



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 197 - 2019

To adopt Amendment Number OP2006- **165**

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- 165 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

(Springdale2)

AMENDMENT NUMBER 2006-165

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

1.0 PURPOSE

The purpose of this Amendment is to replace the entire text and schedule of the Springdale 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 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.

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 2, thereof, Amendment Number OP2006-**165**

3.2 The document known as the Springdale Secondary Plan, being Chapter 2 of Part Two of the Official Plan of the City of Brampton, as amended, is hereby further amended:

- (1) By deleting Schedule 2 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 1 Residential

1.1.1 Lands designated Low Density 1 on Schedule 2 shall only be developed for single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

1.2 Medium Density Residential

1.2.1 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.

1.3 Medium High Density Residential

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

1.4 High Density Residential

1.4.1 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. Natural Heritage System

3.1 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.

3.2 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.

4. Recreational Open Space

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

5. Utility

5.1 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.

6. Institutional

6.1 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.

6.2 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.”

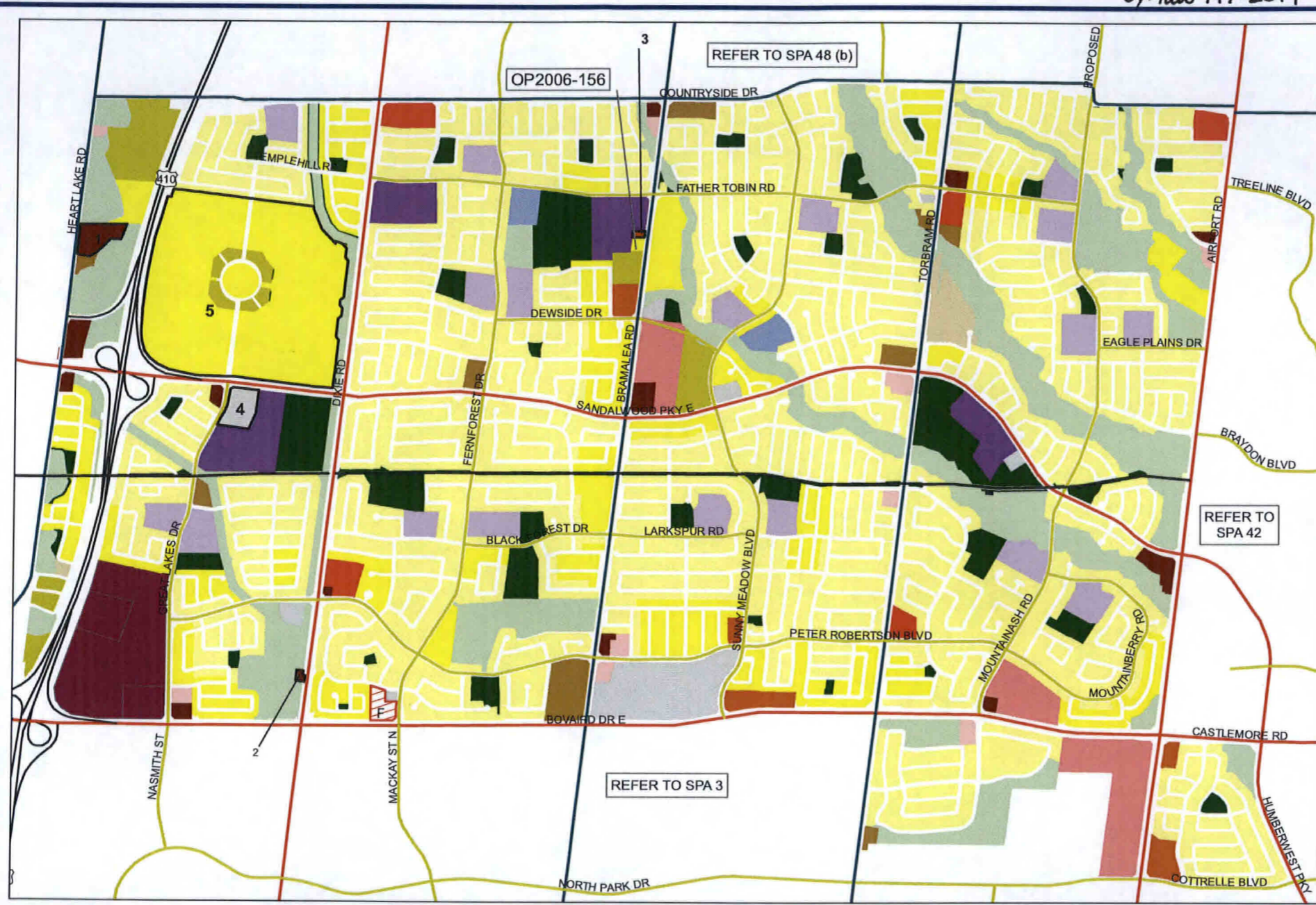
By adding the following as Section 7:

7. “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.

- 7.1 **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.
- 7.2 **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.
- 7.3 **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.
- 7.4 The lands designated Institutional on **Special Site Area 4** at the southeast corner of Great Lakes Blvd. and Sandalwood Pkwy. E. may be used for nursing home, retirement home, apartment dwelling purposes and ancillary uses. Appropriate design and buffering shall be required in order to minimize the impact of the development on surrounding uses and address satisfactory interface between surrounding institutional blocks. Development standards shall be established by the implementing zoning by-law.
- 7.5 Lands within **Special Site Area 5** shall be developed in accordance with the approved Block Plan for the Rosedale Adult Lifestyle Community as shown on Appendix A to this Plan.
- 7.5.1 The physical characteristics of this residential development concept consists of the following:
- (i) A range of generally small scale dwelling units consisting of predominantly detached and semi-detached bungalow types, with some townhouse and walk-up apartment dwelling types;
 - (ii) Private recreational, open space and amenity areas;
 - (iii) Only in conjunction with the "Medium Density" designation, ancillary retail, commercial and office purposes, and;
 - (iv) A network of private roads."



- SPRINGDALE SECONDARY PLAN AREA 2**
- RESIDENTIAL**
- LOW DENSITY RESIDENTIAL 1
 - 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
 - RECREATION OPEN SPACE
- UTILITY**
- TRANSCANADA PIPELINE
- ROADS**
- COLLECTOR ROAD
 - MAJOR ARTERIAL ROAD
 - MINOR ARTERIAL ROAD
 - PROVINCIAL HIGHWAY
- SPECIAL SITE AREA**
- 1 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)

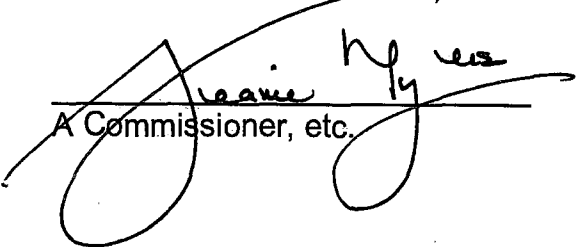
DECLARATION


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. 