



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 215 - 2020

To adopt Amendment Number OP2006 - 190 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- 190 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 28th day of October, 2020.

Approved as to
form.


2020/10/01

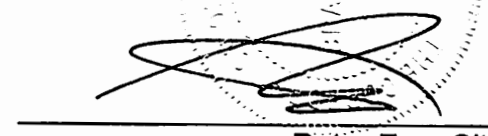
[AWP]

Approved as to
content.

2020/09/29

[Allan Parsons]


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2020-190

to the Official Plan of the City of
Brampton Planning Area

AMENDMENT NUMBER OP
2020- 190 TO THE OFFICIAL
PLAN OF THE CITY OF
BRAMPTON PLANNING
AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to change the land use designations of the lands shown on Schedules A and B to this amendment, to permit more residential units by removing a large portion of the Upscale Executive Housing Special Policy Area lands north of Embleton Road and east of Heritage Road and re-designating these lands from Executive Residential to Low/Medium Density Residential.

In addition, this OPA re-designates approximately 1 hectare of Service Commercial lands south of Embleton Road to Low/Medium Density Residential and Medium Density Residential.

Special Policy Area 15 which permitted increased density on approximately half of the Executive Residential lands north of Embleton Road will be deleted as the lands will become Low/Medium Density.

This Amendment also reclassifies the Parkette identified in Schedule B as a Neighbourhood Park and permits a limited number of lots with direct frontage on the North-South Collector Road.

2.0 Location:

The lands subject to this amendment are located north and south of Embleton Road, east of Heritage Road and west of the Village of Huttonville. The northern portion of the property has a frontage of approximately 523 metres (1716 feet) on Heritage Road and a frontage of approximately 427 metres (1400 feet) on Embleton Road, while the southern portion has a frontage of approximately 93 metres (305 feet) on Heritage Road and a frontage of approximately 183 metres (600 feet) on Embleton Road. The lands are legally described as part of east and west halves of Lot 6, part of east and west halves of Lot 5, part of the original road allowance between the east halves of lots 5 & 6 and part of the original road allowance between the west halves of Lots 5 & 6, Concession 5, west of Hurontario Street, in the City of Brampton.

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:

3.1.1 By removing on Schedule A1, Upscale Executive Housing Special Policy Areas, the "Upscale Executive Housing Special Policy Area" designation at the northeast corner of Embleton Road and Heritage Road as shown on Schedule A to this amendment;

- 3.1.2 By adding to the list of amendments pertaining to Secondary Plan Area 40(a), Chapter 40(d): BramWest as set out in Part II: Secondary Plans, Amendment Number OP 2020 - 190;

3.2 The portions of the document known the BramWest Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan, as amended), are hereby further amended:

- 3.2.1 By changing on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, the land use designations shown on Schedule B to this amendment, from "Executive Residential" to "Low/Medium Density" Residential, and from "Service Commercial" To "Low/Medium Density" Residential and "Medium Density" Residential;

- 3.2.2 By replacing on Schedule SP 40(a), the Parkette shown on Schedule B to this amendment, with a Neighbourhood Park;

- 3.2.3 By deleting on Schedule SP 40(b) of Chapter 40(d) of Part II: Secondary Plan, Special Policy Area 15, shown on Schedule C to this amendment;

- 3.2.4 By adding new Section 4.1.12 as follows:

