



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 200 - 2019

To adopt Amendment Number OP2006-~~168~~

To the Official Plan of the  
City of Brampton Planning Area

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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- 168 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

(Flowertown2)

**AMENDMENT NUMBER 2006- 168**

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

**1.0 PURPOSE**

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

**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 6, thereof, Amendment Number OP2006-~~168~~

3.2 The document known as the Brampton Flowertown Secondary Plan, being Chapter 6 of Part Two of the Official Plan of the City of Brampton, as amended, is hereby further amended:

- (1) By deleting Schedule 6 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 Residential**

- 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 Low Density 1 Residential**

- 1.2.1 Lands designated Low Density 1 on Schedule 6 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 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.

1.4 Medium High Density Residential

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

1.5 High Density Residential

- 1.5.1 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 District Retail

- 2.1.1 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.

2.2 Neighbourhood Retail

- 2.2.1 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.

2.3 Convenience Retail

- 2.3.1 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.

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 Highway Commercial

- 2.5.1 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.

**2.6 Highway and Service Commercial**

**2.6.1** Uses permitted on lands designated Highway and Service Commercial on Schedule 6 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 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. 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.

**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
- 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 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 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 Policy Area**

- 8.1 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 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 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.”

(3) By adding the following as Section 9:

## **“9. Special Site Areas**

9.1 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.

9.2 Lands shown as **Special Site Area 2**, located on the north side of Archibald Street, approximately 36.6 metres west of Main Street North shall be developed for either two single family detached dwellings, or one single family detached dwelling on the westerly portion of the property, and one office building on the easterly portion of the property and shall be subject to the following:

- i.) The low density residential character of the property is to be maintained through the careful renovation and maintenance of existing buildings, the judicious use of landscaping, the control and limited use of signs and external lighting, and

- the prohibition of outside storage of equipment or materials associated with a commercial undertaking;
- ii.) Permitted commercial uses shall be limited to professional offices for a non-profit organization;
  - iii.) The maximum gross commercial floor area to be used for professional offices for a non-profit organization shall not exceed 330 square metres;
  - iv.) Residential or commercial parking shall be located in the rear yard only, and be appropriately screened and buffered from adjacent residential properties;
  - v.) Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, or residents, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;
  - vi.) No floodlights or illuminated signs shall be permitted on the subject site;
  - vii.) All garbage and refuse storage containers shall be located within a building on the subject site, and
  - viii.) One non-illuminated sign shall be permitted, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres.

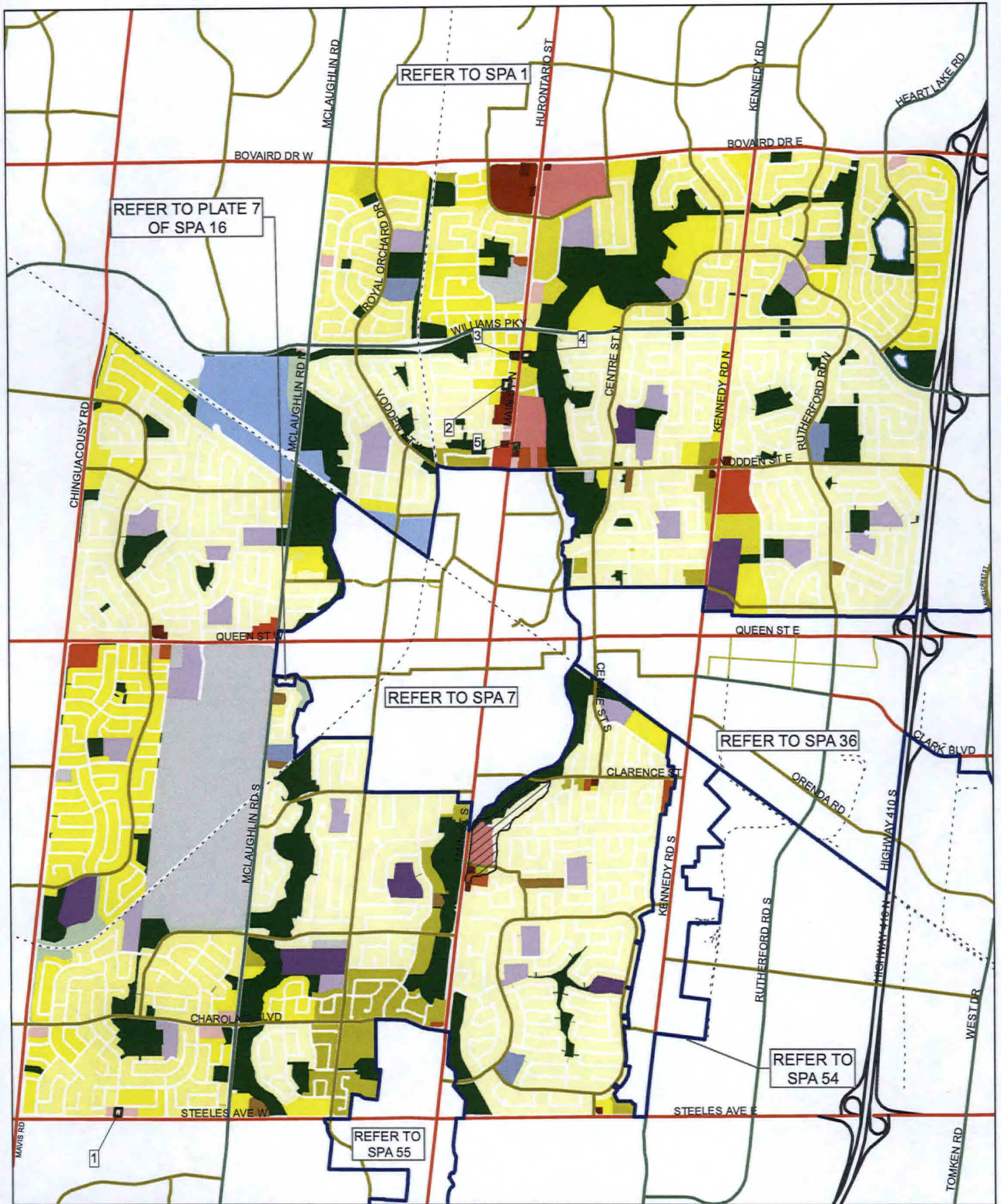
9.3 Lands designated Highway Commercial within **Special Site Area 3** shall only be used for a dining room restaurant and a single family dwelling unit. The development of the site shall proceed on the basis of a renovation to the existing dwelling and the erection of a small one-storey addition to the rear of the dwelling. Further, the development shall be regulated by an appropriate zoning by-law and shall be subject to site plan control to ensure that the impact of the development to the adjacent residential areas will be minimized.

