



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 264 - 2019

To adopt Amendment Number OP 2006 - 177

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 OP 2006 - 177 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 23rd day of October, 2019.

Approved as to
form.

2019/10/01



AWP

Approved as to
content.

2019/09/30

AAP

(City file: C04W17.003)


Patrick Brown, Mayor
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 177
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit a broader range of land uses and densities.

2.0 Location:

The lands subject to this amendment are located on the southeast corner of Mayfield Road and Mississauga Road, west of Veterans Drive. The lands have a frontage of approximately 145 metres on Veterans Drive, 235 metres on Mayfield Road and 147 metres on Mississauga Road. The subject lands are legally described as Part Lot 17, Concession 4 WHS (Blocks 314 and 315, Plan 43M-2044).

3.0 Amendment and Policies Relevant Thereto:

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

- a. By amending Schedule A2, Retail Structure, of the Official Plan by deleting the subject 'Neighbourhood Retail' designation and replacing it with a 'Convenience Retail' designation, as shown outlined on Schedule A to this amendment; and,
- b. By adding to the list of amendments pertaining to Secondary Plan Area Number 51: The Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 177 .

3.2 The document known as Mount Pleasant Secondary Plan, being Chapter 51 (a), of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. By amending Schedule SP51(a) of Chapter 51(a) of Part II, by deleting the subject 'Neighbourhood Retail' designation and replacing it with a 'Medium Density Residential' designation and by deleting the subject 'Motor Vehicle Commercial' designation and replacing it with a 'Mixed Use Area' designation, all as shown outlined on Schedule 'B' to this amendment; and,

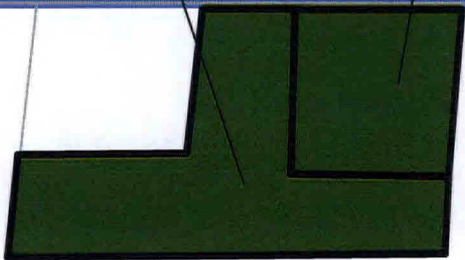
- b. By amending Schedule A, Block Plan Layout for Block Plan Area 51-1, of Chapter 51(a) of Part II, by deleting the subject 'Neighbourhood Commercial' designation and replacing it with a 'Medium Density Residential' designation and by deleting the subject 'Motor Vehicle Commercial' designation and replacing it with a 'Mixed Use' designation, and by adding "Mixed Use" to the legend, all as shown outlined on Schedule 'C' to this amendment.

LANDS TO BE REDESIGNATED FROM
"NEIGHBOURHOOD RETAIL"
TO "CONVENIENCE RETAIL"

LANDS TO BE DELETED FROM
SCHEDULE A2 (RETAIL STRUCTURE)

