



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 178 - 2018

To adopt Amendment Number OP2006- **150**

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- 150 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 12<sup>th</sup> day of September, 2018.

Approved as to  
form.

2018/08/30

AWP

Approved as to  
content.

2018/08/28

[RBjerke]

Linda Jeffrey, Mayor

Peter Fay, City Clerk

(Springdale Secondary Plan)

**SECONDARY PLAN AREA 2  
SPRINGDALE**

**AMENDMENT NUMBER OP2006-150**

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

**AMENDMENT NUMBER ~~OP2006~~-150**

**To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 2)**

**1.0 PURPOSE**

The purpose of this Amendment is to delete the Sandringham-Wellington Secondary Plan Area 28 from Part Two of the 2006 Official Plan and replace it with the new Springdale Secondary Plan Area 2. The Springdale Secondary Plan also applies to the residential lands north of North Park Drive/Cottrelle Boulevard between Torbram Road and Humberwest Parkway that were previously located within the Bramalea North Industrial Area 13 and Gore Industrial North Area 14 Secondary Plans.

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 Plans, 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 Countryside Drive to the north, Bovaird Drive and Cottrelle Boulevard to the south, Heart Lake Road to the west, and Airport Road to the east. This amendment applies to lands that are subject to the following Secondary Plans:

- Sandringham-Wellington, Area 28
- The residential portion of Bramalea North Industrial, Area 13, north of North Park Drive
- The residential portion of Gore Industrial North, Area 14, north of Cottrelle Boulevard.

**3.0 AMENDMENT AND POLICIES**

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

- (1) By expanding the boundary of the Sandringham-Wellington Secondary Plan, Area 28 on Schedule 'G', SECONDARY PLAN AREAS, as shown on Schedule 'A' to this amendment;
- (2) By deleting from Part Two, SECONDARY PLANS, the Sandringham-Wellington Secondary Plan in its entirety;
- (3) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 28, and replacing it with the new Springdale Secondary Plan Area 2, as shown on Schedule 'B' to this amendment;
- (4) By adding to Part Two, SECONDARY PLANS, as Schedule "SP 2", Schedule 'C' to this amendment;
- (5) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 2:

## "Chapter 2: **THE SPRINGDALE SECONDARY PLAN**

### Planning Context

The lands subject to the policies contained in the Springdale Secondary Plan Area 2 are generally bounded by Countryside Drive to the north, Bovaird Drive to the south, Heart Lake Road to the west, and Airport Road to the east.

### Development Concept

This Secondary Plan provides a land use framework for the residential neighbourhoods and commercial and institutional uses within this secondary plan area. The following land use designations are contained within the Springdale Secondary Plan Area:

- Medium Density Residential
- Medium High Density Residential
- Highway Commercial
- Service Commercial
- Institutional
- Elementary School
- Middle School
- Secondary School
- Place of Worship
- Fire Station
- Private Commercial Recreation
- Recreational Open Space
- Natural Heritage System
- Highway Commercial
- Special Site Areas
- Regional Retail
- District Retail
- Neighbourhood Retail
- Convenience Retail

### Land Use Designations and Permissions

#### **1. Residential**

##### **1.1 Medium Density Residential**

1.1.1 Uses permitted on lands designated Medium Density Residential on Schedule 2 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 High Density Residential**

1.2.1 Residential development within the Medium High Density designation on Schedule 2 shall not exceed a density of 75 units per net residential hectare.

1.3 High Density Residential

1.3.1 Uses permitted on lands designated High Density Residential on Schedule 2 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

**2. Commercial**

2.1 Regional Retail

2.1.1 Uses permitted on lands designated Regional Retail on Schedule 2 shall permit the range of uses and be developed in accordance with the Regional Retail policies of Section 4.3.3 and other relevant policies of the Official Plan.

2.2 District Retail

2.2.1 Uses permitted on lands designated District Retail on Schedule 2 shall permit the range of uses and be developed in accordance with the District Retail policies of Section 4.3.4 and other relevant policies of the Official Plan.

2.3. Neighbourhood Retail

2.3.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 2 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.

