



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 179 - 2018

To adopt Amendment Number OP2006-**151**

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- **151** 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.

2818/08/29

AWP

Approved as to  
content.

2018/08/28

[RBjerke]

Linda Jeffrey, Mayor

Peter Fay, City Clerk

(Bramalea Secondary Plan)

**SECONDARY PLAN AREA 3  
BRAMALEA**

**AMENDMENT NUMBER 092006-151**

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

**AMENDMENT NUMBER OP2006-151**

**To the Official Plan of the**

**City of Brampton Planning Area  
(Chapter 3)**

**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 an updated Secondary Plan that applies to the Bramalea Secondary Plan Area 3. The Bramalea Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

1. Westgate, Secondary Plan Area 10
2. Central Park, Secondary Plan Area 11
3. Northgate, Secondary Plan Area 12
4. Avondale, Secondary Plan Area 20
5. Southgate, Secondary Plan Area 21

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 older Official Plans.

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. In addition, a further intent is to rely upon the policies of the 2006 Official Plan to the greatest extent possible, which means that duplicate policies are not intended to be included.

**2.0 LOCATION**

The lands subject to this amendment are generally bounded by Torbram Road to the east, Bovaird Drive East to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410, Bramalea Road and Dixie Road to the west. This amendment applies to lands that are subject to the following secondary plan areas:

- Westgate, Secondary Plan Area 10
- Central Park, Secondary Plan Area 11
- Northgate, Secondary Plan Area 12
- Avondale, Secondary Plan Area 20
- Southgate, Secondary Plan Area 21

**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 boundaries of the Steeles Industrial Secondary Plan Area 25, and the Avondale Secondary Plan Area 20 on Schedule 'G', SECONDARY PLAN AREAS, as shown on Schedule 'A' to this amendment.
- (2) By deleting from Part Two, SECONDARY PLANS, the following Secondary Plans in their entirety:
  - Westgate, Secondary Plan Area 10
  - Central Park, Secondary Plan Area 11
  - Northgate, Secondary Plan Area 12
  - Avondale, Secondary Plan Area 20
  - Southgate, Secondary Plan Area 21
- (3) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 10, Secondary Plan Area 11, Secondary Plan Area 12, Secondary Plan Area 20 and Secondary Plan Area 21, and replacing them with the new Bramalea Secondary Plan Area 3, as shown on Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 3", Schedule 'C' to this amendment;
- (5) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 3:

"Chapter 3: **THE BRAMALEA SECONDARY PLAN**

Planning Context

The lands subject to the policies contained in the Bramalea Secondary Plan are generally bounded by Torbram Road to the east, Bovaird Drive to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410 to the west, as shown on Schedule 3.

Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods and local commercial uses in the Bramalea area. The following land use designations are contained within the Bramalea Secondary Plan Area:

- |                               |                                  |
|-------------------------------|----------------------------------|
| • Low Density Residential     | • Highway Commercial             |
| • Medium Density Residential  | • Service Commercial             |
| • High Density Residential    | • Highway and Service Commercial |
| • Mixed Employment Commercial | • Recreational Open Space        |
| • Place of Worship            | • Natural Heritage System        |
| • Utilities                   | • Elementary School              |
| • Neighbourhood Retail        | • Middle School                  |
| • Convenience Retail          | • Secondary School               |
| • Cemeteries                  |                                  |

## Land Use Designations and Permissions

### **1. Residential**

#### **1.1 Low Density Residential**

- 1.1.1 Uses permitted on lands designated Low Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

#### **1.2 Medium Density Residential**

- 1.2.1 Uses permitted on lands designated Medium Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

#### **1.3 High Density Residential**

- 1.3.1 Uses permitted on lands designated High Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

### **2. Commercial**

#### **2.1 Neighbourhood Retail**

- 2.1.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 3 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.

#### **2.2 Convenience Retail**

- 2.2.1 Uses permitted on lands designated Convenience Retail on Schedule 3 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.

#### **2.3 Highway Commercial**

- 2.3.1 Lands designated Highway Commercial on Schedule 3 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.

