



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 112 - 2018

To Adopt Amendment Number OP 2006-139
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 - 139 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 30th day of May, 2018.

<p>Approved as to form. 2018/05/30</p> <p>MR</p>
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<p>Approved as to content. 2018/05/29</p> <p>AP</p>



Linda Jeffrey, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 139
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 139
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Heart Lake West Secondary Plan (Area 3) to change the land use designation of the lands outlined on Schedule A and B to this amendment to permit the development of the subject lands for "Medium-High Density Residential" purposes and to provide specific policies for the development of the subject lands. An "Open Space" designation is proposed for the portion of the lands to be dedicated as part of the City's natural heritage system.

2.0 Location:

The lands subject to this amendment are located at the northwest corner of Conestoga Drive and Sandalwood Parkway East. The lands have a frontage of approximately 159 metres (522 feet) on Sandalwood Parkway East, approximately 124 metres (407 feet) on Conestoga Drive, and approximately 168 metres (550 feet) on Loafers Lake Lane. The lands are approximately 4.0 hectares (9.9 acres), and are legally described as Part of Lot 14, Concession 1, E.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 deleting from the "District Retail" overlay on Schedule A2 – Retail Structure the lands subject to this amendment bounded by Sandalwood Parkway East, Conestoga Drive, Loafers Lake Lane and Etobicoke Creek as outlined on Schedule A to this amendment.

- (2) By adding to the list of amendments pertaining to Secondary Plan Area Number 3: The Heart Lake West Secondary Plan as set out in Part II: Secondary Plans, thereby, Amendment Number OP2006-139.

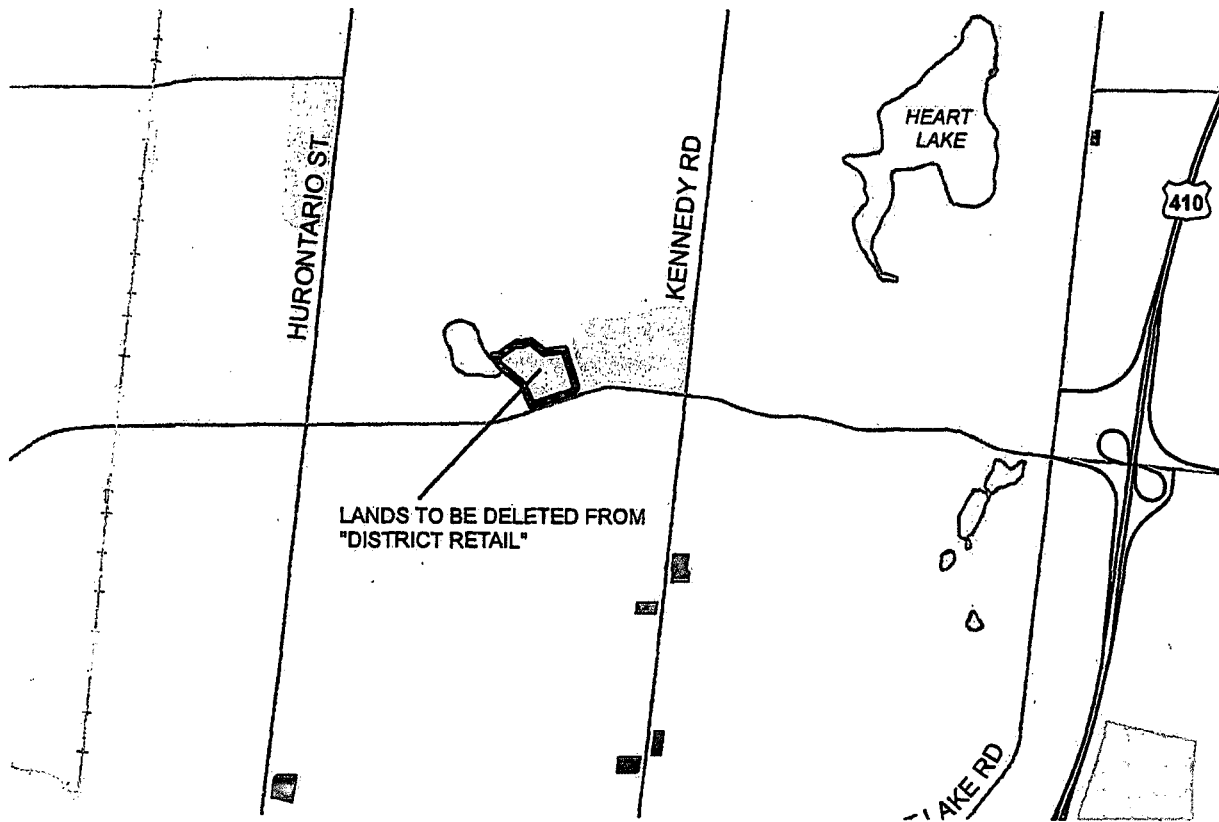
3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force being Chapter C35 of Section C of Part C thereof, as they relate to the Heart Lake West Secondary Plan (Part Two Secondary Plans), as amended, are hereby further amended:

