



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 181 - 2018

To adopt Amendment Number OP2006- **153**

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- **153** 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.

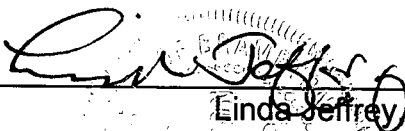
2018/08/30


AWP

Approved as to  
content.

2018/08/28

[RBjerke]

  
Linda Jeffrey, Mayor

  
Peter Fay, City Clerk

(Brampton Flowertown Secondary Plan)

**SECONDARY PLAN AREA 6  
BRAMPTON FLOWERTOWN**

**AMENDMENT NUMBER 02006-153**

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

**AMENDMENT NUMBER 092006-153**

**To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 6)**

**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 Brampton Flowertown Secondary Plan Area 6. The Brampton Flowertown Secondary Plan applies to the lands that were previously the subject of the following Secondary Plans:

- Northwood Park, Area 5
- Brampton West, Area 6
- Brampton North, Area 8
- Madoc, Area 9
- Fletchers West, Area 15
- Brampton South, Area 16, except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627
- Brampton East, Area 17

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 Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west, with the exception of lands contained within the Downtown Brampton and Queen St. Corridor Secondary Plans. This amendment applies to lands that are subject to the following secondary plan areas:

- Northwood Park, Area 5
- Brampton West, Area 6

- Brampton North, Area 8
- Madoc, Area 9
- Fletchers West, Area 15
- Brampton South, Area 16, except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627
- Brampton East, Area 17

### 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 Downtown Brampton Secondary Plan, Area 7 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:
  - i.) Northwood Park, Area 5
  - ii.) Brampton West, Area 6
  - iii.) Brampton North, Area 8
  - iv.) Madoc, Area 9
  - v.) Fletchers West, Area 15
  - vi.) Brampton South, Area 16, except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627
  - vii.) Brampton East, Area 17
- (3) By amending Schedule 'G', SECONDARY PLAN AREAS, to delete Secondary Plan Area 5, Secondary Plan Area 6, Secondary Plan Area 8, Secondary Plan Area 9, Secondary Plan Area 15, Secondary Plan Area 16 (except as it applies to lands municipally known as 30 McLaughlin Road South, and Block 42 of Registered Plan 43M-1627), and Secondary Plan 17, and replacing them with the new Brampton Flowertown Secondary Plan Area 6, as shown on Schedule 'B' to this amendment;
- (4) by adding to Part Two, SECONDARY PLANS, as Schedule "SP 6", Schedule 'C' to this amendment;
- (5) by adding to Part Two, SECONDARY PLANS, the following text as Chapter 6:

#### **"Chapter 6: THE BRAMPTON FLOWERTOWN SECONDARY PLAN**

##### **Planning Context**

The lands subject to the policies contained in the Brampton Flowertown Secondary Plan are generally bounded by Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west, as shown on Schedule 6.

##### **Development Concept**

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

- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Place of Worship
- Institutional
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Highway Commercial
- Service Commercial
- General Employment 1
- Recreational Open Space
- Natural Heritage System
- Special Site Area
- Special Policy Area
- Elementary School
- Middle School
- Secondary School

## Land Use Designations and Permissions

### **1. Residential**

#### **1.1 Low Density**

- 1.1.1 Uses permitted on lands designated Low Density on Schedule 6 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**

- 1.2.1 Uses permitted on lands designated Medium Density on Schedule 6 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 Medium High Density**

- 1.3.1 Residential development within the Medium High Density designation on Schedule 6 shall not exceed a density of 75 units per net residential hectare.

#### **1.4 High Density**

- 1.4.1 Uses permitted on lands designated High Density on Schedule 6 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 6 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 District Retail**

- 2.2.1 Uses permitted on lands designated District Retail on Schedule 6 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 Highway Commercial**

- 2.3.1 Lands designated Highway Commercial on Schedule 6 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 6 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 Convenience Retail**

- 2.5.1 Uses permitted on lands designated Convenience Retail on Schedule 6 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. Employment**

## **3.1 General Employment 1**

- 3.1.1 Uses permitted on lands designated General Employment 1 on Schedule 6 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.

