



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 177 - 2018

To adopt Amendment Number OP2006-~~149~~

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- 149 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 12th day of September, 2018.

Approved as to
form.

2018/08/29


AWP

Approved as to
content.

2018/08/28

[RBjerke]


Linda Jeffrey, Mayor


Peter Fay, City Clerk

(Snelgrove-Heart Lake Secondary Plan)

**SECONDARY PLAN AREA 1
SNELGROVE-HEART LAKE**

AMENDMENT NUMBER OP2006-149

**To the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006-149

**To the Official Plan of the
City of Brampton Planning Area
(Chapter 1)**

1.0 PURPOSE

The purpose of this Amendment is to delete a number of Secondary Plans from Part Two of the 2006 Official Plan and replace them with a new Secondary Plan that applies to the Snelgrove-Heart Lake area of the City of Brampton. The Snelgrove-Heart Lake Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

1. Snelgrove, Area 1
2. Sandalwood Industrial East, Area 2
3. Heart Lake West, Area 3
4. Heart Lake East, Area 4

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined geographic area of the City.

The City of Brampton currently has 55 designated Secondary Plan areas, some of them dating back to the mid-1970s. Many of the policies contained within older Secondary Plans have become obsolete as the communities they apply to are now built out. Some of the policies in the older Secondary Plans are also no longer supported by current legislation.

This Official Plan Amendment is one of a number of Amendments that are intended to rectify this situation and ensure that the policy framework that applies in certain Secondary Plans is current, reflective of prevailing legislation and no longer references previous versions of the Brampton Official Plan.

However, it is not the intent of this Amendment to materially change the land use designations that apply and/or to confer new permissions.

Instead, the intent is to only retain policies in Secondary Plans that are unique to the Secondary Plan area and/or a particular property. Additional intent is to remove policies that duplicate the policies of the 2006 Brampton Official Plan to the greatest extent possible.

2.0 LOCATION

The lands subject to this amendment are generally bounded by Mayfield Road to the north, Bovaird Drive East to the south, Heart Lake Road to the east, and McLaughlin Road and the Orangeville Brampton (OBRY) Railway to the west. This amendment applies to lands that are subject to the four Secondary Plans listed below:

- Snelgrove, Area 1
- Sandalwood Industrial East, Area 2
- Heart Lake West, Area 3
- Heart Lake East, Area 4

3.0 AMENDMENT AND POLICIES

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

- (1) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
 - i.) Snelgrove, Area 1
 - ii.) Sandalwood Industrial East, Area 2
 - iii.) Heart Lake West, Area 3
 - iv.) Heart Lake East, Area 4
- (2) By amending Schedule G to delete Secondary Plan Area 1, Secondary Plan Area 2, Secondary Plan Area 3, and Secondary Plan Area 4, and replacing them with the new Snelgrove-Heart Lake Secondary Plan Area 1, as shown on Schedule 'A' to this amendment;
- (3) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 1", Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 1:

"Chapter 1: THE SNELGROVE-HEART LAKE SECONDARY PLAN

Planning Context

The lands subject to the policies contained in the Snelgrove Heartlake Secondary Plan Area 1 are generally bounded by Mayfield Road to the north, Bovaird Drive East to the south, Highway 410 to the east, and McLaughlin Road and the Orangeville Brampton (OBRY) Railway to the west.

Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods, local commercial uses, and the industrial area south of Wanless Drive and west of Hurontario Street. The following land use designations are contained with the Snelgrove-Heartlake Secondary Plan Area:

- | | |
|-----------------------------------|---------------------------------|
| • Low Density Residential | • Service Commercial |
| • Medium Density Residential | • Convenience Retail |
| • Medium High Density Residential | • Neighbourhood Retail |
| • High Density Residential | • Private Commercial Recreation |
| • General Employment 1 | • Institutional |
| • General Employment 2 | • Special Site Areas |
| • Mixed Employment Commercial | • Natural Heritage System |
| • District Retail | • Recreational Open Space |
| • Highway and Service Commercial | • Places of Worship |
| • Highway Commercial | • Cemeteries |

Land Use Designations and Permissions

1. Residential

1.1 Low Density Residential

- 1.1.1 Uses permitted on lands designated Low Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

1.2 Medium Density Residential

- 1.2.1 Uses permitted on lands designated Medium Density Residential on Schedule 1 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 1 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 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

2. Employment

2.1 General Employment 1

- 2.1.1 Uses permitted on lands designated General Employment 1 on Schedule 1 shall include:

- a. A broad range of industrial uses including but not limited to:
 - i.) warehousing and storage of goods;
 - ii.) manufacturing;
 - iii.) processing;
 - iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
 - v.) outdoor storage areas, only as accessory to an industrial use.
- b. Accessory uses that serve the principal industrial use.
- c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

2.2 General Employment 2

- 2.2.1 In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 1 may also include the following uses:

- i.) distribution centres;
- ii.) motor vehicle repair and body shops;
- iii.) waste processing and transfer station;
- iv.) public utility installations; and,
- v.) public uses and works.