2.4 Convenience Retail

2.4.1 Uses permitted on lands designated Convenience Retail on Schedule 2 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.

2.5. Highway Commercial

2.5.1 Lands designated Highway Commercial on Schedule 2 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.

2.6. Service Commercial

2.6.1 Uses permitted on lands designated Service Commercial on Schedule 2 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. Institutional**

3.1 Uses permitted on lands designated Institutional on Schedule 2 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.

**4. Special Site Area Policies**

The following area and/or site-specific policies apply to lands identified on Schedule 2 with the corresponding section number reference.

- 4.1 **Special Site Area 1**, located on the east side of Heart Lake Road, municipally known as 10753 Heart Lake Road, and designated Highway Commercial, shall only permit a garden centre use.
- 4.2 **Special Site Area 2**, located on the west side of Dixie Road just north of Bovaird Drive, and designated Highway Commercial, shall be limited to a veterinary clinic and to those incidental low traffic generating uses that may be accommodated within the existing residential space and by means of a single shared driveway access with the clinic.
- 4.3 **Special Site Area 3**, designated as Service Commercial and located at 10788 Bramalea Road, south of Countryside Drive, west of Bramalea Road, is intended for small-scale development with a limited range of service commercial uses within a low-rise building form exhibiting a residential character. The following policies shall apply:
- i.) All buildings will have a strong residential character in keeping with the surrounding residential neighbourhood, created through the use of design and materials, and a maximum building height of two storeys.
  - ii.) Limitation on gross floor area and establishment of requirements for building setbacks and minimum landscaped areas shall be used to reinforce the residential character of the property, and shall be incorporated into the implementing zoning by-law.
  - iii.) To ensure the number of individual access points to Bramalea Road are limited, and to support coordinated development with the lands to the south (10764 Bramalea Road), vehicular access to 10788 Bramalea Road shall be obtained by way of a shared access driveway with the lands to the south at such time as the southerly lands are developed for a use other than a single detached residential dwelling.
  - iv.) A maximum of one unenclosed parking space shall be permitted in the front yard. All remaining required parking shall be restricted to the rear of the property and be screened from view from Bramalea Road and all adjacent properties by fencing or landscaping.

## 5. Recreational Open Space

- 5.1 Lands designated Recreational Open Space shall be developed in accordance with Section 4.7 of the Official Plan.