# **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. 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

## **7. Special Policy Area**

7.1 The area shown as Special Policy Area on Schedule 6 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 6, 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 7.1ii), 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 7.1ii) and 7.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 6, if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or

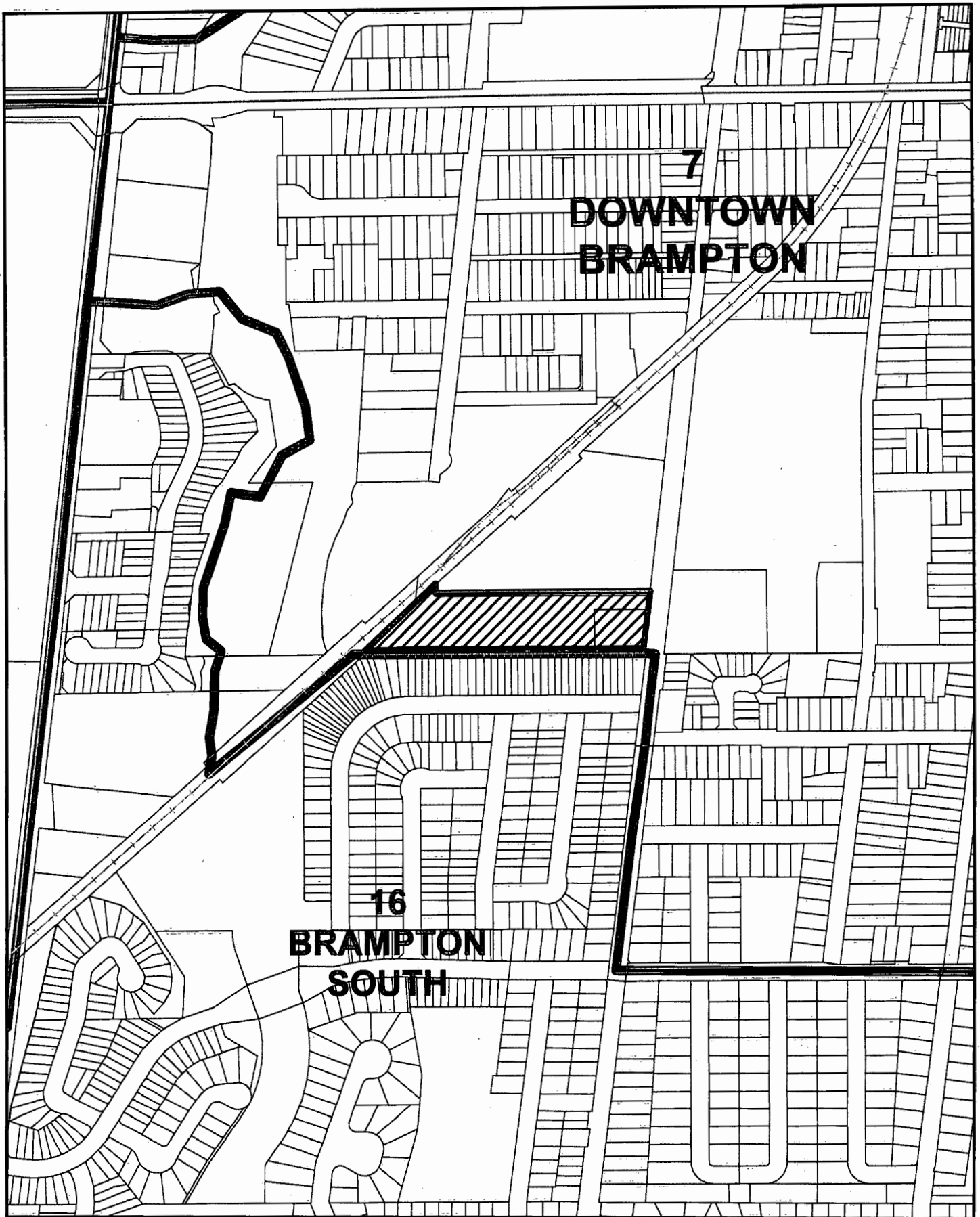
- where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, 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.

## **8. Special Site Areas**

- 8.1 Lands shown on Schedule 6 as "Special Site Area 1" shall be used only for detached single unit dwellings, and shall be developed in accordance with the following principles:
- i.) no more than 3 dwellings shall be permitted;
  - ii.) vehicular and pedestrian access shall only be from an abutting interior street and not from Steeles Avenue. However, until such time as access is provided from an interior street, a single access from Steeles Avenue shall be permitted only to an existing single detached dwelling unit; and,
  - iii.) to minimize the impact of new residences upon abutting residential uses, appropriate rear, front and side yard setback requirements will be imposed."
- (5) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part Two: Secondary Plans, Amendment Number OP2006-
- (6) by adding to Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part Two: Secondary Plans, the lands outlined on Schedule 'D' to this amendment, and redesignating them "Residential Medium High/High Density".