2.3 Mixed Employment Commercial

2.3.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 1 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.

2.3.2 Permitted industrial uses may include:

- i.) manufacturing;
- ii.) assembling;
- iii.) warehousing;
- iv.) repairing and servicing operations, but excluding motor vehicle body shops.

2.3.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation.

2.3.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the entire site. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.

2.3.5 Medical, dental and drugless practitioners' offices shall not be permitted.

3. Commercial

3.1 Convenience Retail

3.1.1 Uses permitted on lands designated Convenience Retail on Schedule 1 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.

3.2 Highway Commercial

3.2.1 Lands designated Highway Commercial on Schedule 1 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.

3.3. Service Commercial

3.3.1 Uses permitted on lands designated Service Commercial on Schedule 1 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

3.4. Highway and Service Commercial

3.4.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 1 may include:

- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
- ii.) automobile service stations and repair facilities;
- iii.) restaurants;
- iv.) convenience stores;
- v.) personal service shops;
- vi.) offices;
- vii.) banks, trust companies or financial institutions;
- viii.) retail establishments; and
- ix.) hotels/motels.

3.5. Neighbourhood Retail

- 3.5.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 1 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.

4. **Private Commercial Recreation**

- 4.1 Uses permitted on lands designated Private Commercial Recreation on Schedule 1 shall be developed in accordance with Section 4.7.6 of the Official Plan.

5. **Institutional**

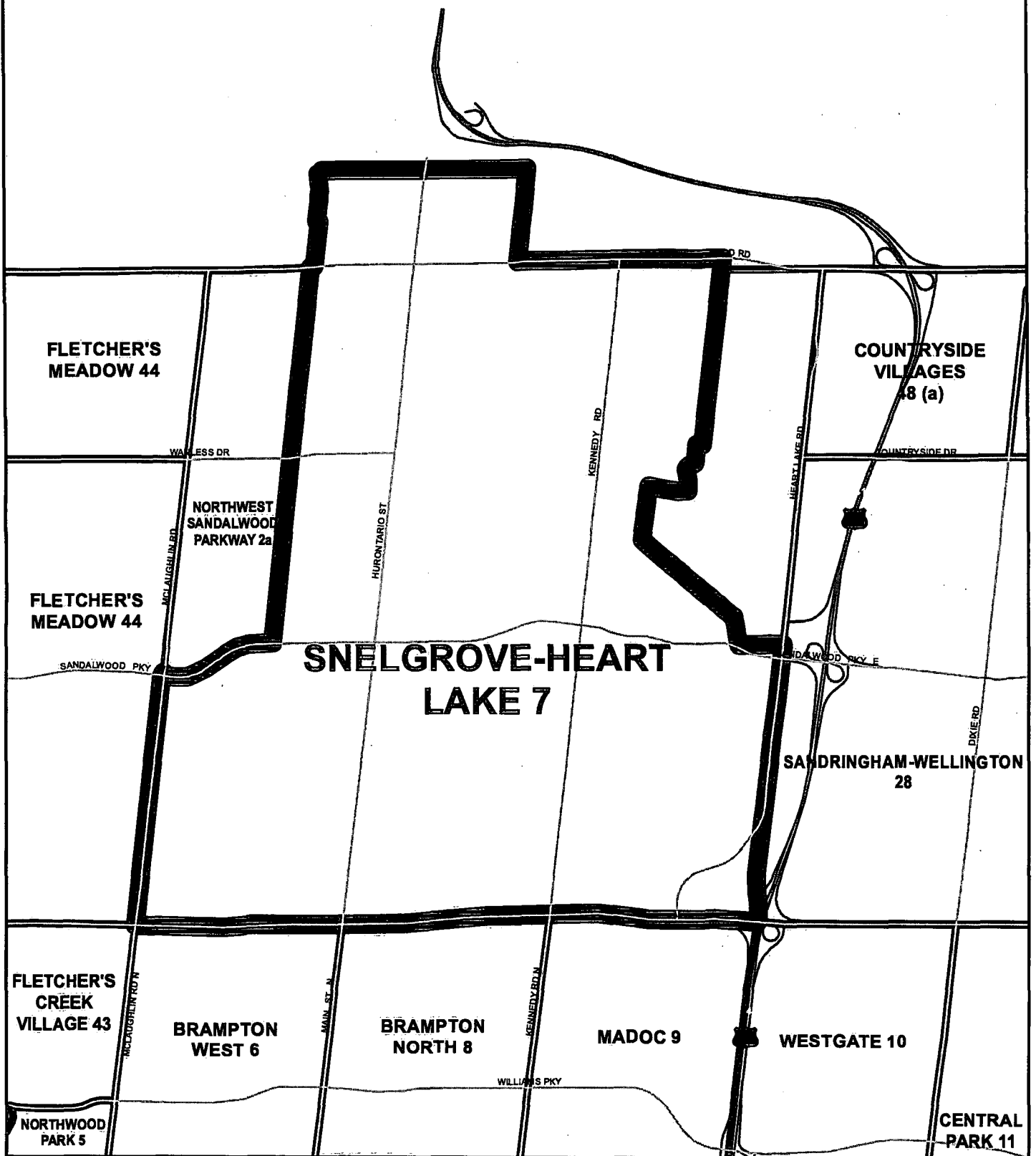
- 5.1 Uses permitted on lands designated Institutional on Schedule 1 shall include the range of uses and be developed in accordance with the policies of Section 4.9 and other relevant policies of the Official Plan.