#### **2.4 Service Commercial**

- 2.4.1 Uses permitted on lands designated Service Commercial on Schedule 3 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

#### **2.5 Highway and Service Commercial**

- 2.5.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 3 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. Employment**

#### **3.1 Mixed Employment Commercial**

- 3.1.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 3 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.
- 3.1.2 Permitted industrial uses may include:
  - i.) manufacturing;
  - ii.) assembling;
  - iii.) warehousing;
  - iv.) repairing and servicing operations, but excluding motor vehicle body shops.
- 3.1.3 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.
- 3.1.4 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.
- 3.1.5 Medical, dental and drugless practitioners' offices shall not be permitted.

### **4. Institutional**

#### **4.1 Place of Worship**

- 4.1.1 Places of Worship shall be developed in accordance with Sections 4.9.8, 4.2.1.1, 4.3.1.8, 4.4.1.2, 4.4.2.5, and other relevant policies of the Official Plan.

#### **4.2 Schools**

- 4.2.1 Public and Separate schools shall be developed in accordance with Section 4.9 of the Official Plan.

### **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. Special Site Area Policies

The following area and/or site-specific policies apply to lands identified on Schedule 3 with the corresponding section number reference.

6.1 **Special Site Area 1**, located at 64 and 70 Bramalea Road shall permit residential apartment uses and ancillary retail purposes, in accordance with the following:

- a. A maximum of 614 apartment dwelling units shall be permitted, at a maximum density of 342 units per net residential hectare.
- b. The maximum building height shall be 20 storeys.
- c. Only in conjunction with a residential apartment dwelling, the maximum gross commercial floor area of any ancillary retail purpose shall be 750 square metres.
- d. The lands shall be developed at a floor space index of 2.73. A floor space index of 3.0 may be permitted for the subject lands, without a need to amend this secondary plan provided that:
  - i.) The northerly apartment dwelling maintains a maximum building height of 14 storeys and that the setbacks to the northerly side yard are maintained in accordance with the zoning by-law;
  - ii.) Appropriate densities and heights are based on a consideration of the physical integration into the existing/emerging neighbourhood in the way of built form, and transition to the surrounding area;
  - iii.) It can be demonstrated that safe pedestrian linkages can be provided in this area including the walking distance to the Bramalea GO station; and,
  - iv.) Additional parking spaces can be provided to support any new development. However, it is recognized that planned transportation related improvements within the area may reduce parking demand. In this instance, a reduced parking requirement may be considered where a detailed parking demand analysis for the specific development is undertaken by a qualified traffic engineer to the satisfaction of the City.

## 7. Natural Heritage System

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

7.2 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, and;
- viii.) Greenbelt Plan Natural System.