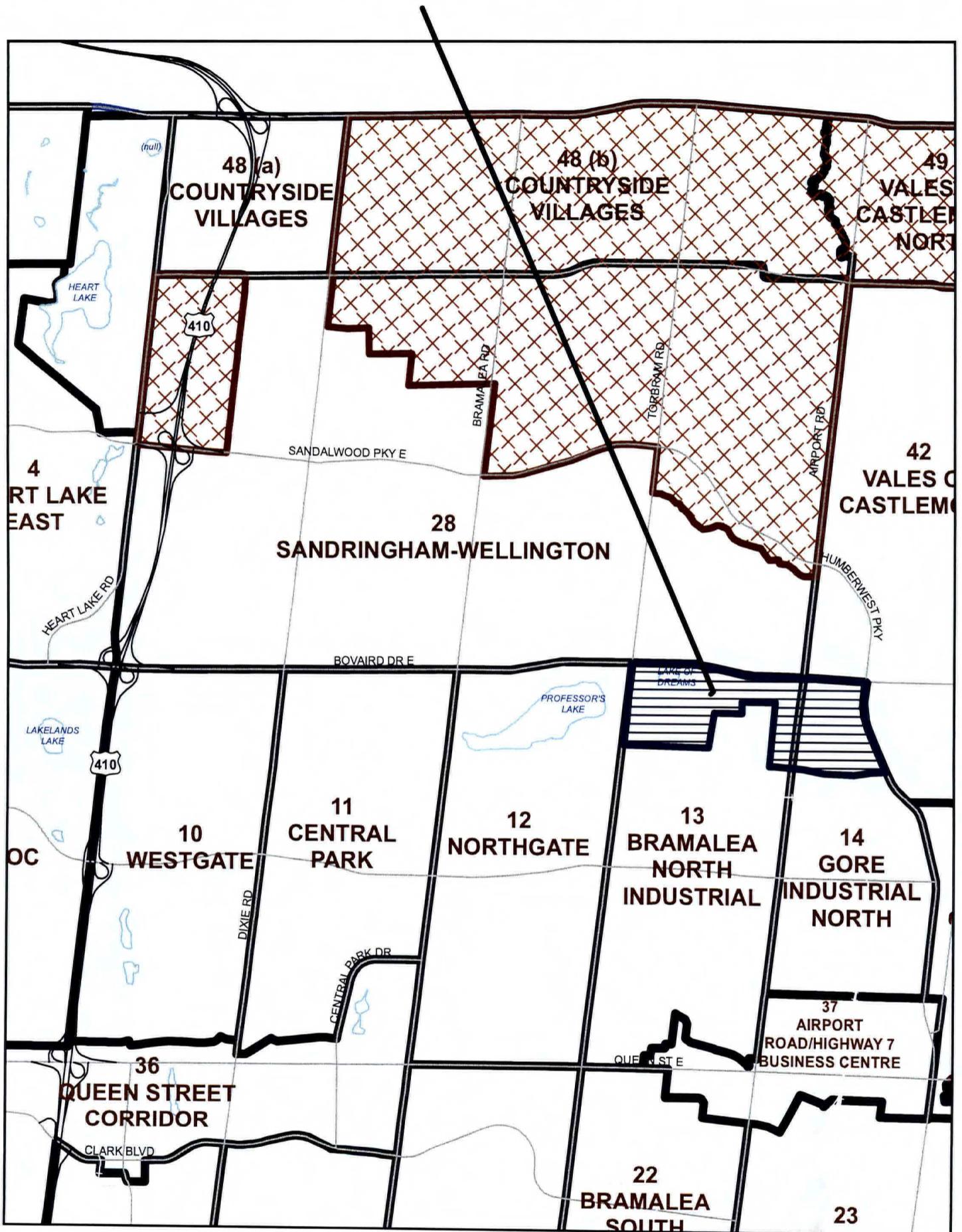
## 6. Natural Heritage System

- 6.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

- 6.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors
- ii.) Woodlands
- iii.) Wetlands
- iv.) Storm Water Management Ponds
- v.) Environmentally Sensitive/Significant areas
- vi.) Areas of Natural and Scientific Interest (ANSI)
- vii.) Fish and Wildlife Habitat
- viii.) Greenbelt Plan Natural System.”

Lands to be removed from "Bramalea North Industrial Secondary Plan Area 13" and "Gore Industrial North Secondary Plan Area 14" and to be added to "Sandringham-Wellington Secondary Plan Area 28"