6. **Special Site Areas**

The following area and/or site-specific policies apply to the lands identified on Schedule 1 with the corresponding section number reference.

- 6.1 **Special Site Area 1**, designated as Convenience Retail and located at the northwest corner of Hurontario Street and Collingwood Avenue, shall only be developed as an office. The development agreement shall contain urban design guidelines for this property to ensure that the character of the building is residential and is compatible with the surrounding residential area.
- 6.2 **Special Site Area 2**, located west of Kennedy Road and south of Mayfield Road, and identified as Area 3 on Schedule A1 Upscale Executive Housing Special Policy Areas of the Official Plan, is to be developed for Upscale Executive Housing in accordance with the policies of Section 4.2.2 of the Official Plan.
- 6.3. The lands designated as **Special Site Area 3** may be used for Convenience Retail purposes, in accordance with Section 4.3.5 of the Official Plan, as an alternative to or in conjunction with the following, and in accordance with Section 3.2.8.4 of the Official Plan:
- i.) Condominium or street townhouses at a maximum height of 4 storeys;
 - ii.) Residential apartments at a maximum height of 6 storeys; and,
 - iii.) A maximum combined residential density of 2.0 FSI.
- 6.4. The lands designated as **Special Site Area 4** and located at the northwest corner of Conestoga Drive and Sandalwood Parkway are to be developed for 'Medium-High Density' residential uses, subject to the following requirements:
- i.) The lands shall be developed for townhouse dwellings, and may include semi-detached dwellings, on public roads;
 - ii.) 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) shall be permitted;
 - iii.) A maximum building height of three (3) storeys shall be permitted, and;
 - iv.) 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."

