



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 150 - 2020

To Adopt Amendment Number OP 2006 - 187
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 – 187 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 5th day of August, 2020.

Approved as to
form.

2020/07/17


AWP

Approved as to
content.

2020/07/17

AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 187

To the Official Plan of the

City of Brampton Planning Area

AMENDMENT NUMBER OP 2006- 187TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this Amendment is to change the land use designation of the lands shown on Schedules 'A,' '1' and 'D' of the Official Plan and Schedule SP7(A) of the Downtown Brampton Secondary Plan to permit the development of stacked townhouses.

2.0 Location

The lands subject to this amendment are municipally known as 25 William Street and are located on the east side of Main Street North, south of Sproule Drive and on the south side of the terminus and future extension of William Street. The lands do not currently have frontage on a public road. The lands have a net area of approximately 0.11 hectares (0.28 acres) and are legally described as Part of Lots 22 and 23 Registered Plan BR-24 City of Brampton Regional Municipality of Peel.

3.0 Amendments and Policies Relevant Thereto:

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

- (1) by adding to the list of amendments pertaining to the Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 187 .;
- (2) By amending Schedule 1 City Concept of the Official Plan, to redesignate the lands shown as Schedule A to this Amendment from "Communities" to "Open Space";
- (3) By amending Schedule A Land Use Designations of the Official Plan, to add the land use designation for lands shown as Schedule B to this Amendment as "Open Space"; and,
- (4) By amending Schedule D Land Use Designations of the Official Plan, to designate the lands shown as Schedule C to this Amendment as "Valleyland/Watercourse Corridor".

3.2 The portions of the document known as the Downtown Brampton Secondary Plan, Chapter 7, of Part II Secondary Plan of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By adding Schedule SP7(A) of Chapter 7 of Part II: Secondary Plans, to redesignate the lands shown on Schedule D to this Amendment from "Medium Density" to "Medium Density 2" and "Valleyland";
- (2) By amending Section 5.2 Residential, to add new land use designation "Medium Density 2" and inserting the following new Sub-Section immediately after Section 5.2.3, as follows:

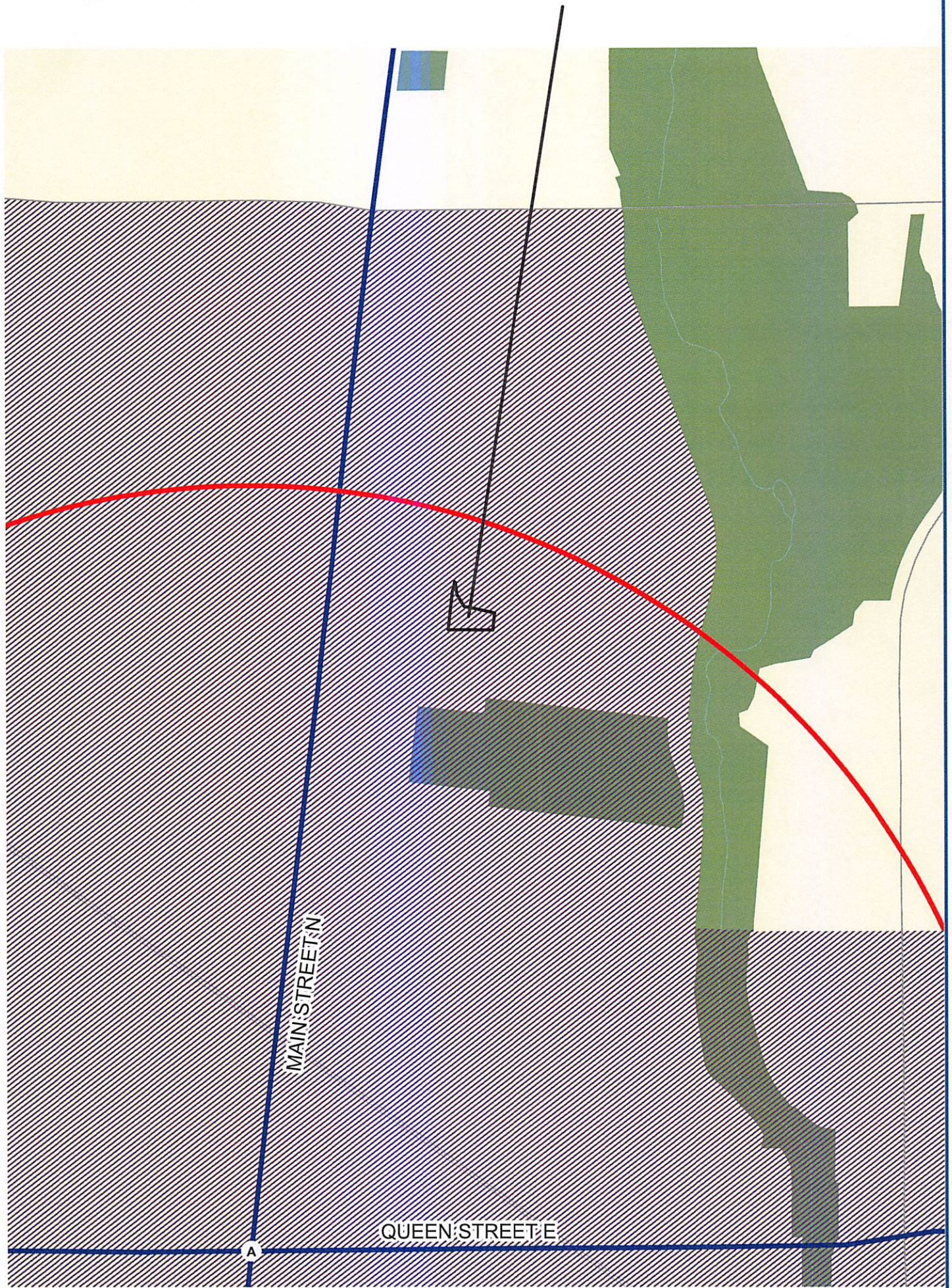
5.2.4 Medium Density 2

5.2.4.1 Lands designated Medium Density 2, located on the east side of Main Street North, south of Sproule Drive, on the south side of the terminus and future extension of William Street as shown as Schedule SP7(A), shall permit:

- i) a maximum density of 70 units per net residential hectare (28 units per net residential acre); and
- ii) a range of block townhouses, street townhouses, stacked townhouses and back-to-back stacked townhouses.”

(3) By renumbering the subsequent sections accordingly.

LANDS TO BE REDEINGATED FROM "COMMUNITIES" TO "OPEN SPACE"