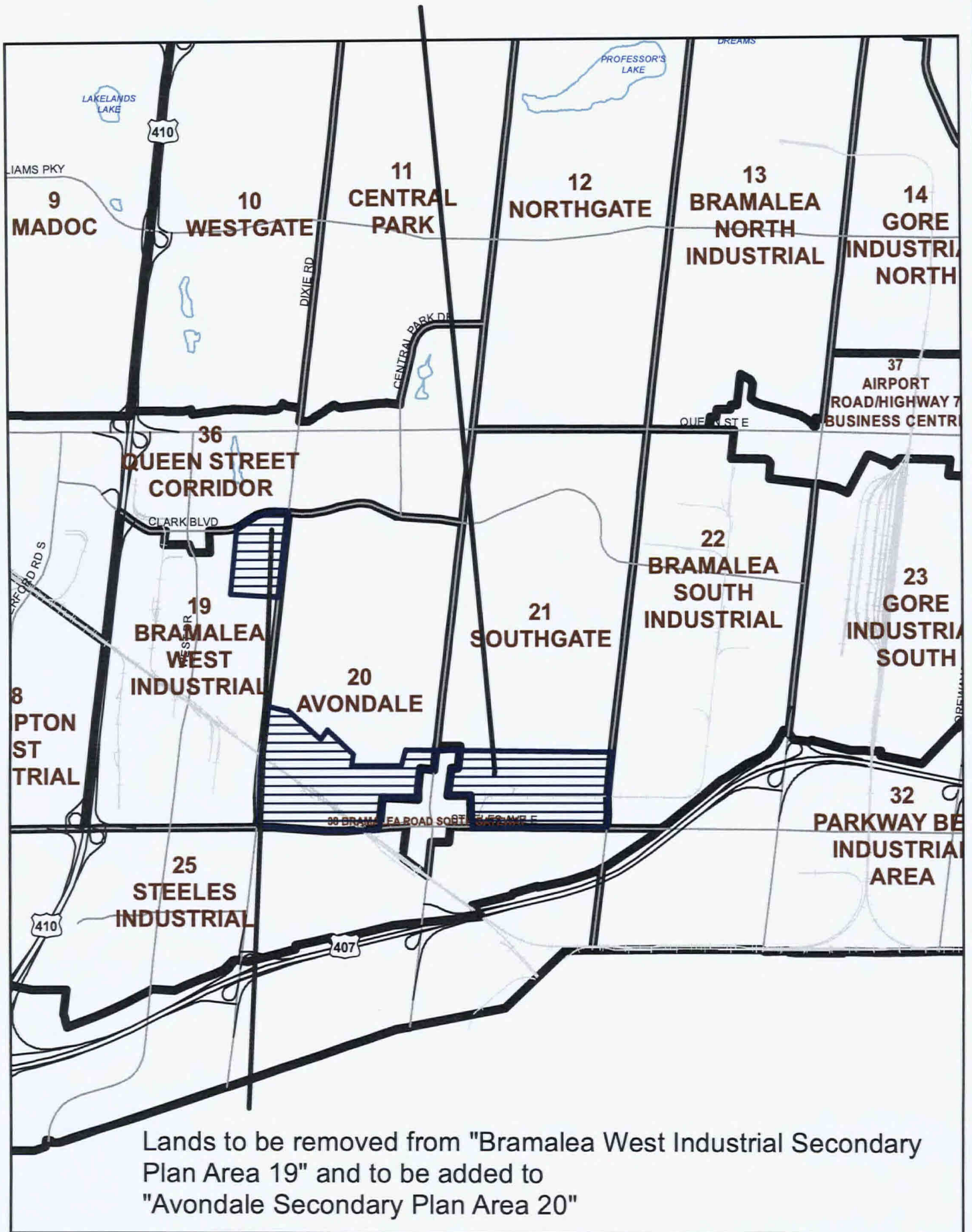
## 8. Special Policy Area

8.1 The area shown as Special Policy Area on Schedule 3 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Schedule 3, shall only be permitted subject to the following:

- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
- ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;
- iii.) where it is technically impractical to flood-proof a building or structure in accordance with Section 8.1ii), new buildings or structures, including new additions, shall only be permitted if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- iv.) notwithstanding Sections 8.1ii) and 8.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 3 if they would be subject to flows which, due to their velocity and/or depth, would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
- vi.) any new zoning by-laws shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
- vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.”



Lands to be removed from "Avondale Secondary Plan Area 20" and "Southgate Secondary Plan Area 21" and to be added to "Steeles Industrial Secondary Plan Area 25"



