



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 198 -2019

To adopt Amendment Number OP2006- **166**

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- 166 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 11<sup>th</sup> 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

**AMENDMENT NUMBER 2006- 166**

**To the Official Plan of the  
City of Brampton Planning Area  
(Chapter 3)**

**1.0 PURPOSE**

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

**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 3, thereof, Amendment Number OP2006- 166

3.2 The document known as the Bramalea Secondary Plan, being Chapter 3 of Part Two of the Official Plan of the City of Brampton, as amended, is hereby further amended:

- (1) By deleting Schedule 3 and replacing it with a revised schedule, attached hereto as Schedule A to this amendment;
- (2) By deleting Sections 1 to 8 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 3 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 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 Medium High Density Residential**

- 1.3.1 Residential development within the Medium High Density designation on Schedule 3 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 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 Service Commercial

- 2.3.1 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.

2.4 Highway Commercial

- 2.4.1 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.

2.5 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, 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 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 of this Plan.

3.1.4 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.

3.1.5 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, 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.

#### **7. Institutional**

7.1 Lands designated Institutional (including Schools, and Fire Stations) on Schedule 3 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 Area Policies

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

- 8.1 **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 612 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."

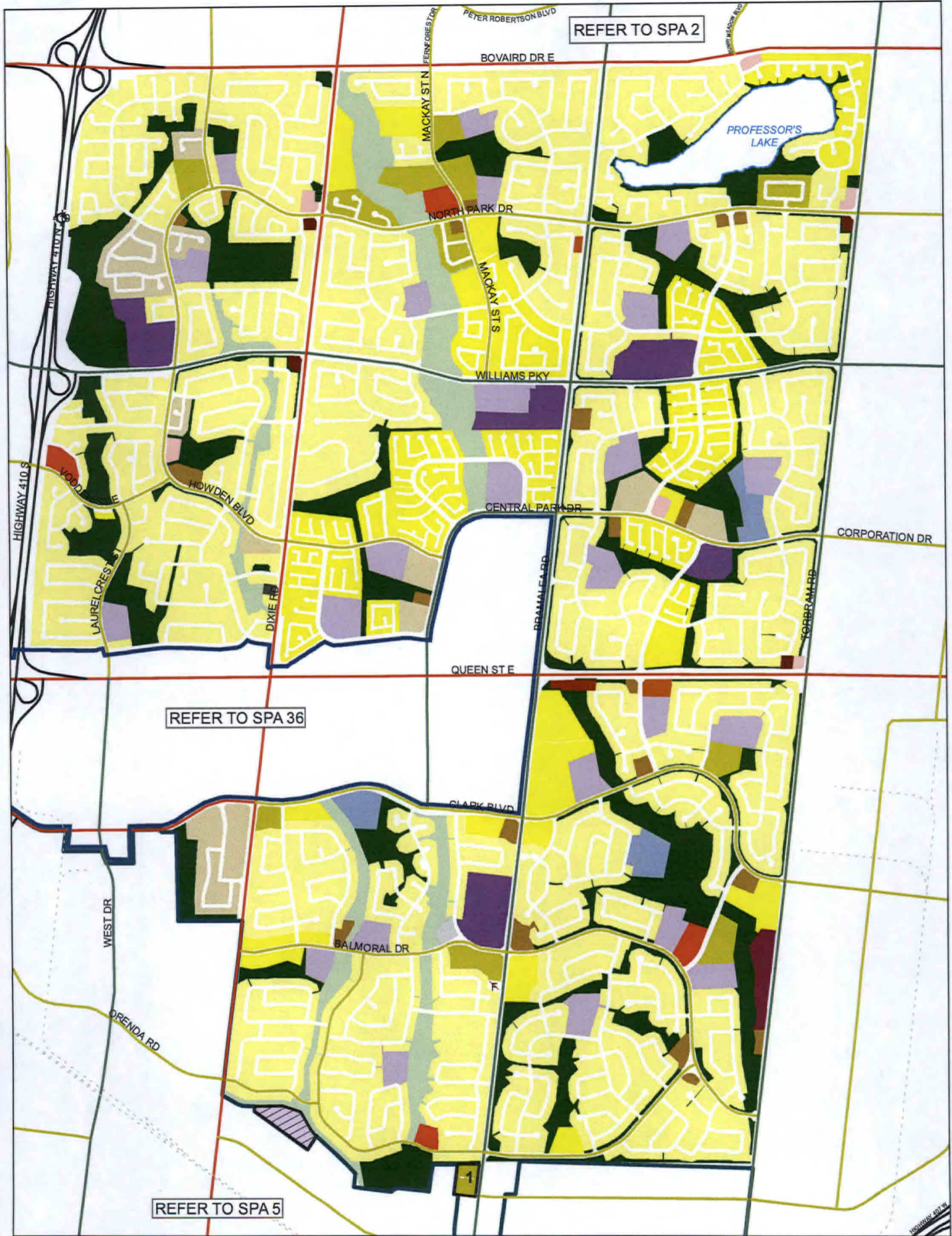
(3) By adding the following as Section 9:

## 9. "Special Policy Area

9.1 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 9.1ii), 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 9.1ii) and 9.1iii), 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.”

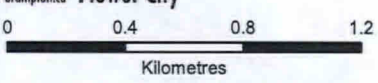


**BRAMALEA SECONDARY PLAN AREA 3**

<b>COMMERCIAL</b>		<b>INSTITUTIONAL</b>		<b>OPEN SPACE</b>		<b>RESIDENTIAL</b>		<b>ROADS</b>	
	HIGHWAY COMMERCIAL		ELEMENTARY SCHOOL		RECREATION OPEN SPACE		LOW DENSITY 1 RESIDENTIAL		COLLECTOR ROAD
	HIGHWAY SERVICE COMMERCIAL		MIDDLE SCHOOL		CEMETERY		MEDIUM DENSITY RESIDENTIAL		MAJOR ARTERIAL ROAD
	SERVICE COMMERCIAL		SECONDARY SCHOOL		NATURAL HERITAGE SYSTEM		MEDIUM HIGH DENSITY RESIDENTIAL		MINOR ARTERIAL ROAD
	CONVENIENCE RETAIL		FIRE STATION		UTILITY		HIGH DENSITY RESIDENTIAL		PROVINCIAL HIGHWAY
	NEIGHBOURHOOD RETAIL		PLACE OF WORSHIP		UTILITY		SPECIAL SITE AREA		EMPLOYMENT
							SPECIAL POLICY AREA		MIXED EMPLOYMENT COMMERCIAL



**SCHEDULE A TO OFFICIAL PLAN  
AMENDMENT OP2006# 166**



Date: 2019/05/15

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)

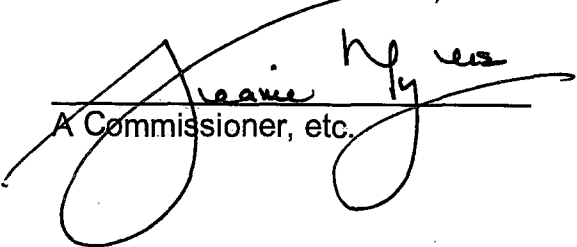
DECLARATION


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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 26<sup>th</sup> 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 11<sup>th</sup> 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 )  
23<sup>rd</sup> 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. 