



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 196 - 2019

To adopt Amendment Number OP2006- 164

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- 164 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 11th day of September , 2019.

Approved as to form.
2019/08/09
AWP

Approved as to content.
2019/August/7
PC



Patrick Brown, Mayor



Peter Fay, City Clerk

(Snelgrove-Hear Lake2)

AMENDMENT NUMBER 2006- 164

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

1.0 PURPOSE

The purpose of this Amendment is to replace the entire text and schedule of the Snelgrove-Heart Lake Secondary Plan to add a new Low Density 1 residential designation, and to correct mapping errors that inadvertently changed land use designations for some properties.

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 Railway (OBRY) to the west.

3.0 AMENDMENT AND POLICIES

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

- (1) By adding to the list of amendments pertaining to Part Two: Chapter 1, thereof, Amendment Number OP2006-~~164~~

3.2 The document known as the Snelgrove-Heart Lake Secondary Plan, being Chapter 1 of Part Two of the Official Plan of the City of Brampton, as amended, is hereby further amended:

- (1) By deleting Schedule 1 and replacing it with a revised schedule, attached hereto as Schedule A to this amendment;
- (2) By deleting Sections 1 to 6 in their entirety and replacing them with the following:

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 Low Density 1 Residential

1.2.1 Lands designated Low Density 1 on Schedule 1 shall only be developed for single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

1.3 Medium Density Residential

1.3.1 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.

1.4 Medium High Density Residential

1.4.1 Residential development within the Medium High Density designation on Schedule 1 shall not exceed a density of 75 units per net residential hectare.

1.5 High Density Residential

1.5.1 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. Commercial

2.1 Neighbourhood Retail

2.1.1 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.

2.2 Convenience Retail

2.2.1 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.

2.3 Service Commercial

2.3.1 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.

2.4 Highway Commercial

2.4.1 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 bars, motor vehicle washing establishments and related activities.

2.5 Highway and Service Commercial

2.5.1 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, gas bars 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 General Employment 1

3.1.1 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. Ancillary 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.

3.2 General Employment 2

3.2.1 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.

3.3 Mixed Employment Commercial

3.3.1 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.

3.3.2 Permitted industrial uses may include:

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

3.3.3 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 of this Plan.

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

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

4. Natural Heritage System

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

4.2 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.

5. Recreational Open Space

5.1 Lands designated Recreational Open Space, including Cemeteries and lands designated Private Commercial Recreation shall be developed in accordance with the Recreational Open Space policies of Section 4.7 of the Official Plan.

5.2 Cemeteries will also be subject to the Institutional and Public Uses policies of Section 4.9.13 of the Official Plan.

6. Utility

6.1 Lands designated Utility (including the TransCanada Gas Pipeline) shall be subject to the Infrastructure and Utilities policies of Section 4.8 of the Official Plan.”

(3) By adding the following as Sections 7 and 8:

7. “Institutional

7.1 Lands designated Institutional (including Schools, and Fire Stations) on Schedule 1 shall include the range of uses and be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.

7.2 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.

8. Special Site Areas

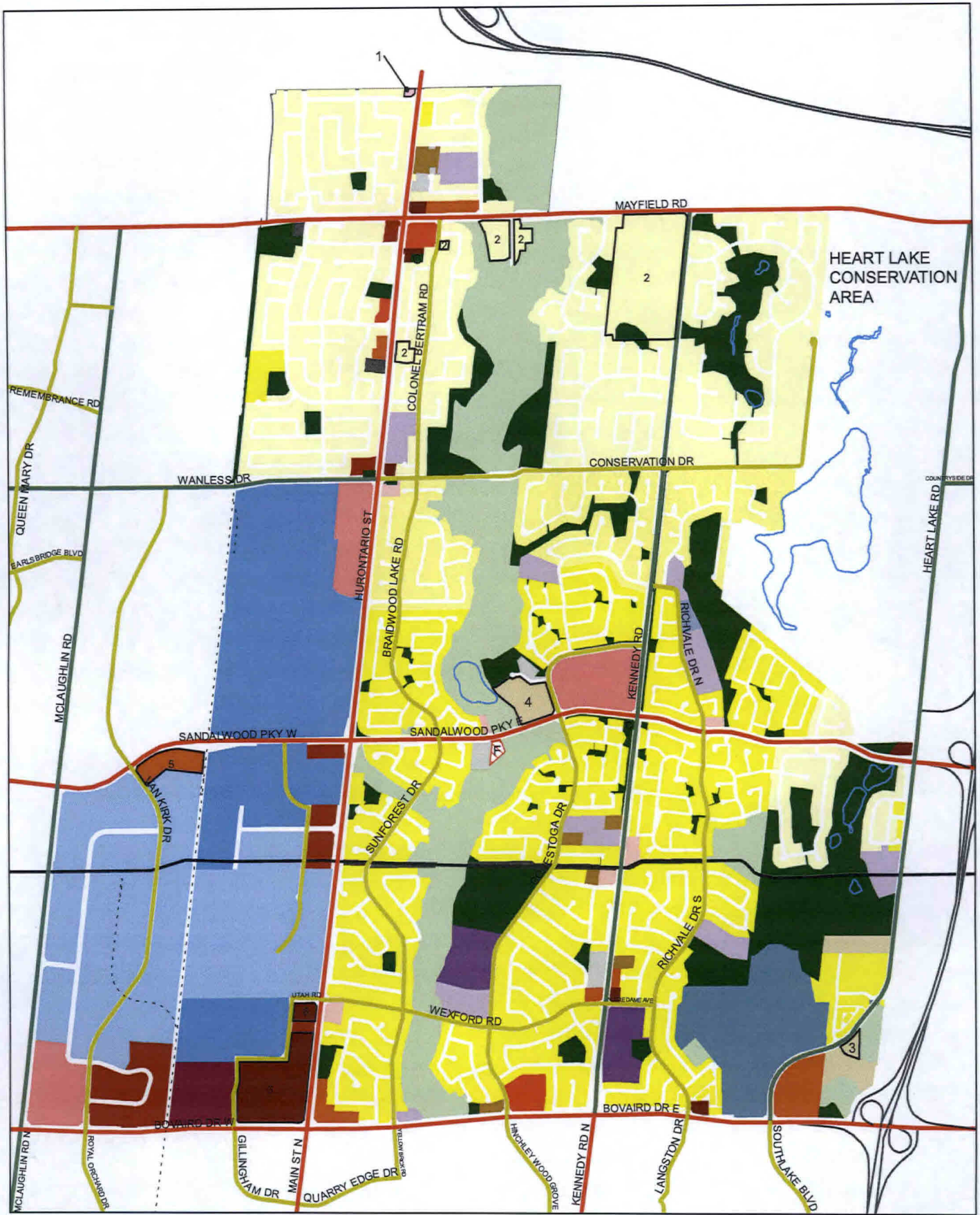
The following area and/or site-specific policies apply to the lands identified on Schedule 1 with the corresponding section number reference.