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



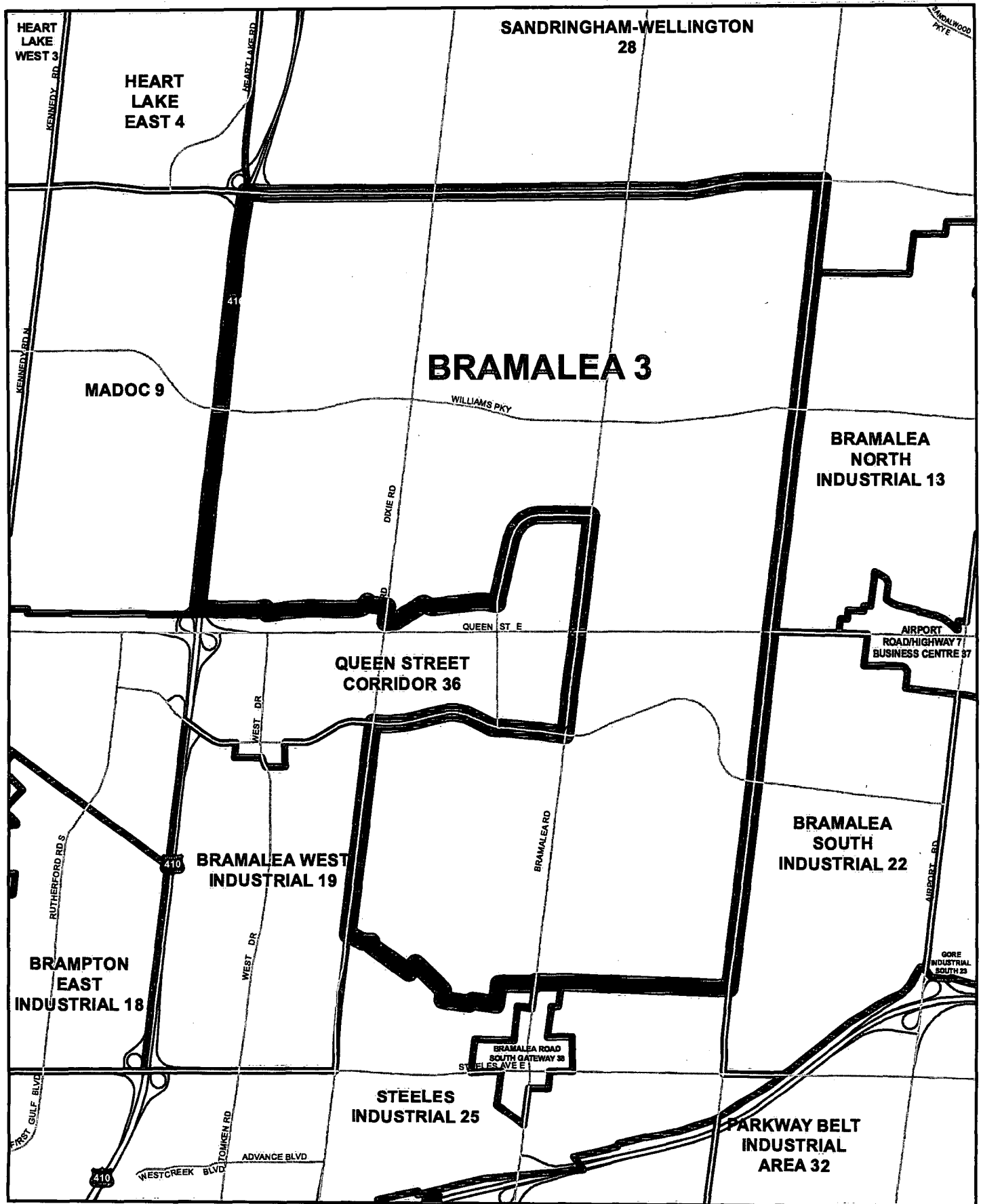
**BRAMPTON**  
Flower City

PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE A TO OFFICIAL PLAN**  
**AMENDMENT OP2006# 151**

Westgate Secondary Plan Area 10, Central Park Secondary Plan Area 11, Northgate Secondary Plan Area 12, Southgate Secondary Plan Area 21, and Avondale Secondary Plan Area 20, to be deleted and replaced with Bramalea Secondary Plan Area 3.