Lands to be removed from "Brampton South Area 16"  
and to be added to "Downtown Brampton Area 7"



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



SUBJECT LANDS

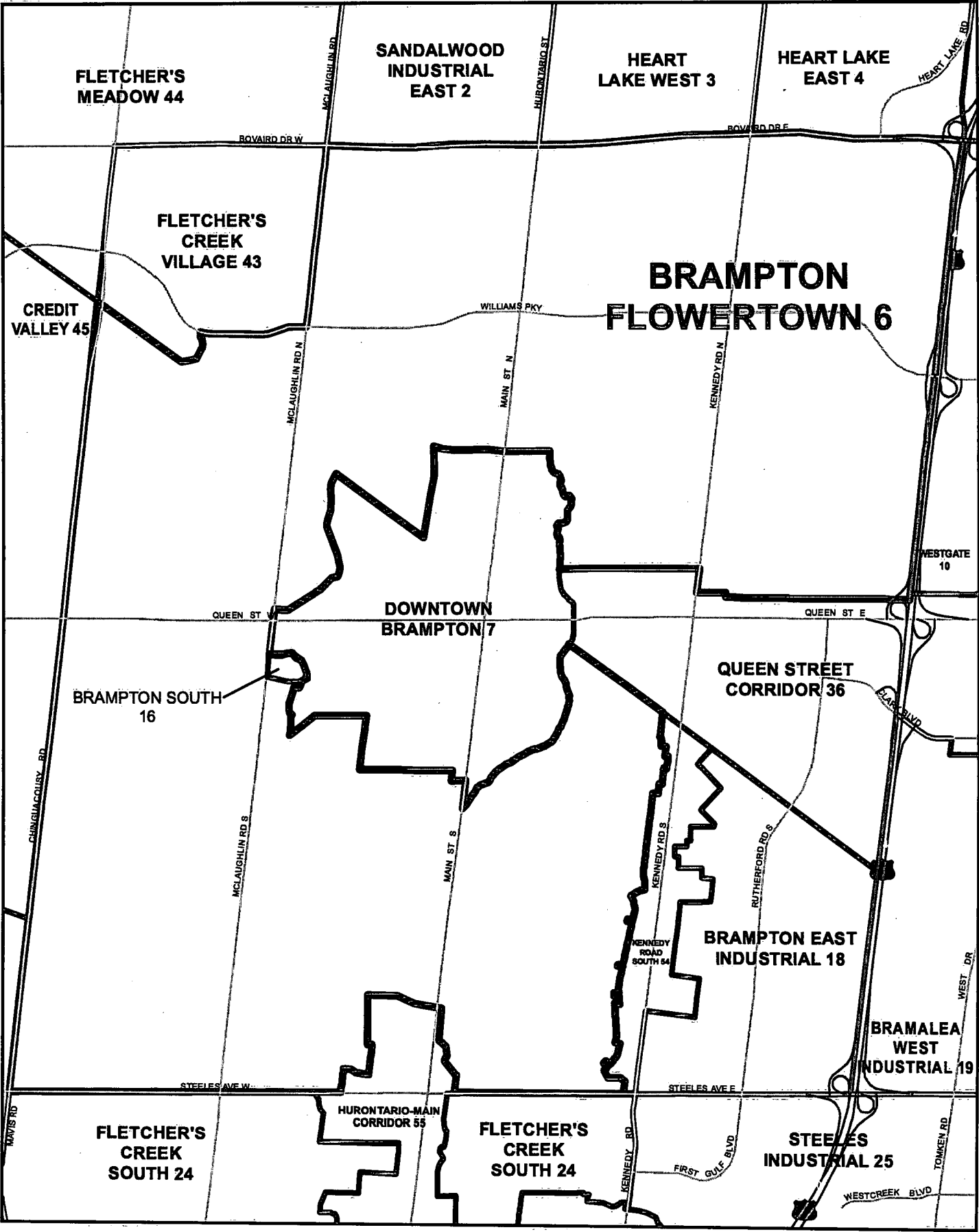


**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE A TO OFFICIAL PLAN  
AMENDMENT OP2006# 153**

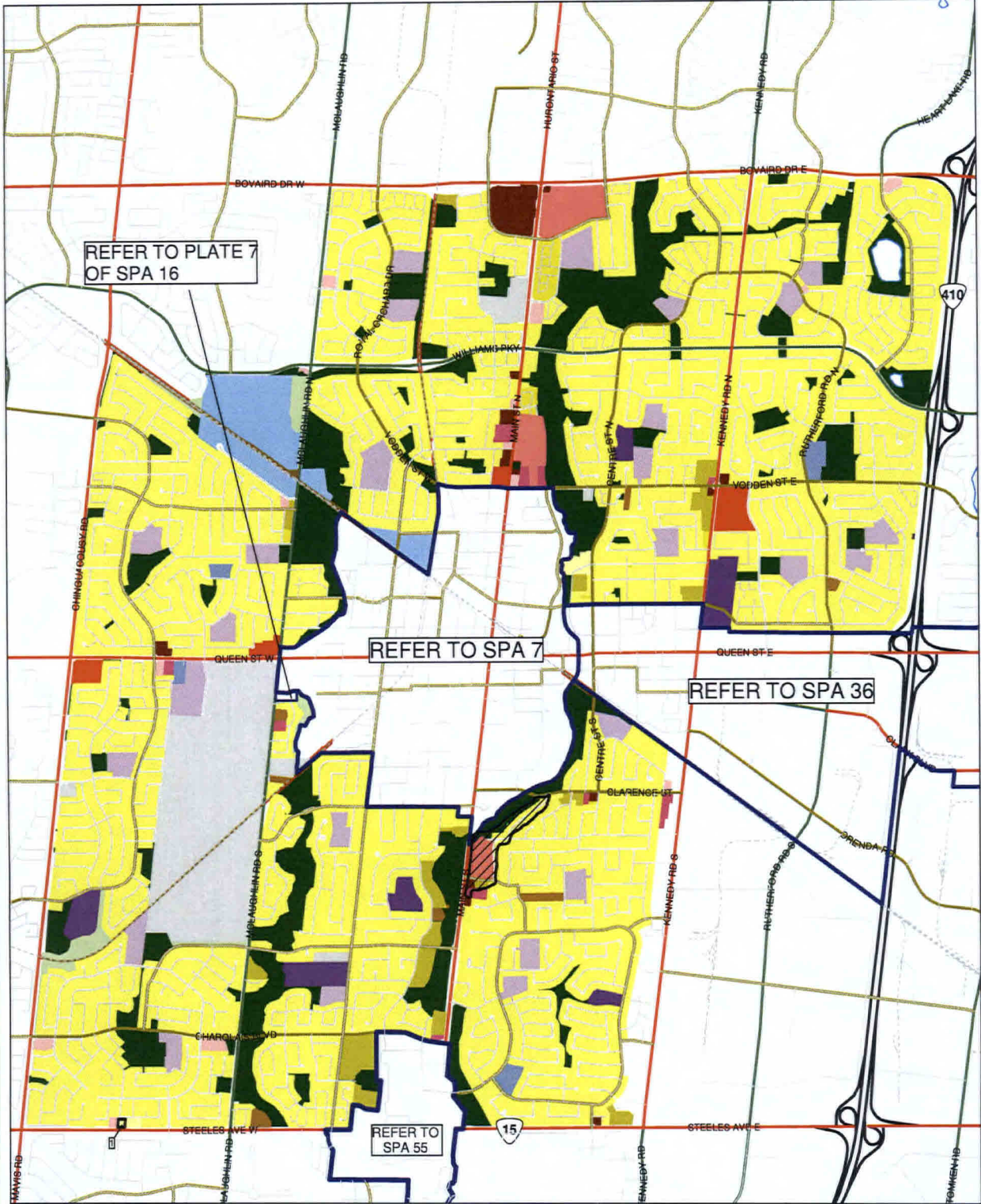
Northwood Park Secondary Plan Area 5, Brampton West Secondary Plan Area 6, Brampton North Secondary Plan Area 8, Madoc Secondary Plan Area 9, Brampton East Secondary Plan Area 17, Brampton South Secondary Plan Area 16,(except as it applies to lands municipally known as 30 McLaughlin Rd S. and Block 42 on Plan 43M-1627), and Fletcher's West Secondary Plan Area 15 to be deleted and replaced with Brampton Flowertown Secondary Plan Area 6.