9.4 The lands on the east side of Main Street North, approximately 125.14 metres north of Linkdale Road within **Special Site Area 4** may be developed for either a single family detached dwelling with a home occupation or office uses, other than the offices for a doctor, dentist or drugless practitioner or real estate offices, but not both, and shall be subject to the following development principles:

- i.) Provision shall be made for adequate landscaping and buffering to minimize the adverse influence of development upon abutting residential and open space uses and to retain the residential character of the subject lands;
- ii.) Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;
- iii.) No flood lights or illuminated signs shall be permitted on the subject site;
- iv.) All garbage and refuse storage containers shall be located within a building on the subject site;
- v.) The maximum gross commercial floor area to be used for offices other than for offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;
- vi.) Personal service uses shall not be permitted on the subject site;
- vii.) Policies 9.4i.) to 9.4vi.) shall only apply in the event that the building on the site is used for offices, other than the offices of a doctor, dentist or drugless practitioner, or real estate offices.

- 9.5 The lands designated Service Commercial on **Special Site Area 5**, located east of Main Street North approximately 158 metres north of Vodden Street is intended to permit a limited range of commercial uses and one residential dwelling unit that would be compatible with each other and in recognition of the size and shape of the subject lands and the land use designation of the abutting lands.”





## BRAMPTON FLOWERTOWN SECONDARY PLAN AREA 6

### COMMERCIAL

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

### RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- LOW DENSITY 1 RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

### UTILITY

- UTILITY

### INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP
- INSTITUTIONAL

### EMPLOYMENT

- GENERAL EMPLOYMENT 1

### OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATIONAL OPEN SPACE
- CEMETERY

### RAILWAY

- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

### ROADS

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



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Kilometres

Date: 2019/05/15

## SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2006# 16B

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)

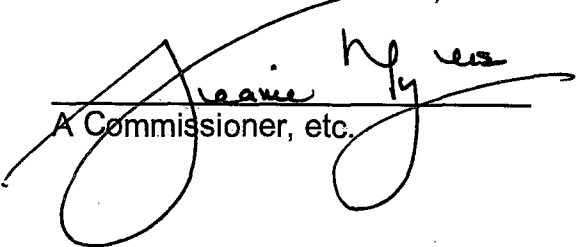
DECLARATION

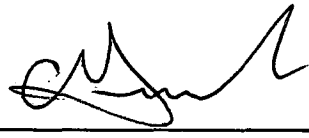
I, Charlotte Gravlev, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

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. 