

Ontario Land Tribunal modified OP2006-179 as per Decision issued on July 15, 2021 available [here](#). This OPA supersedes the OPA adopted by Bylaw 296-2019 on December 11, 2019 appended at the end

# APPENDIX 1



THE CORPORATION OF THE CITY OF BRAMPTON

## BY-LAW

*Number* \_\_\_\_\_ - 2021

To Adopt Amendment Number OP 2006-  
to the Official Plan of the City of Brampton Planning Area

The Local Planning Appeal Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, hereby orders the coming into force of By-law Number LPAT OPA XX-2021, as follows:

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

APPROVED BY THE LOCAL PLANNING APPEAL TRIBUNAL  
ON , 2021, PURSUANT TO ORDER NO. \_.

AMENDMENT NUMBER OP 2006 –  
To Official Plan of the  
City of Brampton Planning Area

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

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Snelgrove – Heart Lake Secondary Plan through the preparation and approval of an amendment for Special Site Area 2 within Snelgrove - Heart Lake Secondary Plan Area 1.

This amendment to Chapter 1 of the Snelgrove - Heart Lake Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective to the concept of an Upscale Executive Housing development on the remaining greenfield site within the Snelgrove - Heart Lake Secondary Plan Area in the context of the current Provincial, Regional and local planning policy environment for the development of such sites.

2.0 LOCATION

The subject lands comprise an area of approximately 20.0 hectares (49.4 acres) in north central Brampton and is located at the southwest corner of Mayfield Road and Kennedy Road. The land is largely an agricultural crop field but also contains part of a small provincially significant complexed wetland.

The subject lands are legally described as Part of the East Half of Lot 2 Concession 1, E.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 1 to the Snelgrove - Heart Lake Secondary Plan as attached.

3.1 AMENDMENTS AND POLICIES RELATIVE HERETO

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

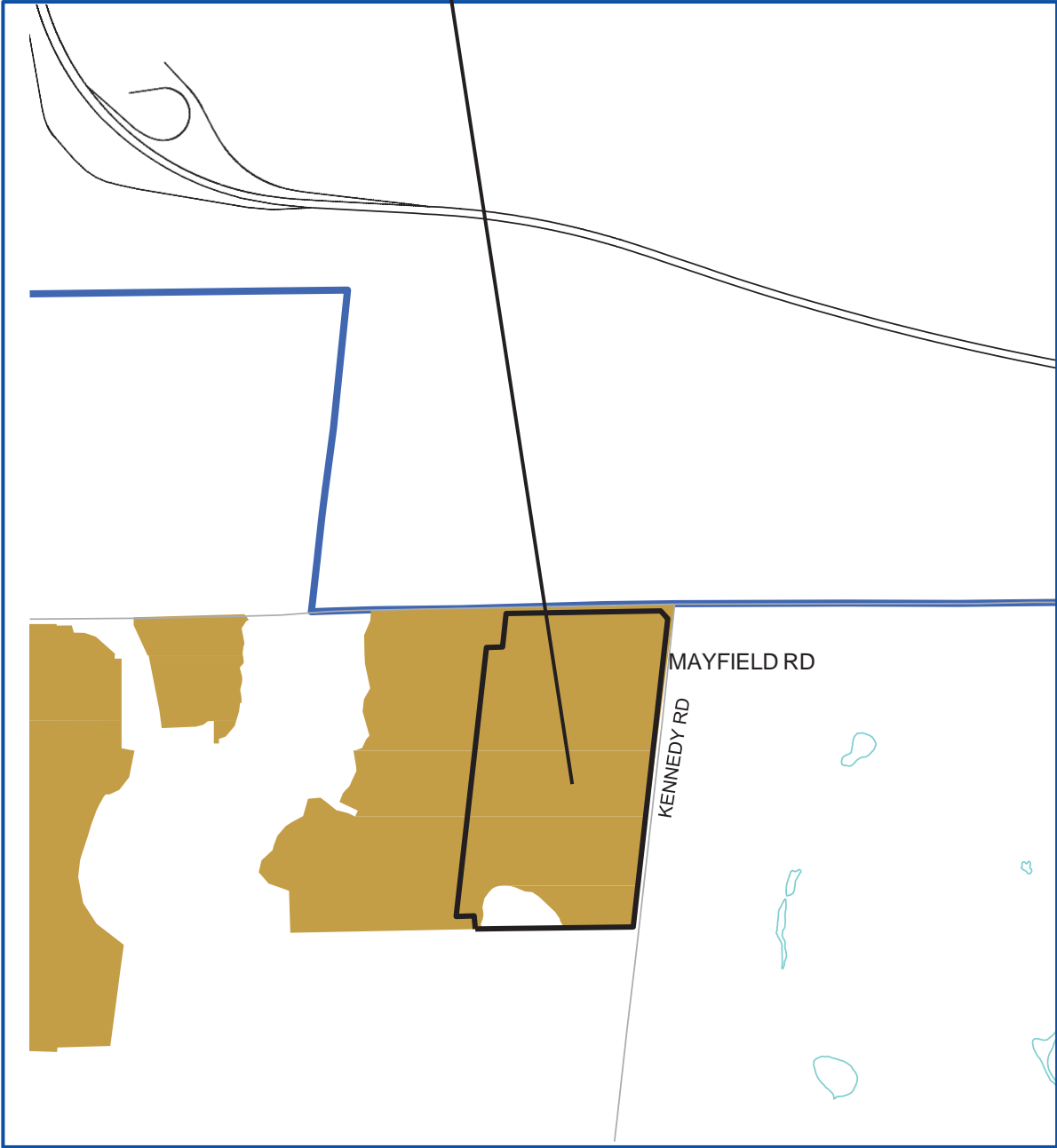
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove – Heart Lake Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006- .
- (2) amending Schedule A1 'Executive Housing Policy Areas' to the Brampton Official Plan to identify a 'Special Policy Area 3A' as shown on Schedule A to this amendment.
- (3) by adding the following site-specific policy section, as follows:

4.2.2.9 'Notwithstanding the density and lot sizes policies of Section 4.2.2 Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Special Policy Area 3 (Snelgrove – Heart Lake Secondary Plan) has been satisfied, the lands designated as Special Policy Area 3A on Schedule A1 may be developed for a wider range of housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing Designation. The development shall be in accordance with the Parkside Heights Scoped Community Design Guidelines approved by the Planning and Development Services Department on September 5, 2019 '
- (4) amending Schedule 1 to Chapter 1 to the Snelgrove – Heart Lake Secondary Plan (SPA1) to identify additional Natural Heritage System and Recreational Open Space designations as shown on Schedule B to this amendment.
- (5) adding to Section 8.2, Special Site Area 2 of Chapter 1: The Snelgrove – Heart

Lake Secondary Plan thereof, the following additional text:

'Notwithstanding the density and lot sizes policies of Section 4.2.2 Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Area 3 (Snelgrove – Heart Lake Secondary Plan) has been satisfied, the lands designated as Special Site Area 2 on Schedule 1 and located at the southwest corner of Mayfield Road and Kennedy Road may be developed for a broader range of structural housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation. The overall maximum development density permitted on the lands designated Special Site Area 2 may be 37 units per net residential hectare (15 units per net residential acre). The development shall be in accordance with the Parkside Heights Scoped Community Design Guidelines approved by the Planning and Development Services Department on September 5, 2019.'

LANDS TO BE DESIGNATED "AREA 3A"



EXTRACT FROM SCHEDULE A1 - UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

SUBJECT LANDS

UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS



**BRAMPTON**  
Flower City

PLANNING AND DEVELOPMENT SERVICES

File: C01E17.029\_OPA\_A

Date: 2019/10/15

Author: ckovac

## SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2006# -



LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "OPEN SPACE - NATURAL HERITAGE  
SYSTEM"

LANDS TO BE REDESIGNATED FROM  
"OPEN SPACE -RECREATIONAL OPEN  
SPACE" TO "OPEN SPACE - NATURAL  
HERITAGE SYSTEM"

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "RECREATIONAL- RECREATIONAL  
OPEN SPACE"

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "OPEN SPACE - NATURAL HERITAGE  
SYSTEM"