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

 Secondary Plan Areas



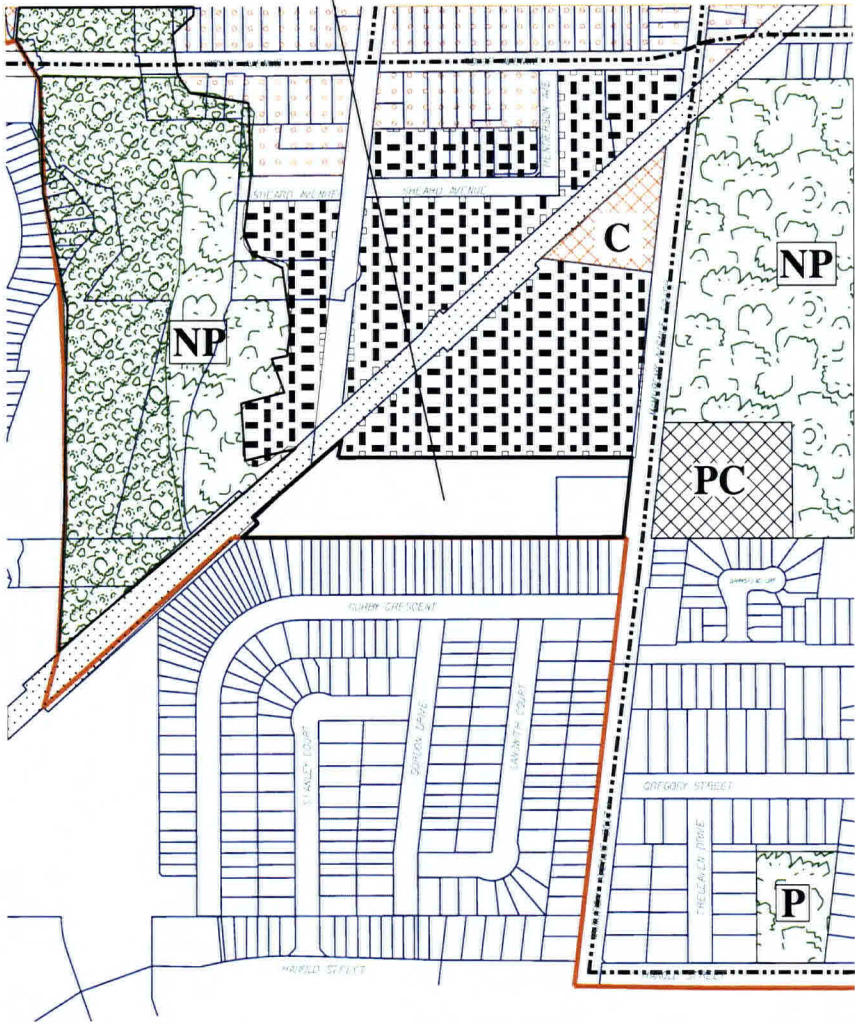


BRAMPTON FLORTOWN SECONDARY PLAN SCHEDULE 6














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|----------------------|--------------------|---------------------------------|-------------------|-------------------------|------------------|
| NEIGHBOURHOOD RETAIL | HIGHWAY COMMERCIAL | LOW DENSITY RESIDENTIAL         | ELEMENTARY SCHOOL | NATURAL HERITAGE SYSTEM | PLACE OF WORSHIP |
| DISTRICT RETAIL      | SERVICE COMMERCIAL | MEDIUM DENSITY RESIDENTIAL      | MIDDLE SCHOOL     | RECREATION OPEN SPACE   | INSTITUTIONAL    |
| CONVENIENCE RETAIL   | GENERAL EMPLOYMENT | MEDIUM HIGH DENSITY RESIDENTIAL | SECONDARY SCHOOL  | CEMETERY                | UTILITY          |
|                      |                    | HIGH DENSITY RESIDENTIAL        |                   |                         | RAILWAY          |
- 
- |                     |                         |
|---------------------|-------------------------|
| COLLECTOR ROAD      | MINOR ARTERIAL ROAD     |
| MAJOR ARTERIAL ROAD | PROVINCIAL HIGHWAY      |
| SPECIAL POLICY AREA | SECONDARY PLAN BOUNDARY |



LANDS TO BE ADDED TO SP7(A) AND TO BE DESIGNATED "RESIDENTIAL - MEDIUM HIGH/HIGH DENSITY"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	LANDS SUBJECT TO THIS AMENDMENT		
	Subject Lands		
	<b>RESIDENTIAL</b>		<b>Parkette</b>
	Low Density		<b>Neighbourhood Park</b>
	Medium Density		<b>Valley Land</b>
	Medium High / High Density		<b>Private Commercial / Recreation</b>
	<b>COMMERCIAL</b>		<b>TRANSPORTATION</b>
	Service Commercial		<b>Collector Road</b>
	Convenience Commercial		<b>Local Road</b>

