



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 89 -2017

To Adopt Amendment Number OP 2006-132  
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- 132 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 10<sup>th</sup> day of May, 2017

Approved as to  
form.  
2017/04/26  
MR

Approved as to  
content.  
2017/04/27  
AP

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

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

**AMENDMENT NUMBER OP 2006 - 132**  
**to the Official Plan of the**  
**City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 -132  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 Purpose:**

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for townhouse and park purposes. Specifically, the Official Plan Amendment involves amending the Mount Pleasant Secondary Plan to:

- revise the extent of an existing "Medium Density Residential" designation.
- allow for an increase in the maximum permitted density for townhouses from 60 units per net residential hectare (24 units per net residential acre) to 77 units per net residential hectare (31 units per net residential acre).
- relocate an existing "Vest Pocket Park" designation to the south-west corner of Clockwork Drive and Chinguacousy Road to be integrated with the retention and preservation of an existing heritage dwelling (the Beechwood Farmhouse); and,
- add a new "Vest Pocket Park" designation abutting the lands designated Public Junior Elementary School Site."

**2.0 Location:**

The lands subject to this amendment are located at the south-west quadrant of the Chinguacousy Road and Mayfield Road intersection within Part of Lot 17, Concession 3, W.H.S., in the City of Brampton and are municipally referred to as 11690 Chinguacousy Road.

**3.0 Amendments and Policies Relative Thereto:**

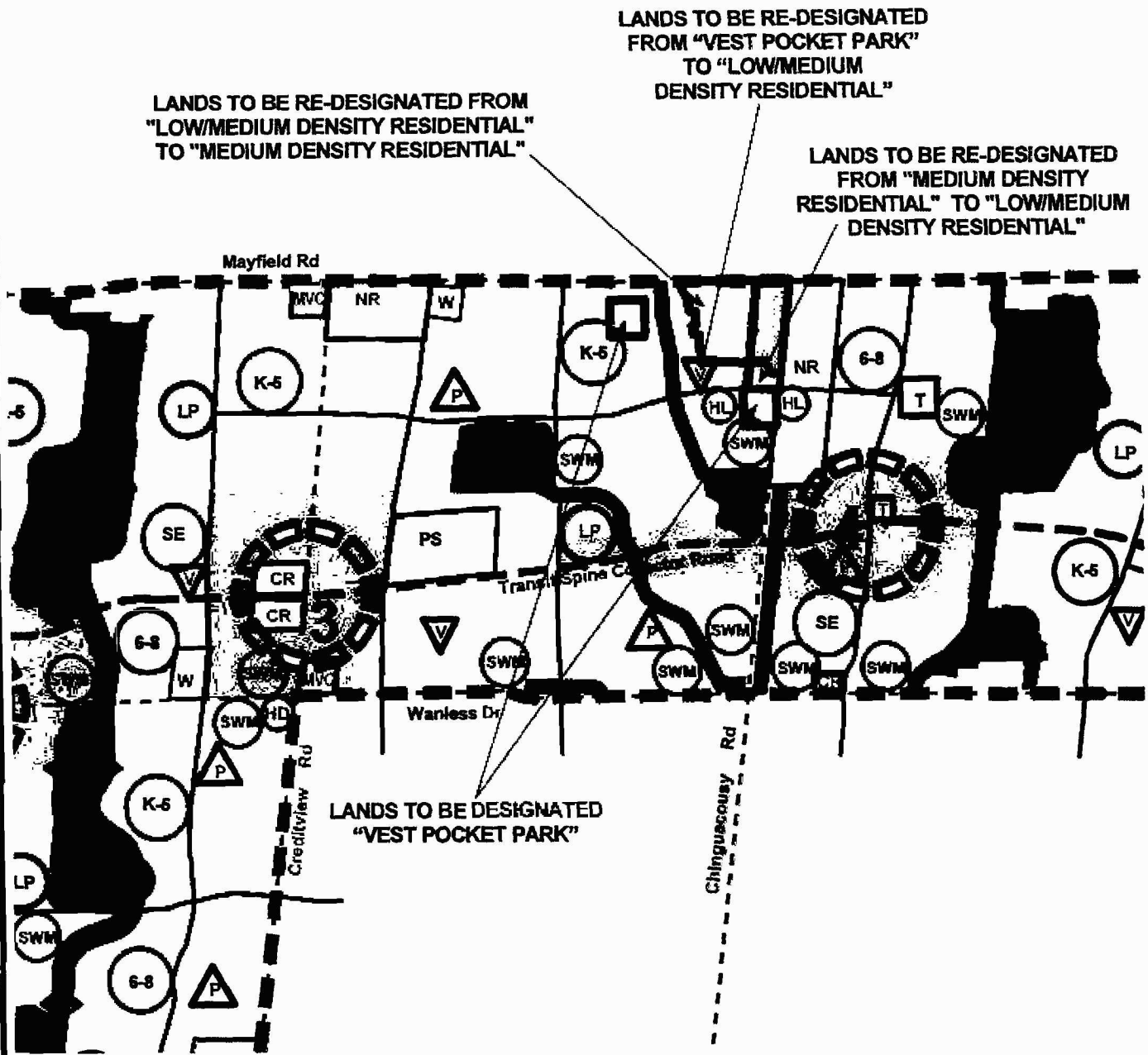
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 51: The Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-132.