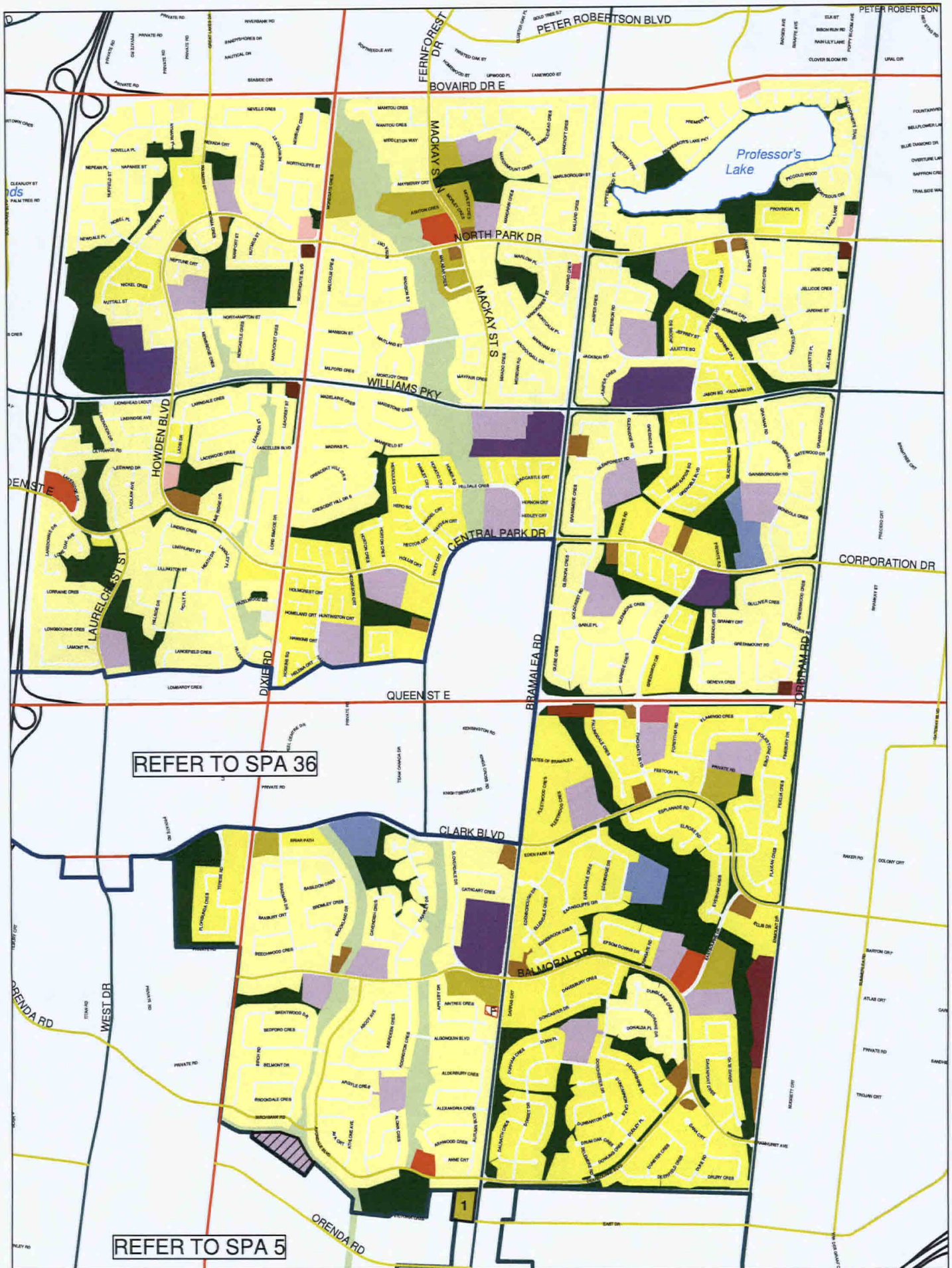


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 Secondary Plan Areas







### BRAMALEA SECONDARY PLAN SCHEDULE 3

	HIGHWAY COMMERCIAL		CONVENIENCE RETAIL		ELEMENTARY SCHOOL		LOW DENSITY RESIDENTIAL		COLLECTOR ROAD
	HIGHWAY SERVICE COMMERCIAL		NEIGHBOURHOOD RETAIL		MIDDLE SCHOOL		MEDIUM DENSITY RESIDENTIAL		MAJOR ARTERIAL ROAD
	MIXED EMPLOYMENT COMMERCIAL		RETAIL FIRE STATION		SECONDARY SCHOOL		HIGH DENSITY RESIDENTIAL		MINOR ARTERIAL ROAD
	SERVICE COMMERCIAL		UTILITY		RECREATIONAL OPEN SPACE		PLACE OF WORSHIP		PROVINCIAL HIGHWAY
			CEMETERY		NATURAL HERITAGE SYSTEM				SPECIAL SITE AREA
									SPECIAL POLICY AREA