



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 221 - 2019

To Adopt Amendment Number OP 2006- 171  
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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 171 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 25<sup>th</sup> day of September, 2019.

Approved as to  
form.


2019/05/03


MR

Approved as to  
content.

2019/April/30

RJB

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

By-law 221-2019

AMENDMENT NUMBER OP 2006 - 171

to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 171  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Official Plan, and in particular the Unique Communities policies of the Sustainable City Structure Section (Section 3.2) and Estate Residential policies (Section 4.2.3) to recognize that the Marysfield Neighbourhood is distinct from other estate residential areas located in the Toronto Gore. This amendment will put into place the policy framework required to protect the character defining elements of the Marysfield Neighbourhood and will be used, in conjunction with Official Plan policies and neighbourhood-specific zoning to evaluate development proposals to ensure that they are consistent with the character of the neighbourhood.

2.0 Location:

A portion of this amendment applies to the "Estate Residential" lands located within the City of Brampton. Specific policies are being added that will apply to the lands located east of the Gore Road and south of Mayfield Road (the "Marysfield Neighbourhood"). The Marysfield Neighbourhood is specifically located on streets municipally known as Mayfield Road, Marysfield Drive and St. Patrick's Road and is legally described as Part of West Half of Lot 17, Concession 10, N.D.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by changing on Schedule "1" City Concept thereto, the land use designation of the lands shown outlined on Schedule A to this amendment to "Residential Character Area";
- (2) by adding the following new policy, as Section 3.2.10.1:

"Residential Character Area

Within Brampton's Unique Communities, there are some areas that exhibit recognizable character traits on a localized scale that may be distinguishable from the broader elements of character within a Unique Community. In such cases, the Official Plan may identify an area as a Residential Character Area. A Residential Character Area can be defined by one or more recognizable elements of character in both the public and private realms. In such cases, the Official Plan shall include policies that define the elements of character specific to each identified Residential Character Area, as well as the intent of identifying that area as such."

- (3) by adding the following new policies:

3.2.10.1.1 The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a rosary street pattern with a rural road cross-section and a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community. New development and redevelopment within the

Marysfield Neighbourhood shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the conservation of the rosary street pattern and rural road cross-section; the scale, height, massing, setbacks, building orientation and building separation distances of dwellings; and, the landscape open space characteristics of lots.

3.2.10.1.2 The City shall conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape.

(4) by amending Section 4.2.3.3 to include the following new policy as subsection (c) and re-numbering existing policies 4.2.3.3 c) and 4.2.3.3 d) sequentially:

c) 0.4 hectares (1.0 acre) for the Marysfield Neighbourhood located east of The Gore Road and south of Mayfield Road.

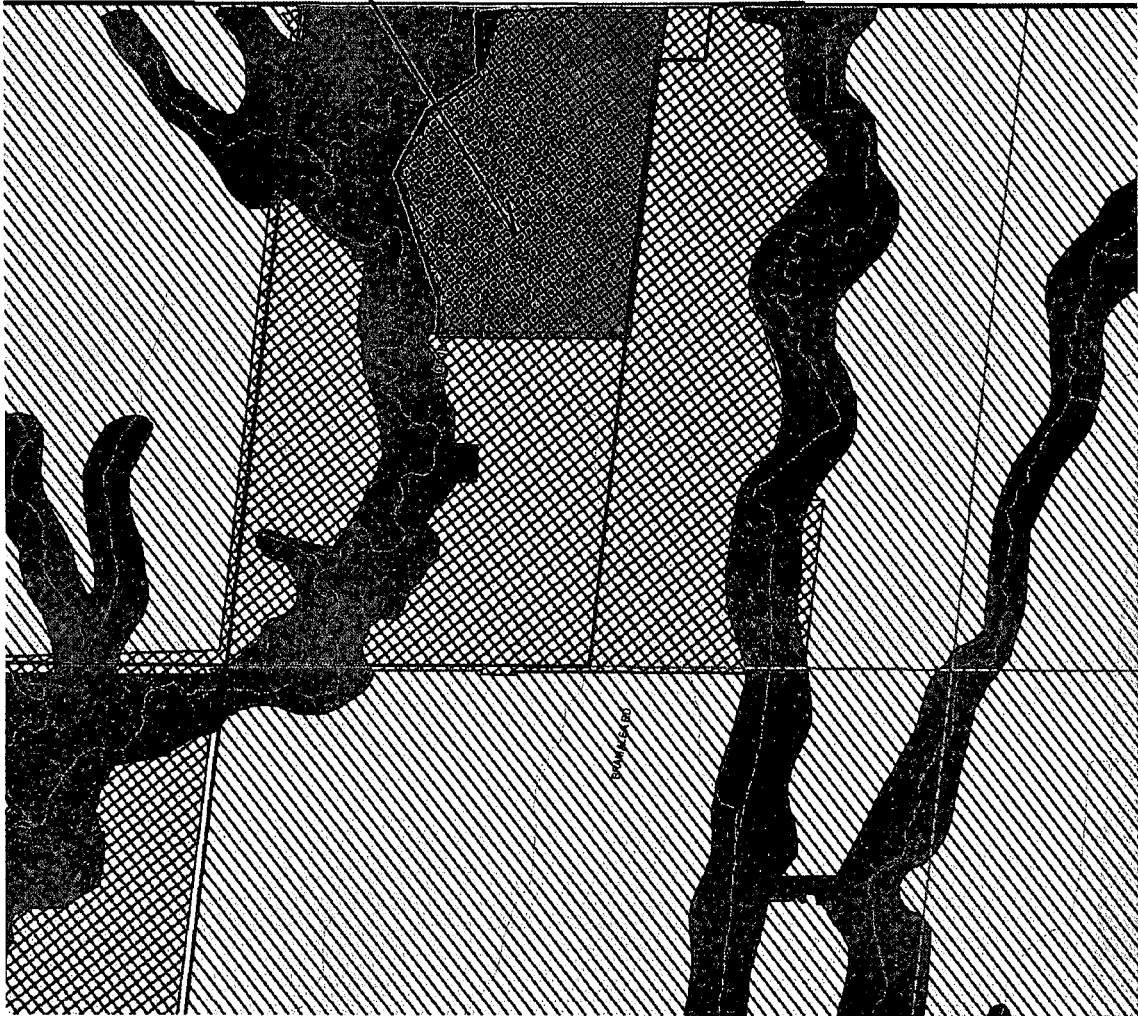
(5) by adding the following new policy as Section 4.2.3.6:

4.2.3.6 Notwithstanding Section 4.2.3.5, consent applications within the Marysfield Neighbourhood Residential Character Area shall be considered and may only be granted:

(i) If adherence to minimum lot size and lot frontage requirements is met, as set out in the Zoning By-law; and,

(ii) Where adherence to the "Residential Character Area" policies of Section 3.2.10.1, where applicable, can be achieved."

"Lands to be designated "Residential Character Area"



EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- |             |                            |                            |
|-------------|----------------------------|----------------------------|
| EMPLOYMENT  | RESIDENTIAL                | GREENBELT LEGEND           |
| COMMUNITIES | BUILT BOUNDARY LINE        | RESIDENTIAL CHARACTER AREA |
| UTILITY     | DESIGNATED GREENFIELD AREA |                            |
| OPEN SPACE  | UNIQUE COMMUNITIES         |                            |
- "TO BE ADDED"