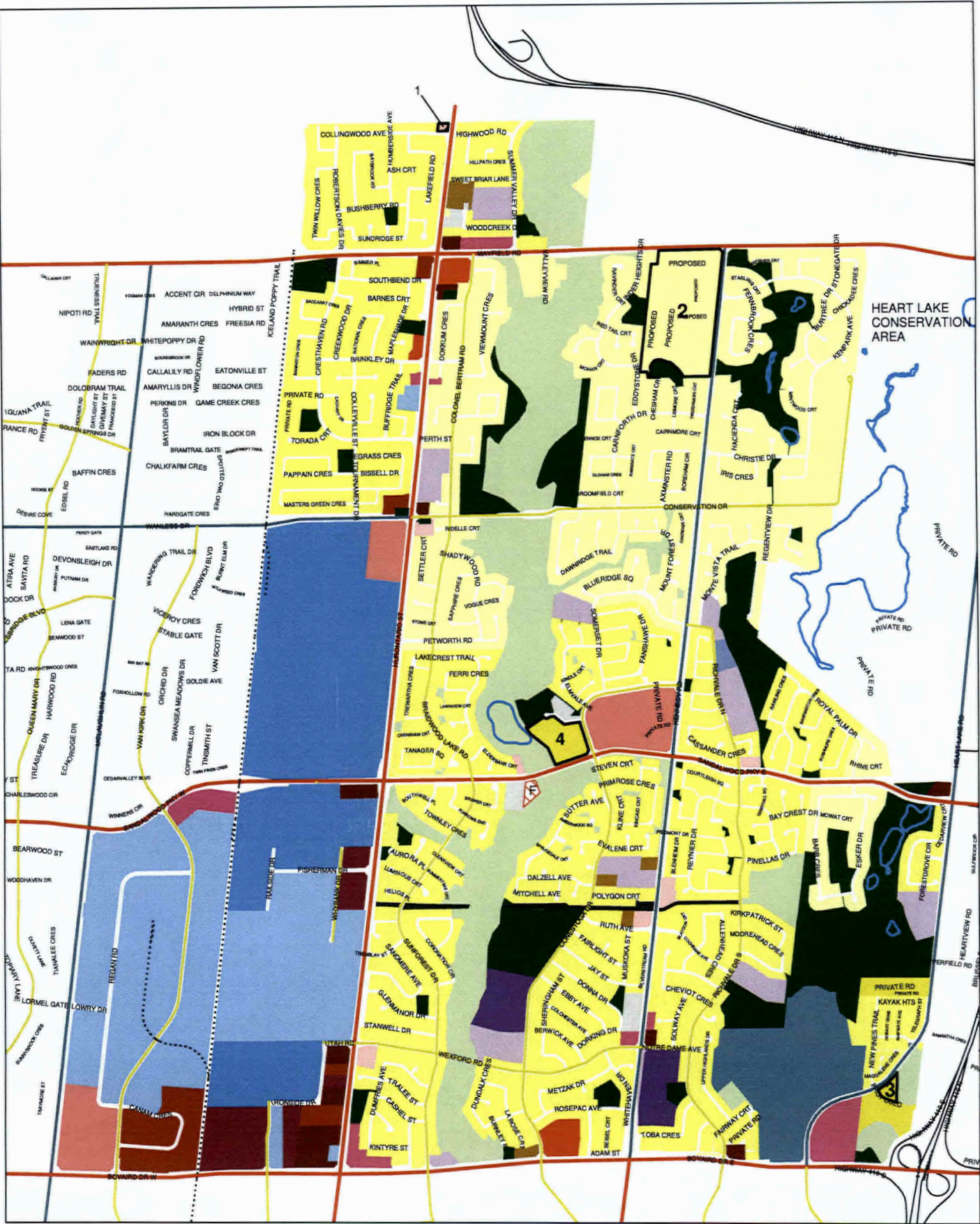
Snelgrove Secondary Plan Area 1,
Sandalwood Industrial East Secondary Plan Area 2,
Heart Lake West Secondary Plan Area 3, and
Heart Lake East Secondary Plan Area 4 to be deleted and replaced with
Snelgrove-Heart Lake Secondary Plan Area 1.



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas





SNELGROVE-HEARTLAKE SECONDARY PLAN AREA SCHEDULE 1

- | | | | | | |
|--------------------------------|-------------------------------|-------------------|-----------------------------------|-------------------------|---------------------|
| CONVENIENCE RETAIL | PRIVATE COMMERCIAL RECREATION | ELEMENTARY SCHOOL | LOW DENSITY RESIDENTIAL | FIRE STATION | COLLECTOR ROAD |
| DISTRICT RETAIL | GENERAL EMPLOYMENT 1 | MIDDLE SCHOOL | MEDIUM DENSITY RESIDENTIAL | NATURAL HERITAGE SYSTEM | MINOR ARTERIAL ROAD |
| HIGHWAY AND SERVICE COMMERCIAL | GENERAL EMPLOYMENT 2 | SECONDARY SCHOOL | MEDIUM / HIGH DENSITY RESIDENTIAL | RECREATIONAL OPEN SPACE | MAJOR ARTERIAL ROAD |
| HIGHWAY COMMERCIAL | INSTITUTIONAL | | HIGH DENSITY RESIDENTIAL | PLACE OF WORSHIP | PROVINCIAL HIGHWAY |
| MIXED EMPLOYMENT COMMERCIAL | | | | SPECIAL SITE AREAS | RAILWAY |
| NEIGHBOURHOOD RETAIL | | | | CEMETARY | |
| SERVICE COMMERCIAL | | | | | |