MAYFIELD RD

2

KENNEDY RD

EXTRACT FROM SCHEDULE SP1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE/HEART LAKE SECONDARY PLAN

COMMERCIAL	EMPLOYMENT	INSTITUTIONAL	RESIDENTIAL	OPEN SPACE	ROADS
CONVENIENCE RETAIL	GENERAL EMPLOYMENT 1	ELEMENTARY SCHOOL	LOW DENSITY RESIDENTIAL	NATURAL HERITAGE SYSTEM	COLLECTOR ROAD
DISTRICT RETAIL	GENERAL EMPLOYMENT 2	MIDDLE SCHOOL	MEDIUM DENSITY RESIDENTIAL	RECREATION OPEN SPACE	MINOR ARTERIAL ROAD
HIGHWAY AND SERVICE COMMERCIAL		SECONDARY SCHOOL	MEDIUM / HIGH DENSITY RESIDENTIAL	CEMETERY	MAJOR ARTERIAL ROAD
HIGHWAY COMMERCIAL		FIRE STATION	HIGH DENSITY RESIDENTIAL	PRIVATE COMMERCIAL RECREATION	PROVINCIAL HIGHWAY
MIXED EMPLOYMENT COMMERCIAL		INSTITUTIONAL			RAILWAY
NEIGHBOURHOOD RETAIL		PLACE OF WORSHIP			
SERVICE COMMERCIAL					
		1 SPECIAL SITE AREAS			