8.1 **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.

- 8.2 Lands designated **Special Site Area 2**, located between Hurontario Street and Kennedy Road, south of Mayfield Road, shall be developed in accordance with the Upscale Executive Housing policies of Section 4.2.2 of the Official Plan.
- 8.3 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.
- 8.4 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.
- 8.5 **Special Site Area 5**, designated Service Commercial and located on the south side of Sandalwood Parkway, east of Van Kirk Drive is intended to accommodate commercial and industrial uses. The implementing zoning by-law shall establish a limit on the type and amount of retail uses to be permitted.
- 8.6 Lands designated Highway Commercial within **Special Site Area 6** will predominantly be used for commerce, and designed to accommodate such uses as drive-in restaurants and other eating establishments, motels, hotels and similar uses, and will also include vehicle sales and service establishments such as service stations, gas bars and car washes.

This designation will not prevent limited sales to the general public from certain industrial activities where such sales would constitute an integral part of this operation, and provided that no constraint is imposed on highway commercial uses servicing the predominant use being industry."



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

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

AND IN THE MATTER OF the City of Brampton Official Plan Amendments OP2006-164, adopted by By-law 196-2019; OP2006-165, adopted by By-law 197-2019; OP2006-166, adopted by By-law 198-2019; OP2006-167, adopted by By-law 199-2019; and OP2006-168, adopted by By-law 200-2019 (File JB.a)

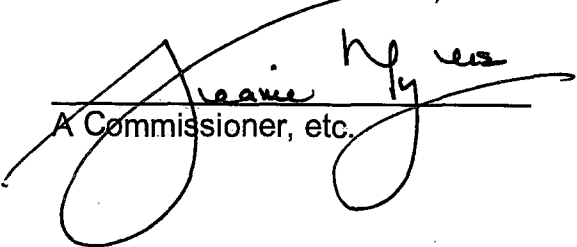
DECLARATION


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 City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 196-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-164 to the 2006 Official Plan.
3. By-law 197-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-165 to the 2006 Official Plan.
4. By-law 198-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-166 to the 2006 Official Plan.
5. By-law 199-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-167 to the 2006 Official Plan.
6. By-law 200-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of September, 2019, to adopt Amendment Number OP2006-168 to the 2006 Official Plan.
7. Written notice of Official Plan Amendments OP2006-164, adopted by By-law 196-2019; OP2006-165, adopted by By-law 197-2019; OP2006-166, adopted by By-law 198-2019; OP2006-167, adopted by By-law 199-2019; and OP2006-168, adopted by By-law 200-2019, as required by section 17(23) of the *Planning Act*, was given on the 26th day of September, 2019, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
8. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
9. In all other respects, the Official Plan Amendments have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
10. Official Plan Amendments OP2006-164, adopted by By-law 196-2019; OP2006-165, adopted by By-law 197-2019; OP2006-166, adopted by By-law 198-2019; OP2006-167, adopted by By-law 199-2019; and OP2006-168, adopted by By-law 200-2019, are deemed to have come into effect on the 11th day of September, 2019, 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)
23rd day of October, 2019)


A Commissioner, etc.


Charlotte Gravlev

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