



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 139 - 2020

To Adopt Amendment Number OP2006-185  
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 OP2006-185 to the Official of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this <sup>8<sup>th</sup></sup>~~24<sup>th</sup>~~ day of <sup>JULY,</sup>~~JUNE~~, 2020.

*AK*

*AK*

Approved as to  
form.  
2020/06/03  
AWP

Approved as to  
content.  
2020/06/01  
AAP

Patrick Brown, Mayor

*J. Adonhead*

*JANICE ADONHEAD, Deputy Clerk*  
for Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 185  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – ~~185~~  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add site specific policies to the lands shown on Schedule 'A' to this amendment to guide the development of the subject lands for high density residential purposes.

2.0 Location:

The lands subject to this amendment are known municipally as 80 Scott Street. The lands are located approximately 100 metres (328 feet) north of Church Street and have a frontage of approximately 101 metres (331 feet) on the east side of Scott Street and are located in Part of Lot 6, Concession 1, E.H.S., in the City of Brampton and identified as Part Lots 1, 2, and 3 Block H, Registered Plan BR 26.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006-~~185~~

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton Flowertown Secondary Plan (being Part Two: Secondary Plans, as amended) are hereby further amended:

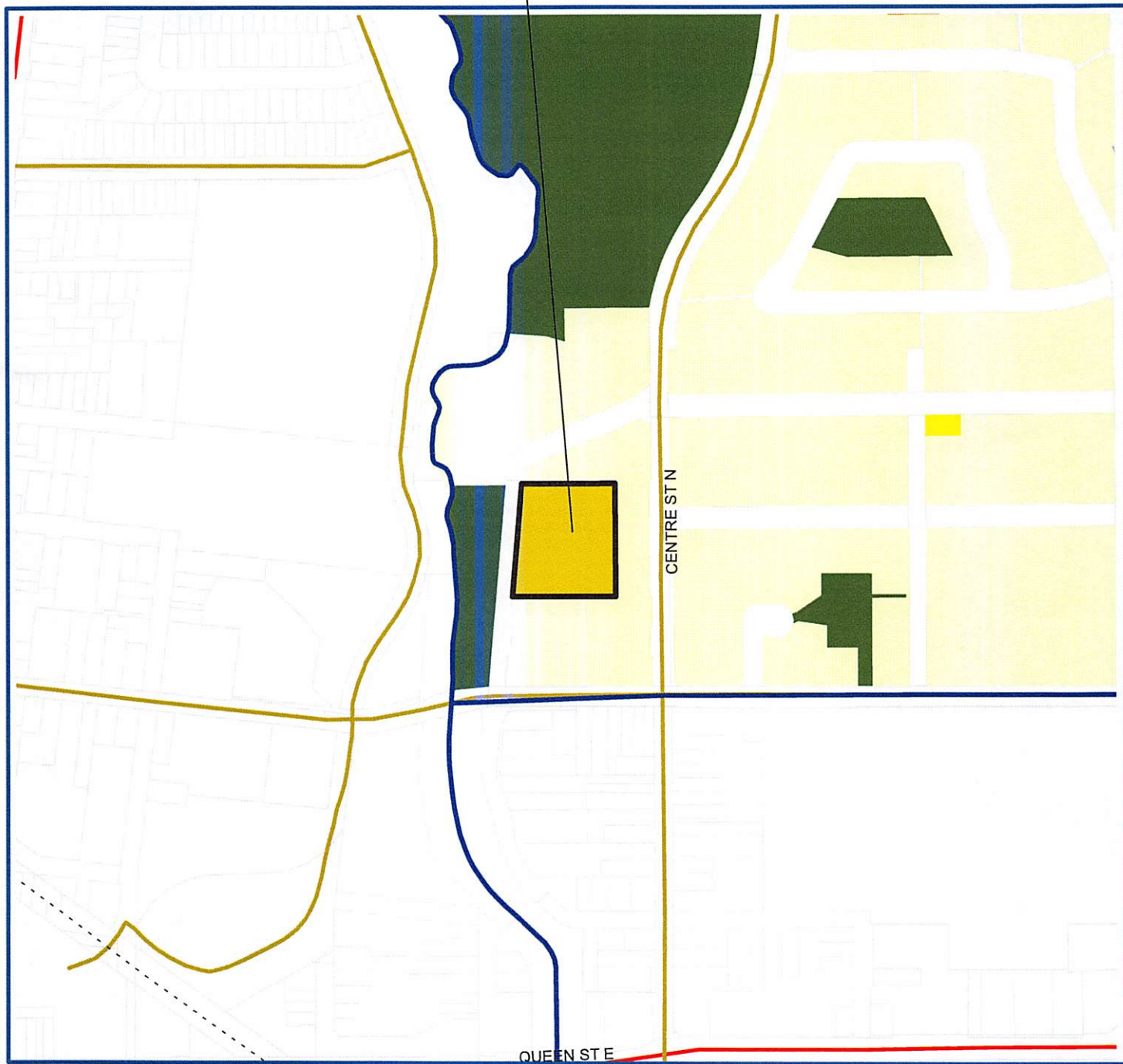
- (1) by adding on Schedule 6 of Chapter 6: Brampton Flowertown Secondary Plan, Special Site Area 6 as outlined on Schedule A to this amendment.
- (2) by adding the following as Section 8.6 to Section 8 of Chapter 6: Brampton Flowertown Secondary Plan:

8.6 The lands designated "High Density Residential" in Special Site Area 6 shall be developed for an apartment building,

and shall be developed in accordance with the following principles:

- i) a maximum floor space index of 4.0 (exclusive of the parking garage);
- ii) to minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the zoning by-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as the height of the building increases;
- iii) Building facades are to have a high degree of architectural articulation to break up the massing of the façade;
- iv) Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.
- v) development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape.”

## LANDS TO BE DESIGNATED SPECIAL SITE AREA 6



EXTRACT FROM SCHEDULE A( (LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

### COMMERCIAL

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

### RESIDENTIAL

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

### UTILITY

- UTILITY

### INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

### OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

--- RAILWAY

1 SPECIAL SITE AREA

  SPECIAL POLICY AREA

  SECONDARY PLAN BOUNDARY

### ROADS

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



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 139-2020 being a by-law to adopt  
Official Plan Amendment OP2006-185, and By-law 140-2020 to amend Zoning By-law  
270-2004, as amended – Gagnon Walker Domes Ltd. – JTS Properties Inc.  
C01E06.054

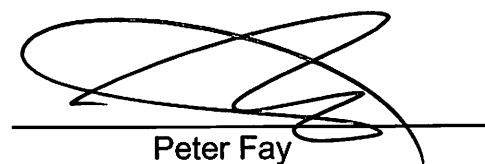
DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and  
say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have  
knowledge of the matters herein declared.
2. By-law 139-2020 was passed by the Council of The Corporation of the City of  
Brampton at its meeting on the 8<sup>th</sup> day of July, 2020, to adopt Amendment Number  
OP2006-185 to the 2006 Official Plan.
3. By-law 140-2020 was passed by the Council of The Corporation of the City of Brampton  
at its meeting held on the 8<sup>th</sup> day of July, 2020, to amend Zoning By-law 270-2004, as  
amended.
4. Written notice of By-law 139-2020 as required by section 17(23) of the *Planning Act*  
was given on the 23<sup>rd</sup> day of July, 2020, 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 140-2020 as required by section 34(18) of the *Planning Act*  
was given on the 23<sup>rd</sup> day of July, 2020, 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. OP2006-185, adopted by By-law 139-2020, is deemed to have come into effect on the  
8<sup>th</sup> day of July, 2020, in accordance with Section 17(27) of the *Planning Act*, R.S.O.  
1990, as amended.
9. Zoning By-law 140-2020, is deemed to have come into effect on the 8<sup>th</sup> day of July,  
2020, 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 )  
27<sup>th</sup> day of August, 2020 )

  
Peter Fay

  
A Commissioner, etc.

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