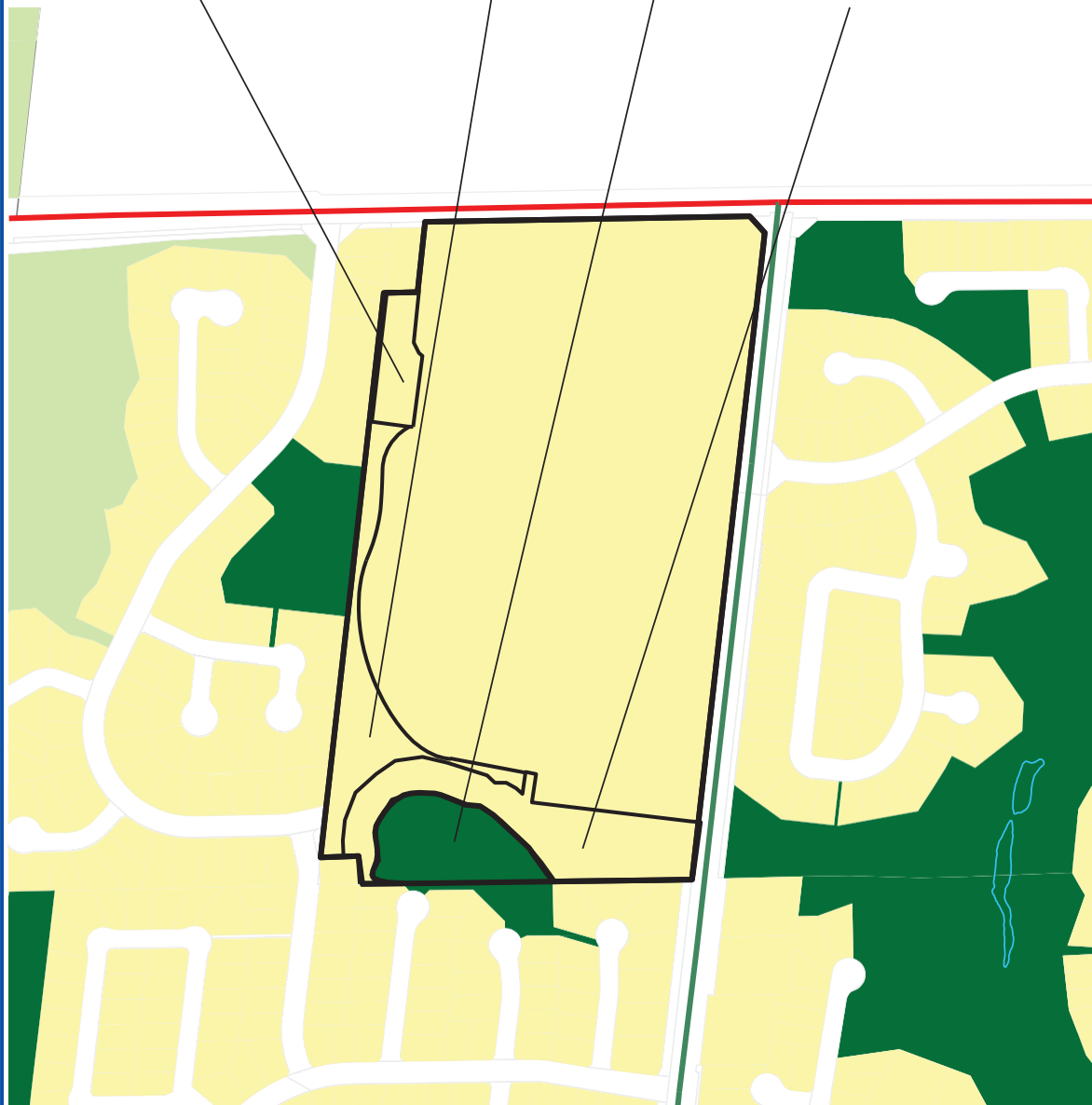
**SCHEDULE B TO**

**OFFICIAL PLAN AMENDMENT OP2006#**

File: C01E17.029\_OPA\_B

Date: 2019/10/15

Author: ckovac



brampton.ca

**BRAMPTON**  
Flower City



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 296 -2019

To Adopt Amendment Number OP 2006- 179  
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 - 179 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL  
this 11<sup>th</sup> day of December 2019.

Approved as to  
form.

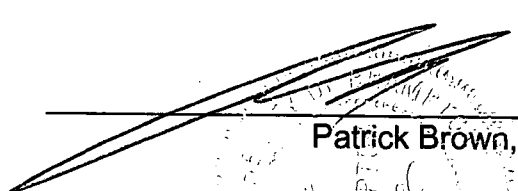
2019/12/09


AWP

Approved as to  
content.

2019/12/09

AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 – 179**  
**To Official Plan of the**  
**City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 – 179  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

## 1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Snelgrove – Heart Lake Secondary Plan through the preparation and approval of an amendment for Special Site Area 2 within Snelgrove - Heart Lake Secondary Plan Area 1.

This amendment to Chapter 1 of the Snelgrove - Heart Lake Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective into the concept of an Upscale Executive Housing development on a greenfield site within the Snelgrove - Heart Lake Secondary Plan Area in the context of the current Provincial, Regional and local planning policy environment for the development of such sites.

## 2.0 LOCATION

The subject land comprises an area of approximately 20.0 hectares (49.4 acres) in north central Brampton and is located at the southwest corner of Mayfield Road and Kennedy Road. The land is largely an agricultural crop field but also contains part of a small provincially significant complexed wetland.

The subject lands are legally described as Part of the East Half of Lot 2 Concession 1, E.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 1 to the Snelgrove - Heart Lake Secondary Plan as attached.

## 3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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

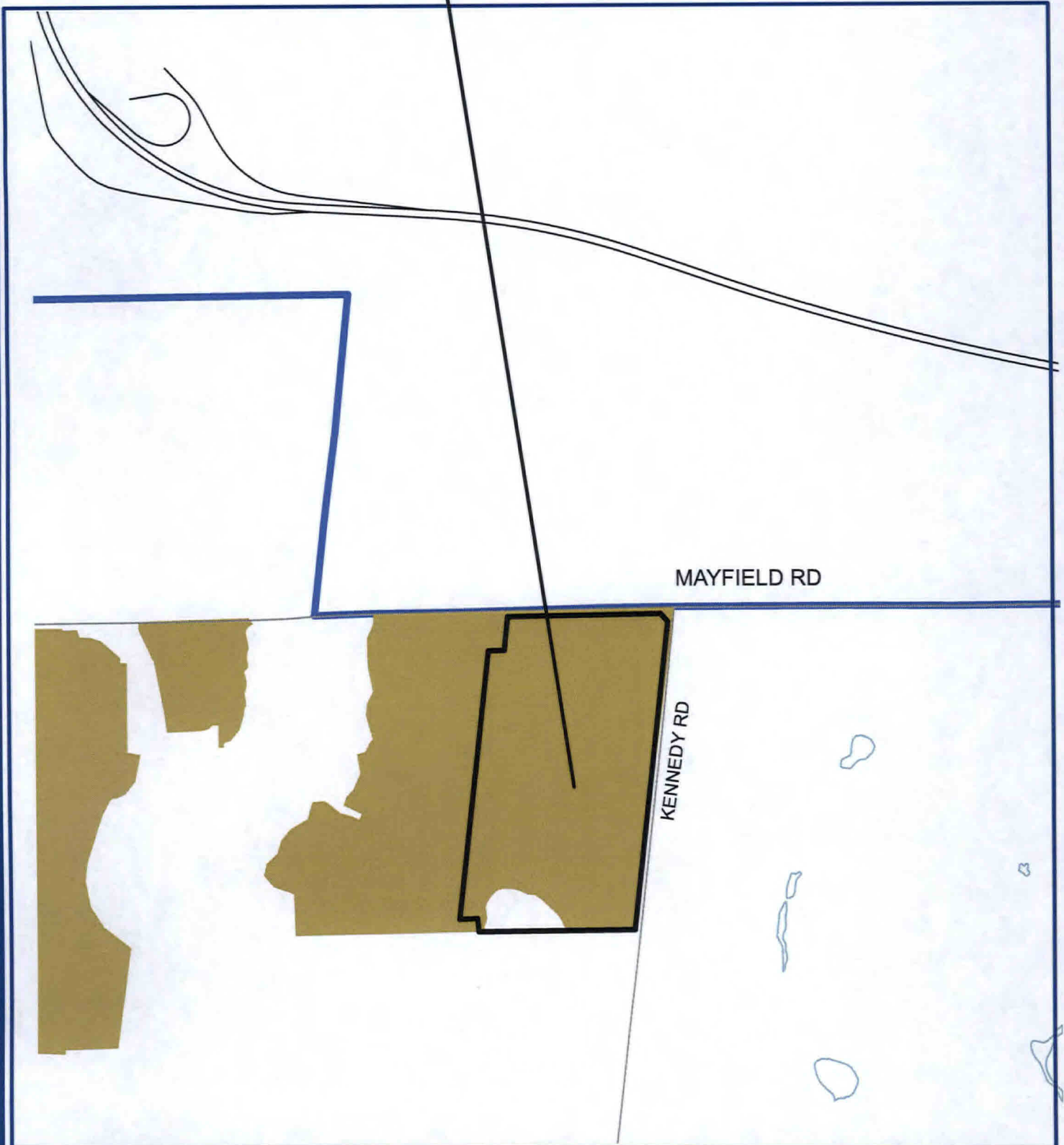
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove – Heart Lake Secondary Plan as set out in Part II: Secondary Plans thereof, 'Amendment Number OP2006- 179.'
- (2) amending Schedule A1 'Executive Housing Policy Areas' to the Brampton Official Plan to identify a 'Special Policy Area 3A' as shown on Schedule A to this amendment.
- (3) by adding the following site-specific policy section, as follows:
 

