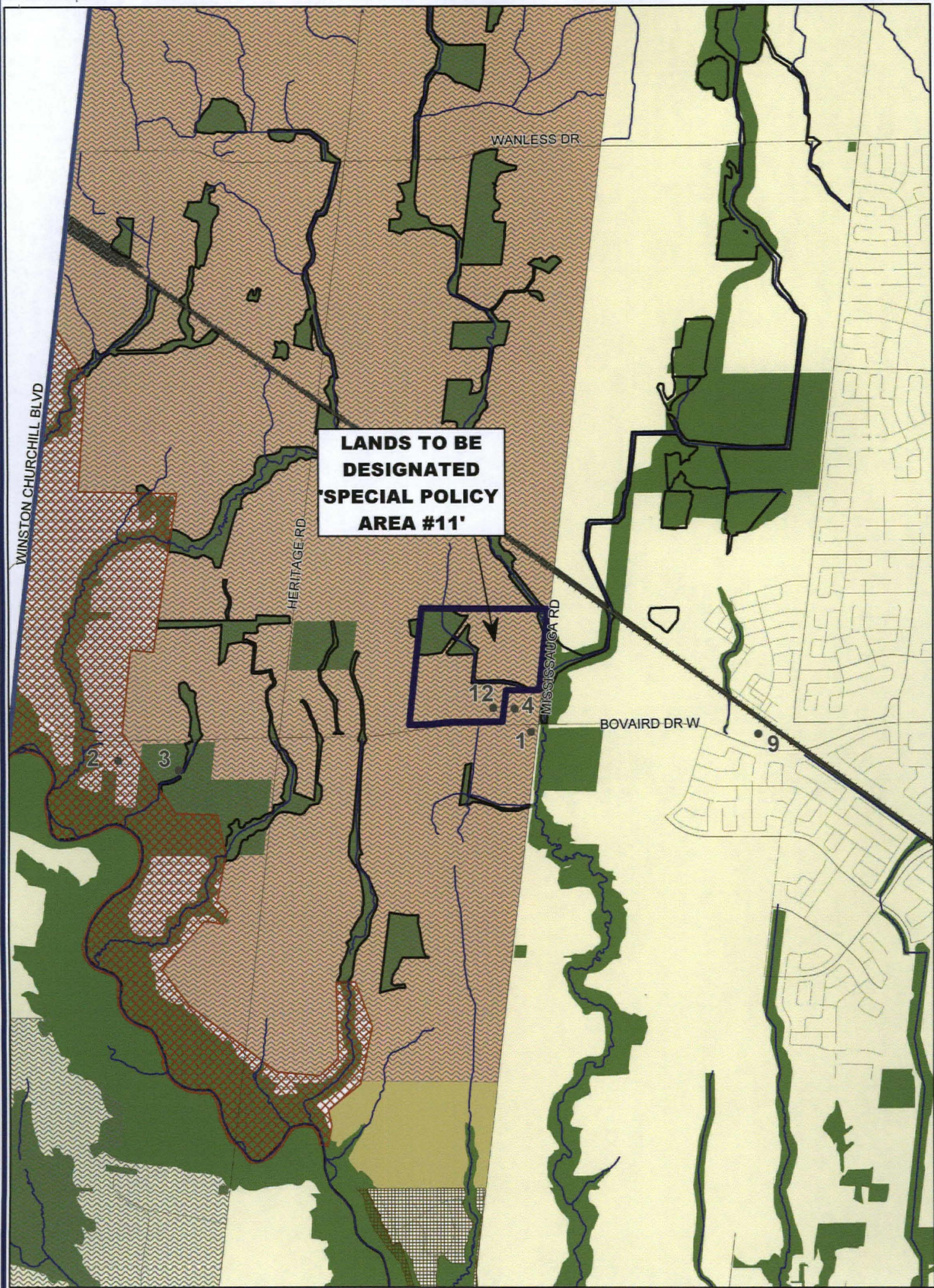
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










LANDS TO BE DELETED FROM SECONDARY PLAN AREA 52 (HUTTONVILLE NORTH) AND ADDED TO SECONDARY PLAN AREA 51 (MOUNT PLEASANT)

EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	AREA SUBJECT TO THIS AMENDMENT		SPA 44		SPA 52		RAILWAY
	SPA 29		SPA 45		SPA 53		STREETS
	SPA 40		SPA 51				



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	AREA SUBJECT TO THIS AMENDMENT		CORRIDOR PROTECTION AREA		N-W BRAMPTON URBAN DEVELOPMENT AREA		SPECIAL LAND USE POLICY AREA
	MAJOR ROAD		OPEN SPACE		APPEALED TO THE OMB		PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE
	LOCAL ROAD		UTILITY		CEMETERY		CITY LIMIT
	MAJOR WATERCOURSE		RESIDENTIAL				



Lands to be added to Secondary Plan Area 51 and designated "Osmington Special Policy Area"

LEGEND

ROAD NETWORK		INFRASTRUCTURE		RECREATIONAL OPEN SPACE		OTHER	
-----	Arterial Road	—	TransCanada Gas Pipeline	CP	City Park	HD	Heritage Resource Designation under the Ontario Heritage Act
- - - -	Transit Spine Collector Road	—	CNR Rail Line	LP	Local Park	HL	Heritage Resource Listed on the City of Brampton Register of Heritage Properties
—	Collector Road	◇	Grade Separation	P	Parkette	○	Mixed Use Area
↔	Potential Connection	LF	GO Layover Facility	T	Town Square	□	Property Lines
NATURAL HERITAGE SYSTEM		SWM	Stormwater Management Facility	V	Vest Pocket	▨	Norval Farm Supply Special Policy Area
■	Natural Heritage System Area	INSTITUTIONAL		▨	District Retail	▨	Peel Police Association Special Policy Area
RESIDENTIAL		K-5	Public Junior Elementary School Site	CR	Convenience Retail	▨	Osmington Special Policy Area
■	Low/Medium Density	6-8	Public Senior Elementary School Site	NR	Neighbourhood Retail	▨	Area Subject to This Amendment
■	Medium Density	SE	Separate Elementary School Site	MVC	Motor Vehicle Commercial		
		PS	Public Secondary School Site				
		SP	Separate Secondary School Site				
		W	Place of Worship				

- NOTES:**
- The land use designations are conceptual only, and will be further refined through the completion of the block plan approval process.
 - The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block amendment and subdivision approval process.
 - The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
 - The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final type of Neighbourhood Park (Local, Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.

BRAMPTON
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT

Date: 2010/05/25

SCHEDULE 'C' TO AMENDMENT OP2006# 101