- (1) By changing the designation of the lands subject to this amendment from "Town Centre" to "Medium-High Density Residential" as outlined on Schedule B to this amendment.
- (2) By deleting Section 2.2.1 in its entirety.
- (3) By adding hereto the following as Section 2.5:

"2.5 Notwithstanding the housing policies of section 2.4 and 3.1 of the Chapter C35 of Section C of Part C in this Secondary Plan and the housing mix and residential density categories of Section 4.2.1.2 of the Official Plan, the "Medium-High Density Residential" designation located at the northwest corner of Conestoga Drive and Sandalwood Parkway shall be subject to the following requirements:

2.5.1 The lands shall be developed for townhouse dwellings, and may include semi-detached dwellings, on public roads.

- 2.5.2 A minimum density of 54 units and a maximum density of 75 units per net residential hectare (22 to 30 units per net residential acre).
 - 2.5.3 A maximum building height of three (3) storeys.
 - 2.5.4 Dwellings are to be designed with a high degree of architectural articulation and with the use of high quality building materials of primarily brick and stone.”
- (4) By renumbering Sections 2.5 to 2.6, and their respective sub-sections, accordingly.



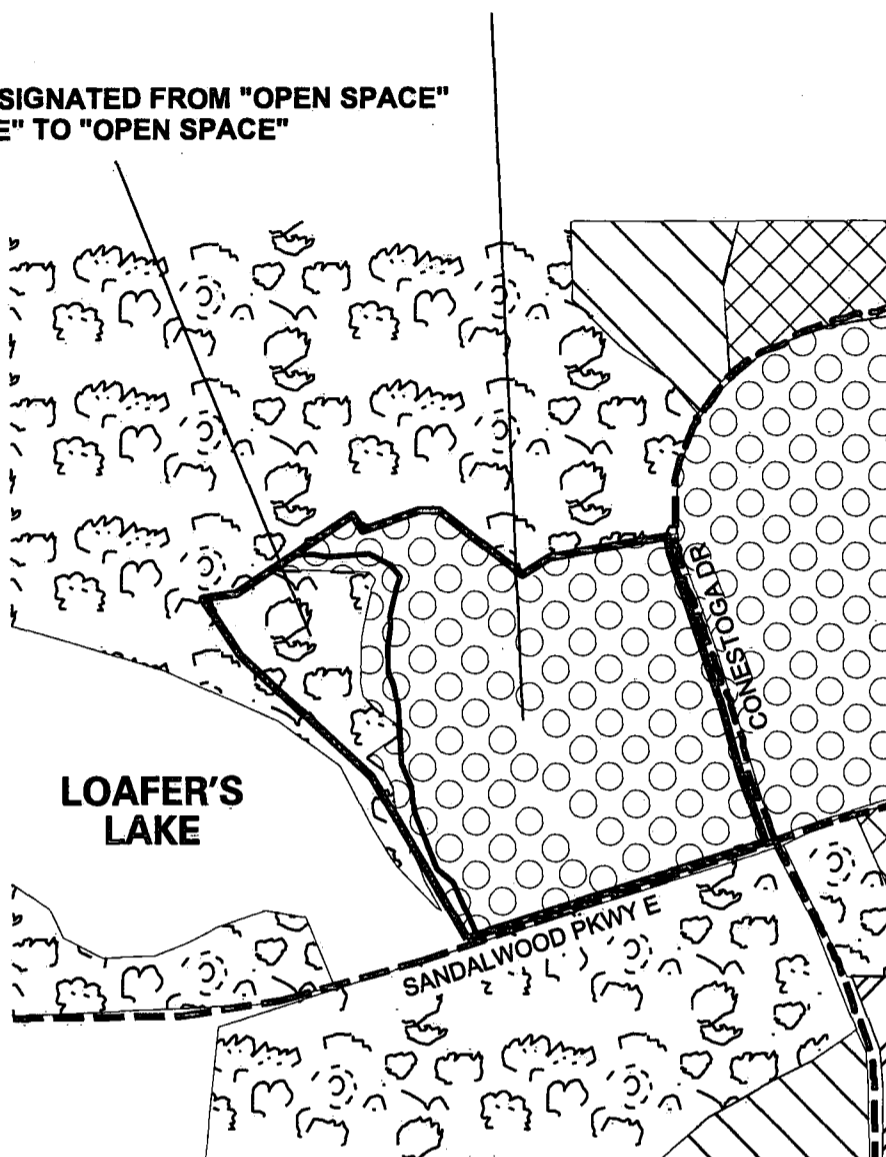
EXTRACT FROM SCHEDULE A2(RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- REGIONAL RETAIL
- DISTRICT RETAIL

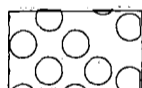


LANDS TO BE REDESIGNATED FROM "TOWN CENTRE"
TO "MEDIUM HIGH DENSITY RESIDENTIAL"