'4.2.2.9 Notwithstanding the density and lot sizes policies of Section 4.2.2 Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Special Policy Area 3 (Snelgrove – Heart Lake Secondary Plan) has been satisfied, the lands designated as Special Policy Area 3A on Schedule A1 may be developed for a wider range of housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing Designation.'
- (4) amending Schedule 1 to Chapter 1 to the Snelgrove – Heart Lake Secondary Plan (SPA1) to identify additional Natural Heritage System and Recreational Open Space designations as shown on Schedule B to this amendment.
- (5) adding to Section 8.2, Special Site Area 2 of Chapter 1: The Snelgrove – Heart Lake Secondary Plan thereof, the following additional text:



'Notwithstanding the density and lot sizes policies of Section 4.2.2 of the Official Plan regarding Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Area 3 (Snelgrove – Heart Lake

Secondary Plan) has been satisfied, the lands designated as Special Site Area 2 on Schedule 1 may be developed for a broader range of structural housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation. The overall maximum development density permitted on the lands designated Special Site Area 2 may be 37 units per net residential hectare (15 units per net residential acre).'

LANDS TO BE DESIGNATED "AREA 3A"



EXTRACT FROM SCHEDULE A1 - UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

-  APPEALED TO THE OMB
-  UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS





LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "OPEN SPACE - NATURAL HERITAGE  
SYSTEM"

LANDS TO BE REDESIGNATED FROM  
"OPEN SPACE -RECREATIONAL OPEN  
SPACE" TO "OPEN SPACE - NATURAL  
HERITAGE SYSTEM"

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "RECREATIONAL- RECREATIONAL  
OPEN SPACE"

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW DENSITY RESIDENTIAL  
TO "OPEN SPACE - NATURAL HERITAGE  
SYSTEM"

MAYFIELD RD



EXTRACT FROM SCHEDULE SP1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE/HEART LAKE SECONDARY PLAN

#### COMMERCIAL

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

#### EMPLOYMENT

- GENERAL EMPLOYMENT 1
- GENERAL EMPLOYMENT 2

#### INSTITUTIONAL

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

#### RESIDENTIAL

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

#### OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- PRIVATE COMMERCIAL RECREATION

#### ROADS

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



**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE B TO OFFICIAL PLAN AMENDMENT**  
OP2006# 179

File: C01E17.029\_OPA\_B

Date: 2019/10/15

Author: ckovac