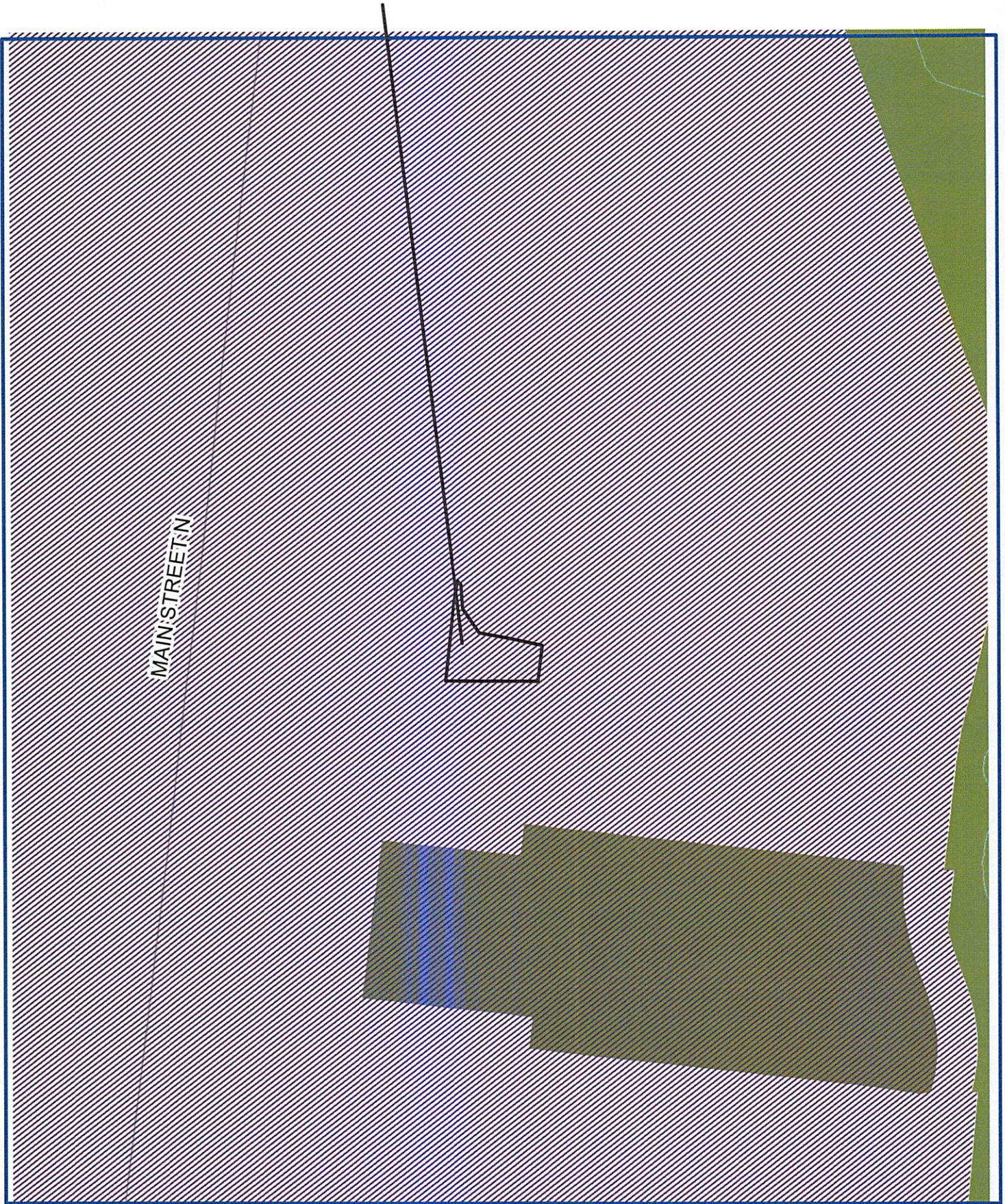


EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | | | |
|--------------|--------------------------|------------------------------------|---|----------------------------|
| CENTRAL AREA | OPEN SPACE | PRIMARY INTENSIFICATION CORRIDOR | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA | RESIDENTIAL CHARACTER AREA |
| EMPLOYMENT | RESIDENTIAL | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND | |
| COMMUNITIES | BUILT BOUNDARY LINE | DESIGNATED GREENFIELD AREA | DEFERRAL | |
| UTILITY | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES | MAJOR TRANSIT STATION AREA | MOBILITY HUB
A - ANCHOR |



LANDS TO BE DESIGNATED "OPEN SPACE"