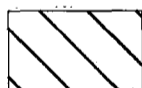
LANDS TO BE REDESIGNATED FROM "OPEN SPACE"
AND "TOWN CENTRE" TO "OPEN SPACE"



EXTRACT FROM SCHEDULE SP3(A) OF THE DOCUMENT KNOWN AS THE HEART LAKE WEST SECONDARY PLAN



TOWN CENTRE



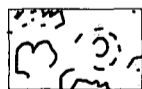
MEDIUM DENSITY RESIDENTIAL (MAX. 15-21 UNITS PER NET ACRE)



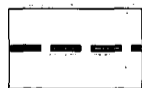
MEDIUM DENSITY RESIDENTIAL (MAX. 21-25 UNITS PER NET ACRE)



MEDIUM HIGH DENSITY RESIDENTIAL



URBAN PUBLIC OPEN SPACE



PROPOSED ROADS



IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 17;

AND IN THE MATTER OF the City of Brampton By-law 112-2018
being a by-law to adopt Official Plan Amendment OP2006-139
Gagnon & Law Urban Planners Limited – Lake Path Holdings Incorporated
(File C01E14.026)

DECLARATION

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

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 112-2018 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 30th day of May, 2018, to adopt Amendment Number OP2006-139 to the 2006 Official Plan.
3. Written notice of Official Plan Amendment OP2006-139 and By-law 112-2018, as required by section 17(23) of the *Planning Act* was given on the 11th day of June, 2018, 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. OP2006-139, adopted by By-law 112-2018, is deemed to have come into effect on the 4th day of July, 2018, 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)
26th day of July, 2018)



Charlotte Gravlev



A Commissioner, etc

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