MAY FIELD ROAD

MISSISSAUGA ROAD



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

Legend

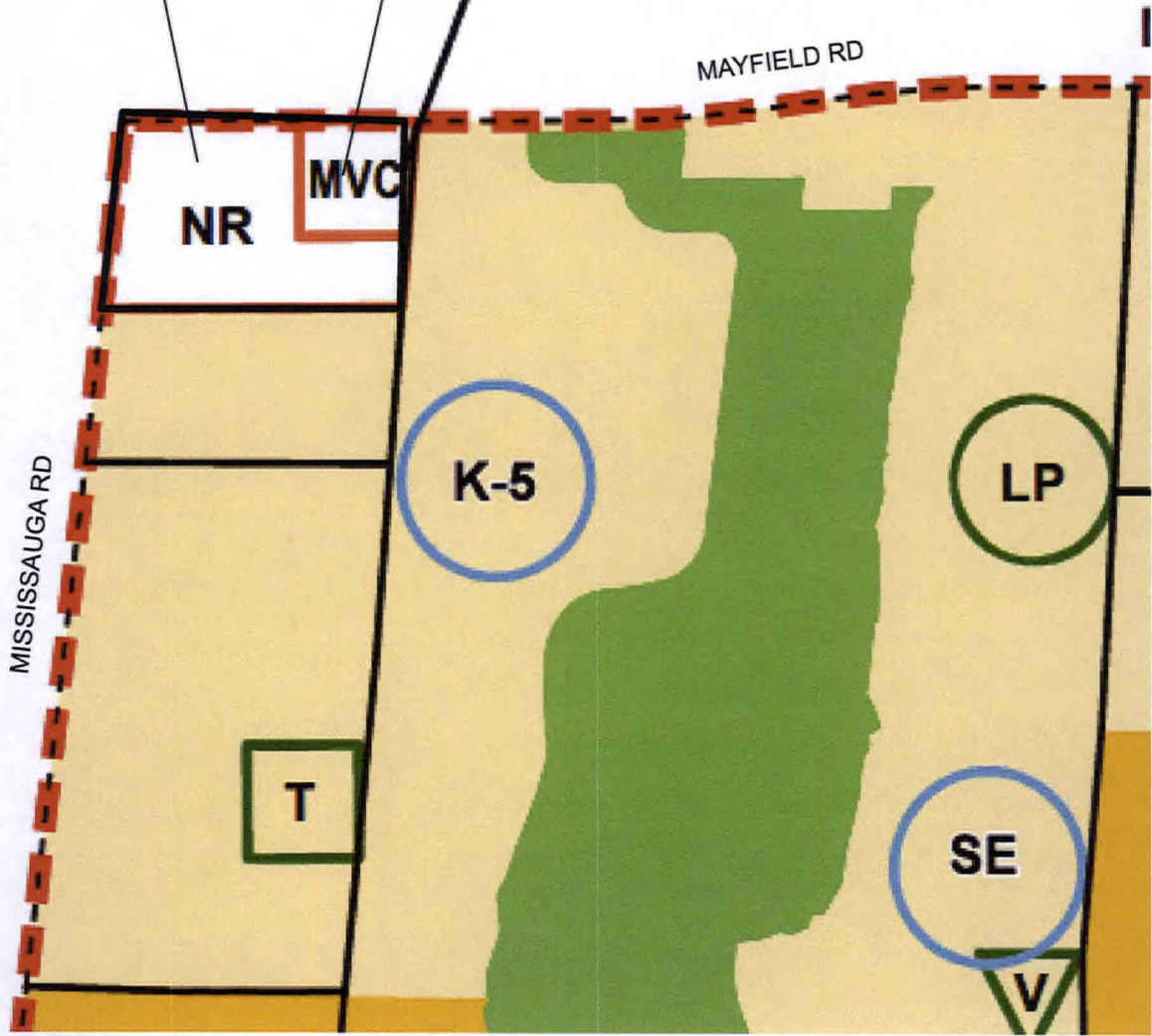
- CONVENIENCE RETAIL
- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- REGIONAL RETAIL
- CITY LIMIT



LANDS TO BE REDESIGNATED FROM "RETAIL - MOTOR VEHICLE COMMERCIAL" TO "MIXED USE AREA"

LANDS TO BE REDESIGNATED FROM "RETAIL - NEIGHBOURHOOD RETAIL" TO "RESIDENTIAL - MEDIUM DENSITY"

OP2006-55



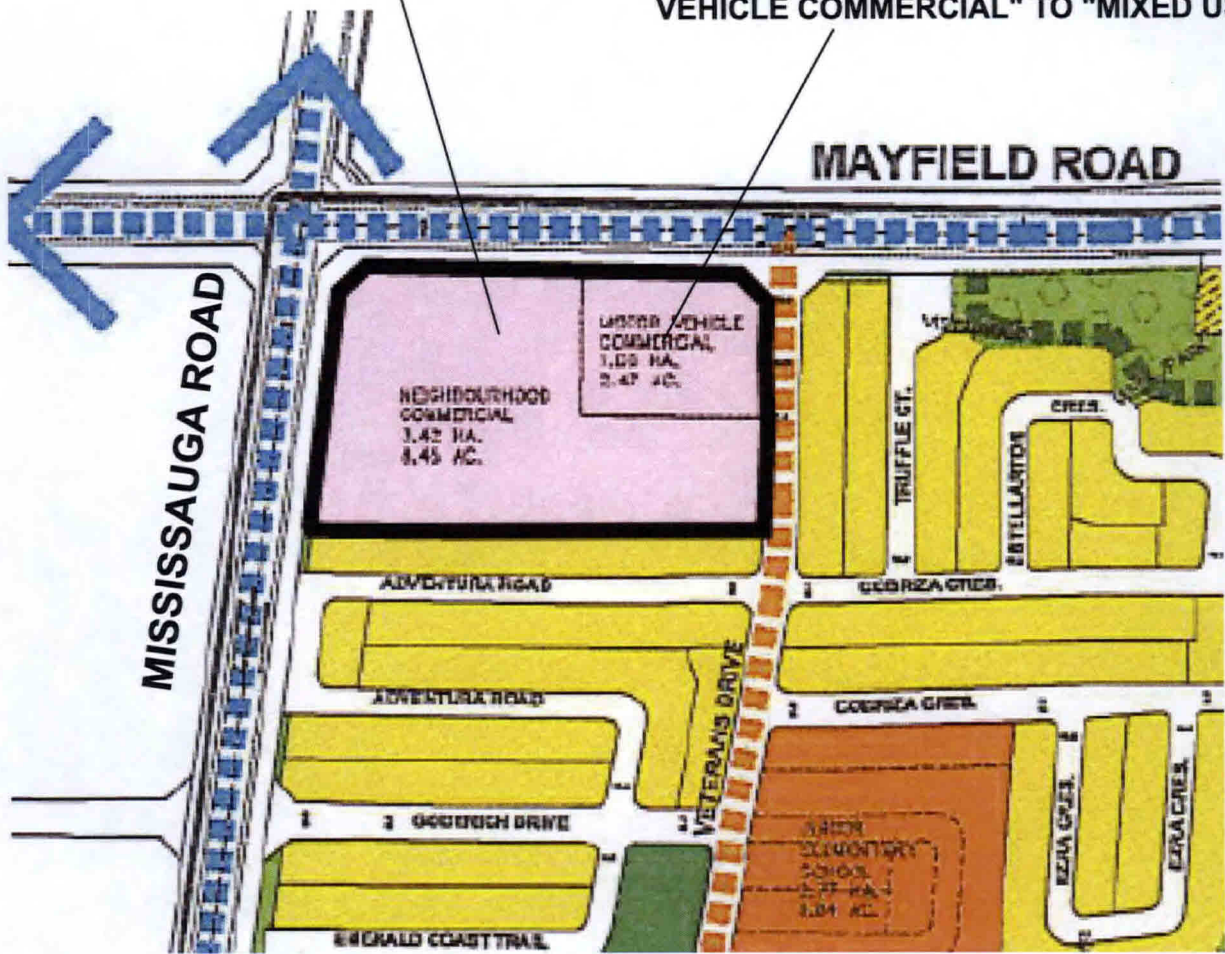
EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