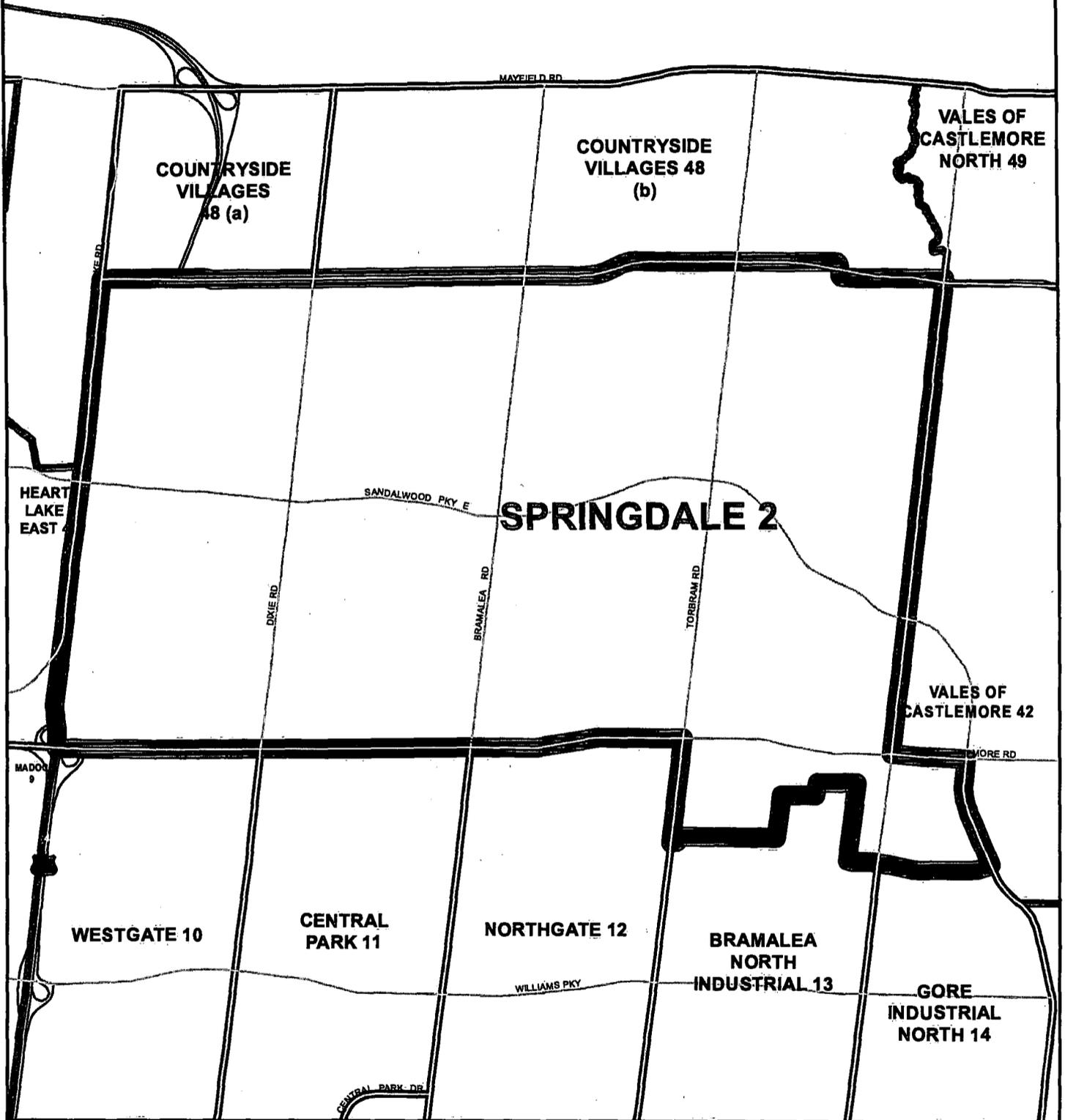


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LANDS
-  NEWER SECONDARY PLAN AREAS OR PORTIONS THEREOF SUBJECT TO THE NEW HOUSING AND DENSITY CATEGORIES OF THE OFFICIAL PLAN



Sandringham - Wellington Secondary Plan Area 28 to be deleted and replaced with Springdale Secondary Plan Area 2.