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

- (1) by changing on Schedule SP51(a) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low/Medium Density Residential" to "Medium Density Residential";
- (2) by changing on Schedule SP51(a) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Medium Density Residential" to Low/Medium Density Residential";

- (3) by changing on Schedule SP51(a) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Vest Pocket Park" to "Low/Medium Density Residential";
- (4) by changing on Schedule SP51(a) thereto, the land use designation of the lands shown outlined on Schedule A to this amendment from "Low/Medium Density Residential" to "Vest Pocket Park" and,
- (5) by amending Section 5.1.3, Medium Density Residential by adding the following to Section 5.1.3.1:
  - "viii) The lands at the south-west corner of Chinguacousy Road and Mayfield Road, designated "Medium Density Residential" on Schedule SP 51(a), shall be developed for townhouse purposes at a maximum density of 77 units per net residential hectare (31 units per net residential acre)."



EXTRACT FROM SCHEDULE SP51(A) KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

**LEGEND**

**ROAD NETWORK**

- Transit Spine Collector Road
- Arterial Road
- Collector Road
- Potential Connection

**NATURAL HERITAGE SYSTEM**

- Natural Heritage System Area

**RESIDENTIAL**

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY

**INFRASTRUCTURE**

- TransCanada Gas Pipeline
- CNR Rail Line
- ◇ Grade Separation
- Stormwater Management Facility

**INSTITUTIONAL**

- Public Junior Elementary School Site
- Public Senior Elementary School Site
- Separate Elementary School Site
- Public Secondary School Site
- Separate Secondary School Site
- Place of Worship

**RECREATIONAL OPEN SPACE**

- City Park
- Local Park
- Parkette
- Town Square
- Vest Pocket

**RETAIL**

- District Retail
- Convenience Retail
- Neighbourhood Retail
- Motor Vehicle Commercial

**OTHER**

- Heritage Resource Designation under the Ontario Heritage Act
- Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- Special Policy Area 1-2
- Peel Regional Police Association Special Policy Area
- Area Subject to this Amendment
- Ossington Special Policy Area (Mixed Use Centre)