LEGEND			
ROAD NETWORK	---	Transit Spine Collector Road	INFRASTRUCTURE
	---	Arterial Road	
	---	Collector Road	
NATURAL HERITAGE SYSTEM	---	Potential Connection	
	---	TransCanada Gas Pipeline	
	---	CNR Rail Line	
RESIDENTIAL	---	Grade Separation	
	---	Stormwater Management Facility	
	---	Public Junior Elementary School Site	
RECREATIONAL OPEN SPACE	---	Public Senior Elementary School Site	
	---	Separate Elementary School Site	
	---	Public Secondary School Site	
OTHER	---	Separate Secondary School Site	
	---	Place of Worship	
	---	City Park	
RETAIL	---	Local Park	
	---	Parkette	
	---	Town Square	
MIXED USE AREA	---	Vest Pocket	
	---	District Retail	
	---	Convenience Retail	
SPECIAL POLICY AREA	---	Neighbourhood Retail	
	---	Motor Vehicle Commercial	
	---	Peel Regional Police Association Special Policy Area	
AREA SUBJECT TO THIS AMENDMENT	---	Area Subject to this Amendment	
	---	Osington Special Policy Area (Mixed Use Centre)	



LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD COMMERCIAL" TO "MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "MOTOR VEHICLE COMMERCIAL" TO "MIXED USE"



EXTRACT FROM THE DOCUMENT KNOWN AS BLOCK PLAN 51-1 (MOUNT PLEASANT BLOCK PLAN)

LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-1

NODE BOUNDARY

NATURAL HERITAGE SYSTEM

CITY PARK

GO STATION

NON PARTICIPATING PROPERTIES

FIREHALL

LIBRARY
- LOW / MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

COMMERCIAL

SWAY PONDS

MIXED USE
- OPEN SPACE (NHS) BUFFERS/CHANNELS

PARKS/ VEST POCKETS/ PARKETTES/ TOWN SQUARE

INSTITUTIONAL

SPECIAL POLICY AREA
- POTENTIAL LOCATION OF HYDRO ONE BRAMPTON 5m x 7m SWITCHGEAR EASEMENT

MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)

ON-STREET BIKE LANE (CLASS 2)

POTENTIAL SIGNED BIKE ROUTE (CLASS 3)

GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES



SCHEDULE C TO OFFICIAL PLAN AMENDMENT
OP2006# 177

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 264-2019 being a by-law to adopt Official Plan Amendment OP2006-177, and By-law 265-2019 to amend Zoning By-law 270-2004, as amended – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc.
(C04W17.003)

DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, 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 264-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 23rd day of October, 2019, to adopt Amendment Number OP2006-177 to the 2006 Official Plan.
3. By-law 265-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 23rd day of October, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 264-2019 as required by section 17(23) of the *Planning Act* was given on the 30th day of October, 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.
5. Written notice of By-law 265-2019 as required by section 34(18) of the *Planning Act* was given on the 30th day of October, 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.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-177, adopted by By-law 264-2019, is deemed to have come into effect on the 23rd day of October, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 265-2019, is deemed to have come into effect on the 23rd day of October, 2019, in accordance with Section 34(21) 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)
25th day of November, 2019)



Charlotte Gravlev



A Commissioner, etc.

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