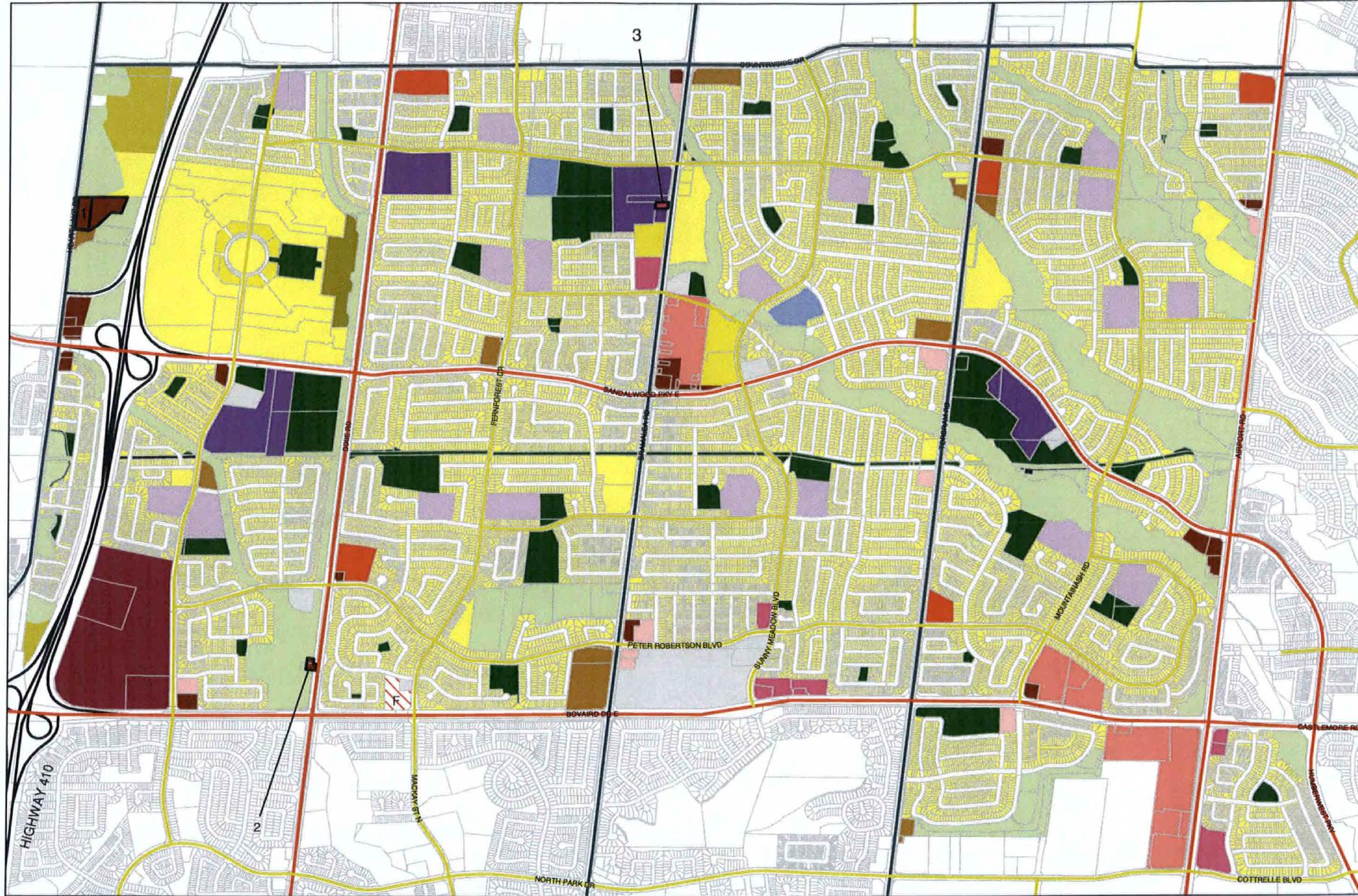


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas



**SPRINGDALE SECONDARY PLAN SCHEDULE 2**



- RESIDENTIAL**
  - MEDIUM DENSITY RESIDENTIAL
  - MEDIUM-HIGH DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
- INSTITUTIONAL**
  - INSTITUTIONAL
  - ELEMENTARY SCHOOL
  - MIDDLE SCHOOL
  - SECONDARY SCHOOL
  - PLACE OF WORSHIP
  - FIRE STATION
- COMMERCIAL**
  - CONVENIENCE RETAIL
  - DISTRICT RETAIL
  - NEIGHBOURHOOD RETAIL
  - REGIONAL RETAIL
  - SERVICE COMMERCIAL
  - HIGHWAY COMMERCIAL
- OPEN SPACE**
  - NATURAL HERITAGE SYSTEM
  - OPEN SPACE
  - PRIVATE COMMERCIAL RECREATION
- UTILITY**
  - TRANSCANADA PIPELINE
- ROADS**
  - COLLECTOR ROAD
  - MAJOR ARTERIAL ROAD
  - MINOR ARTERIAL ROAD
  - PROVINCIAL HIGHWAY
  - SPECIAL SITE AREA