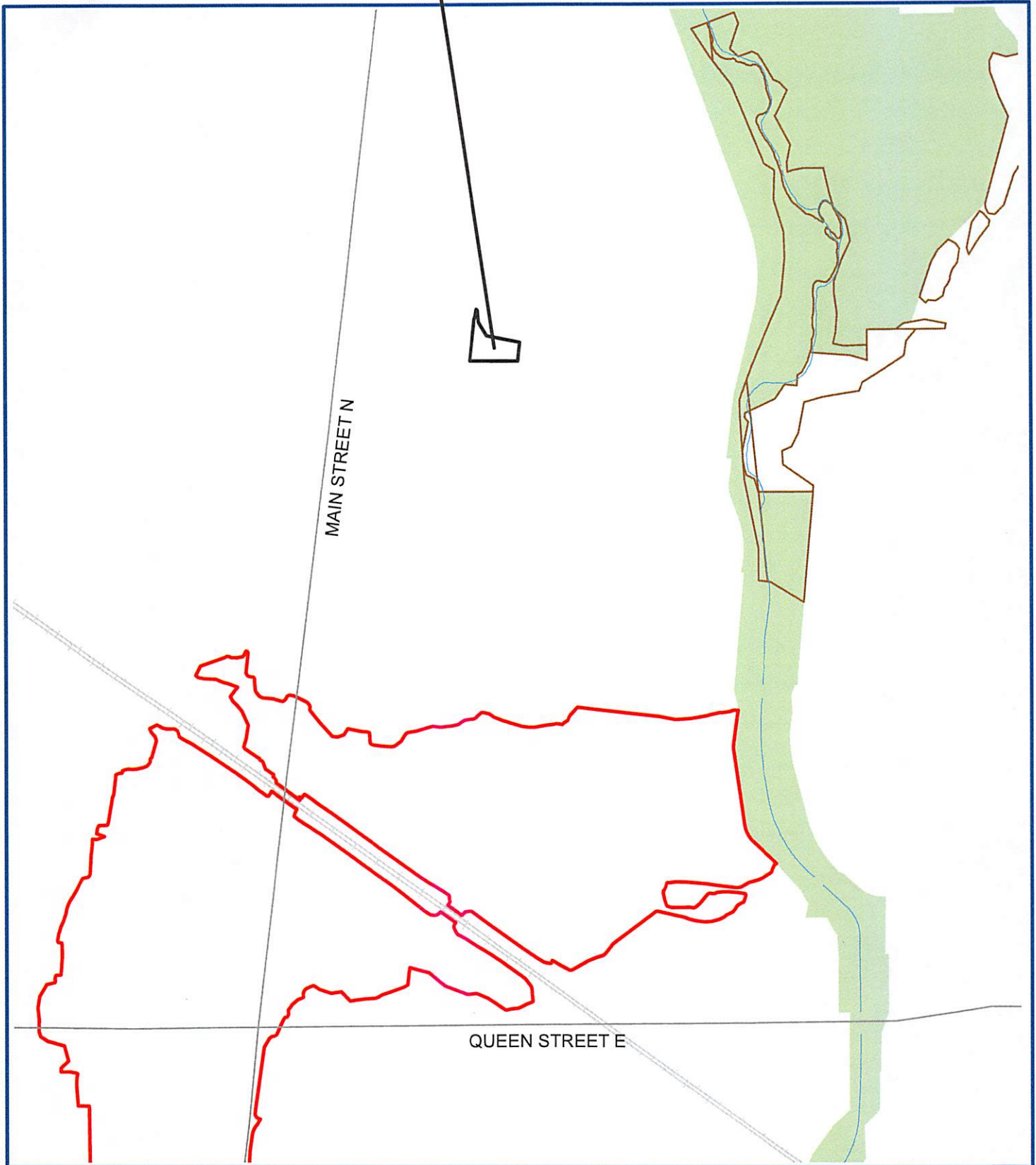


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | |
|-------------------------------------|---------------------|------------------------------|
| BUSINESS CORRIDOR | PARKWAY BELT WEST | SPECIAL LAND USE POLICY AREA |
| ESTATE RESIDENTIAL | PROVINCIAL HIGHWAYS | SPECIAL STUDY AREA |
| INDUSTRIAL | REGIONAL RETAIL | CORRIDOR PROTECTION AREA |
| MAJOR INSTITUTIONAL | RESIDENTIAL | GREENBELT LEGEND |
| N-W BRAMPTON URBAN DEVELOPMENT AREA | UTILITY | L.B.P.I.A. OPERATING AREA |
| OFFICE | VILLAGE RESIDENTIAL | DEFERRAL |
| OPENSAPCE | CENTRAL AREA | |