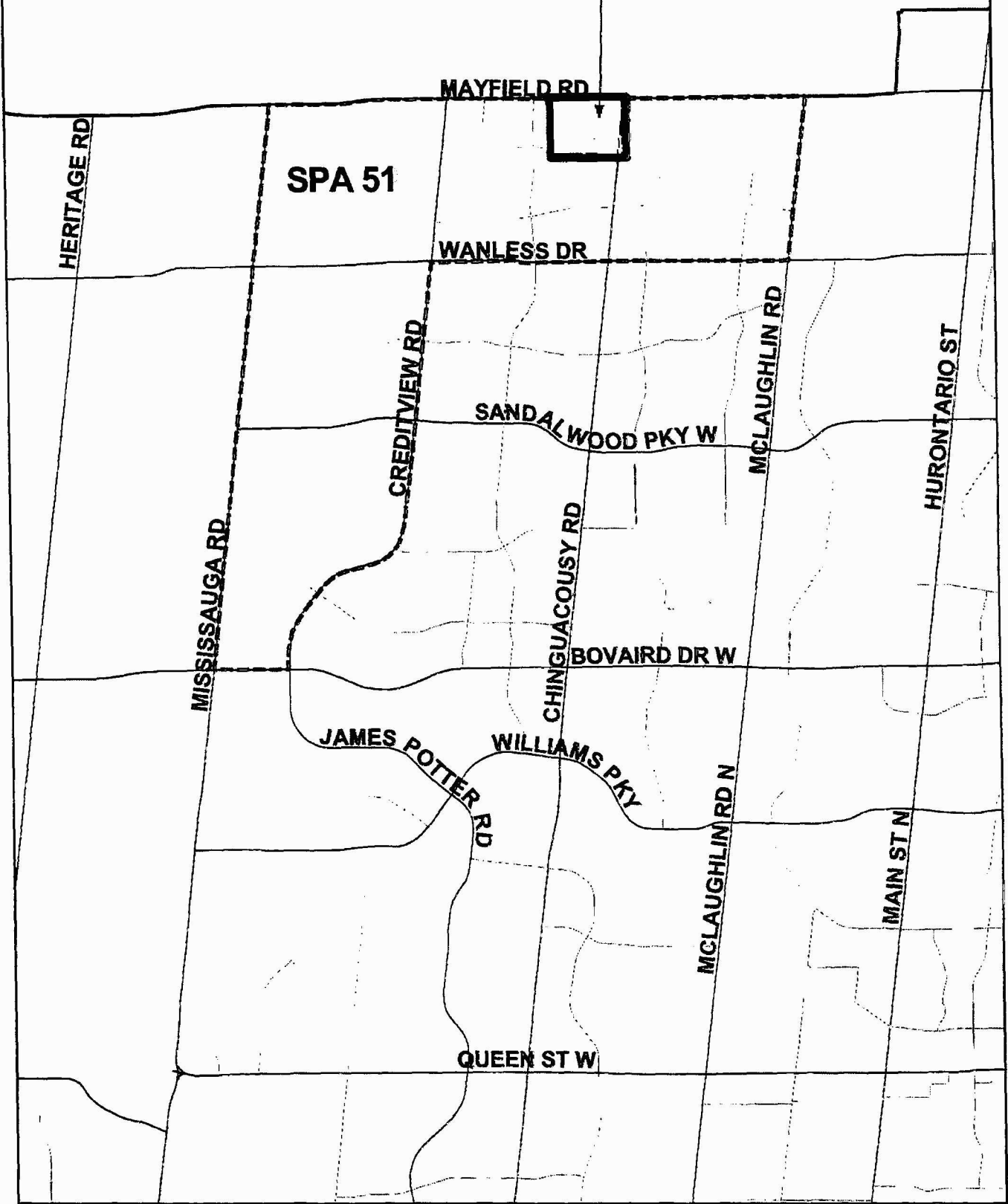
**NOTES:**

1. The land use designations are conceptual only, and will be further refined through the completion of the block plan approval process.
2. 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.
3. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
4. 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.

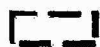
**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

**SCHEDULE A TO OFFICIAL PLAN  
AMENDMENT OP2006# 132**

# AREA SUBJECT TO AMENDMENT



### Legend



SPA 51 BOUNDARY



CITY LIMIT

**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

0 500 1000  
Metres

### KEY MAP

OP2006# 132

IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, section 16;

AND IN THE MATTER OF the City of Brampton By-law 89-2017 being a by-law to adopt  
Official Plan Amendment OP2006-132 – 11690 Chinguacousy Road  
(File C03W17.006)

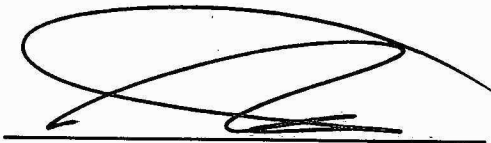
DECLARATION

I, Peter Fay, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 89-2017 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10<sup>th</sup> day of May, 2017, to adopt Amendment Number OP2006-132 to the 2006 Official Plan.
3. Written notice of Official Plan Amendment OP2006-132 and By-law 89-2017, as required by section 17(23) of the *Planning Act* was given on the 24<sup>th</sup> day of May, 2017, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. In all other respects, the Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
6. OP2006-132, adopted by By-law 89-2017, is deemed to have come into effect on the 14<sup>th</sup> day of June, 2017, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
28<sup>th</sup> day of June, 2017 )



Peter Fay



A Commissioner, etc.

**Jeanie Cecilia Myers,**  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton  
Expires April 8, 2018.