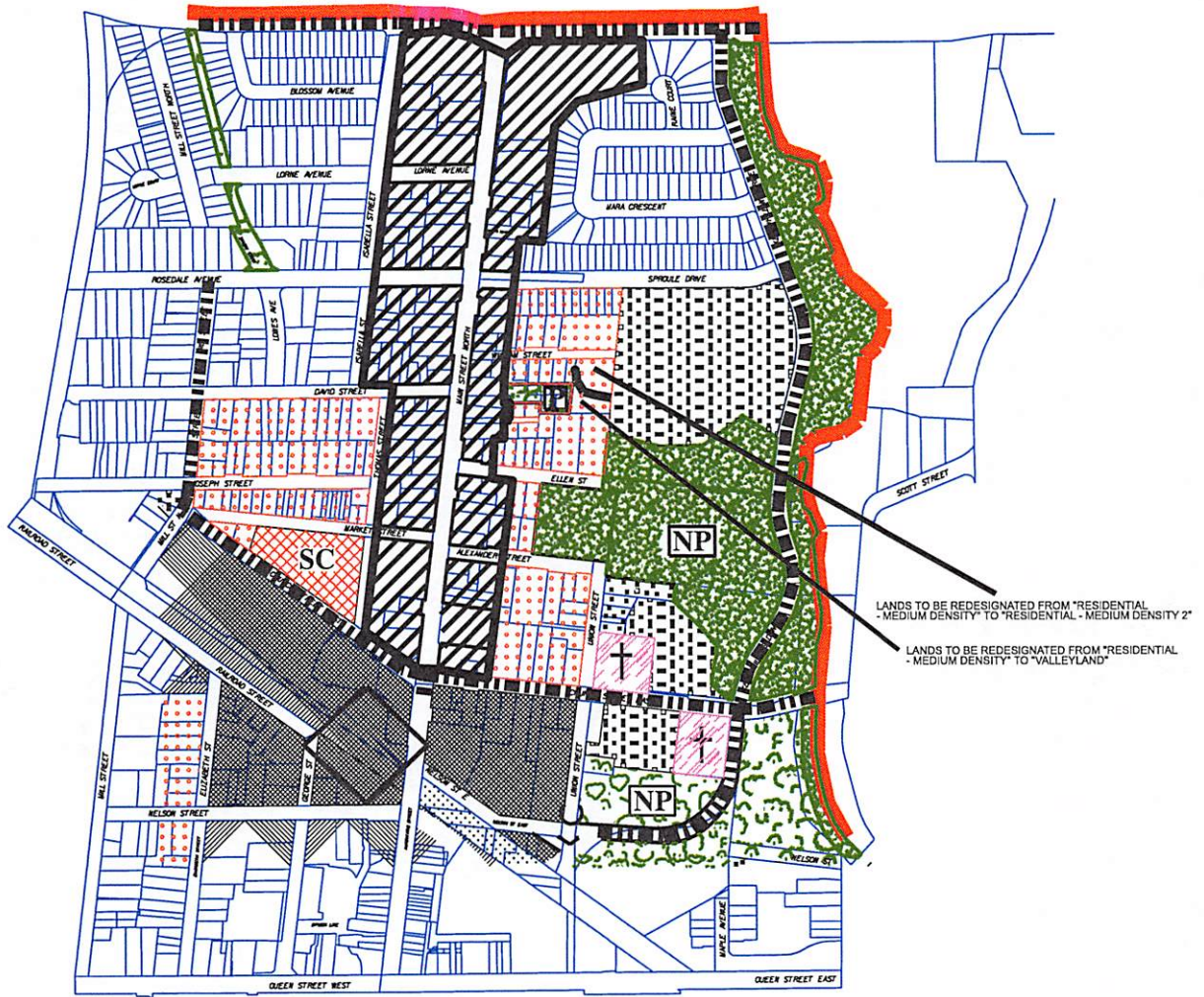
LANDS TO BE DESIGNATED "VALLEYLAND/WATERCOURSE CORRIDOR"


























EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICAL PLAN

- | | |
|---|--|
| GISPRD.PL_ZONING_PENDING | AREAS OF NATURAL AND SCIENTIFIC INTEREST - EARTH SCIENCE |
| APPEALED TO THE OMB | AREAS OF NATURAL AND SCIENTIFIC INTEREST - LIFE SCIENCE |
| ROAD_SHIELDS | ENVIRONMENTALLY SENSITIVE / SIGNIFICANT AREA |
| HIGHWAYS | PROVINCIAL GREENBELT/PROTECTED COUNTRYSIDE |
| MAJOR STREETS | LAKES |
| WATERCOURSES AND TRIBUTARIES ARE SHOWN FOR CONTEXT PURPOSES | RAILWAY |
| OTHER WETLAND | WOODLAND |
| PROvincially SIGNIFICANT WETLAND | VALLEYLAND/WATERCOURSE CORRIDOR |
| SPECIAL POLICY AREA | GISPRD.CITY_LIMIT |





EXTRACT FROM SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	Subject Lands	PUBLIC OPEN SPACE		TRANSPORTATION	
RESIDENTIAL			Parkette		Transportation Facilities
	Low Density		Specialized Park		Minor Arterial Road
	Medium Density		Neighbourhood Park		Collector Road
	Medium High / High Density		Valley Land		Local Road
COMMERCIAL			Private Commercial / Recreation		Grade Separation
	Central Area Mixed Use	INSTITUTIONAL			
	Service Commercial		Institutional		
	Highway Commercial		Place of Worship		
	Convenience Commercial		School		
	Office Node				
	Proposed Development Permit System Area: Main Street North Development Permit System Area				



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 150-2020 being a by-law to adopt
Official Plan Amendment OP2006-187, and By-law 151-2020 to amend Zoning By-law
270-2004, as amended – Macedil Holdings Inc. – Habitat for Humanity GTA
C01E07.037
Ward 1

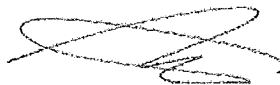
DECLARATION

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

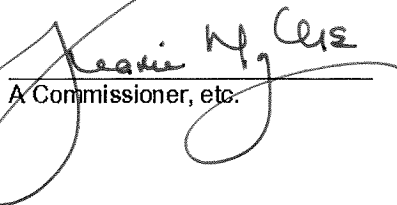
1. I am the City Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 150-2020 was passed by the Council of The Corporation of the City of
Brampton at its meeting on the 5th day of August, 2020, to adopt Amendment Number
OP2006-187 to the 2006 Official Plan.
3. By-law 151-2020 was passed by the Council of The Corporation of the City of Brampton
at its meeting held on the 5th day of August, 2020, to amend Zoning By-law 270-2004,
as amended.
4. Written notice of By-law 150-2020 as required by section 17(23) of the *Planning Act*
was given on the 11th day of August, 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 151-2020 as required by section 34(18) of the *Planning Act*
was given on the 11th day of August, 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. A notice of appeal was filed by Agnes Szekely, under section 17(24) and section
34(19) of the *Planning Act* on August 28, 2020.
7. The appeal by Agnes Szekely, under section 17(24) and section 34(19) of the *Planning*
Act, was withdrawn by letter dated May 3, 2021.
8. The time for appealing has expired and there are no outstanding appeals in this matter.
9. 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.
10. OP2006-187, adopted by By-law 150-2020, is deemed to have come into effect on the
3rd day of May, 2021, in accordance with Section 17(30) of the *Planning Act*, R.S.O.
1990, as amended.
11. Zoning By-law 151-2020, is deemed to have come into effect on the 5th day of August,
2020, in accordance with Section 34(23.1) 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)
15th day of June, 2021)



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, 2024.