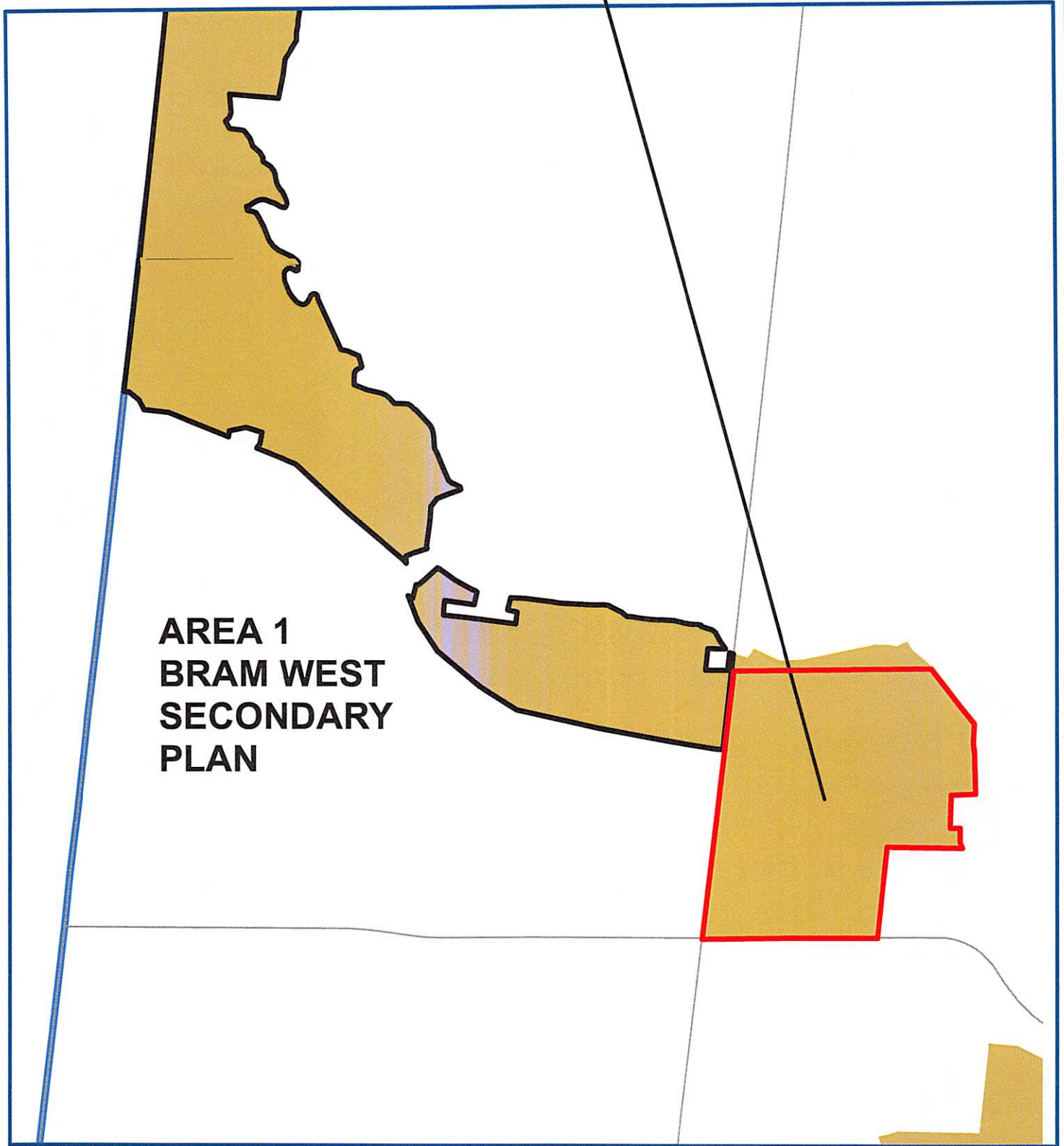
Notwithstanding Section 4.1.4, direct residential frontage shall be permitted on the North-South Collector Road for a limited number of residential units located north of Embleton Road, subject to the satisfaction of the City.

- 3.2.5 By deleting Section 3.8.5, Special Policy Area 15 (Executive Residential), in its entirety.

3.3 The portions of the document known as Block Plan for Sub Area 40-3 of Chapter 40(d) of the Bram West Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), are hereby further amended:



- 3.3.1 By amending Schedule Riverview Heights Block Plan Stage 2 Area 40-3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule D to this amendment

LANDS TO BE REMOVED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS"



**AREA 1
BRAM WEST
SECONDARY
PLAN**

EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

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



LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - EXECUTIVE
RESIDENTIAL" TO "RESIDENTIAL-LOW/MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "OPEN SPACE-PARKETTE"
TO "OPEN SPACE-NEIGHBOURHOOD PARK"

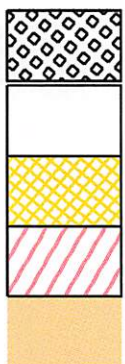


LANDS TO BE REDESIGNATED FROM "EMPLOYMENT-SERVICE
COMMERCIAL" TO "RESIDENTIAL-LOW/MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT-SERVICE
COMMERCIAL" TO "RESIDENTIAL-MEDIUM DENSITY"

EXTRACT FROM SCHEDULE SP40(A) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:



- Executive Residential
- Low / Medium Density
- Medium Density
- Village Residential
- Mixed Use

EMPLOYMENT:



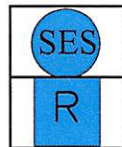
- Service Commercial

ROAD NETWORK:



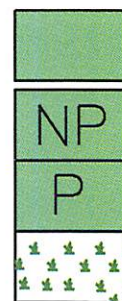
- Minor Collector Roads
(23-26 metres)

INSTITUTIONAL:



- Senior Elementary School
- Retirement Home

OPEN SPACE:



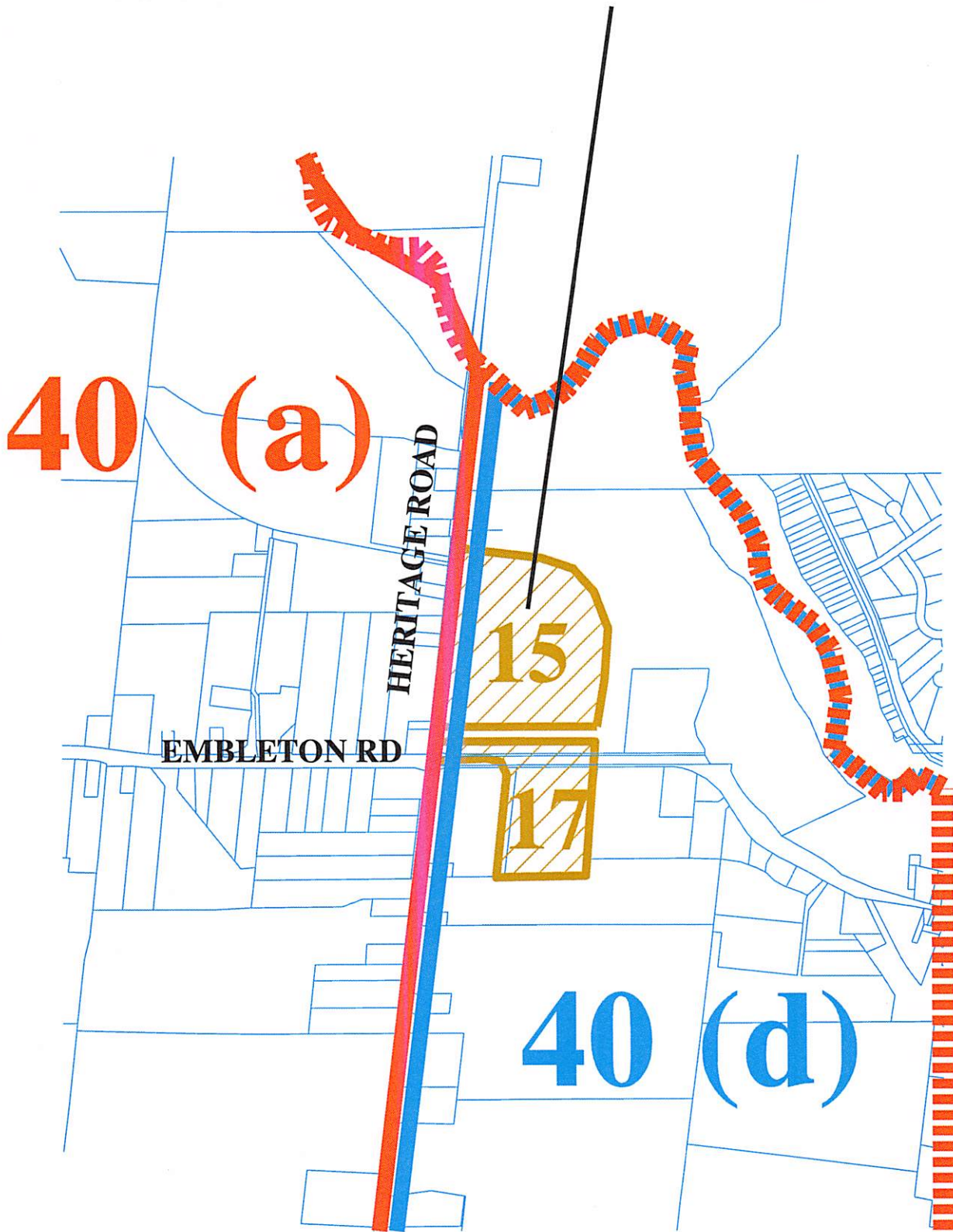
- Valleyland
- Neighbourhood Park
- Parkette
- Wetland



- SWM Facilities



"SPECIAL POLICY AREA 15 TO BE DELETED"



EXTRACT FROM SCHEDULE SP40(b) OF THE DOCUMENT KNOWN AS THE SPECIAL POLICY AREA SCHEDULE



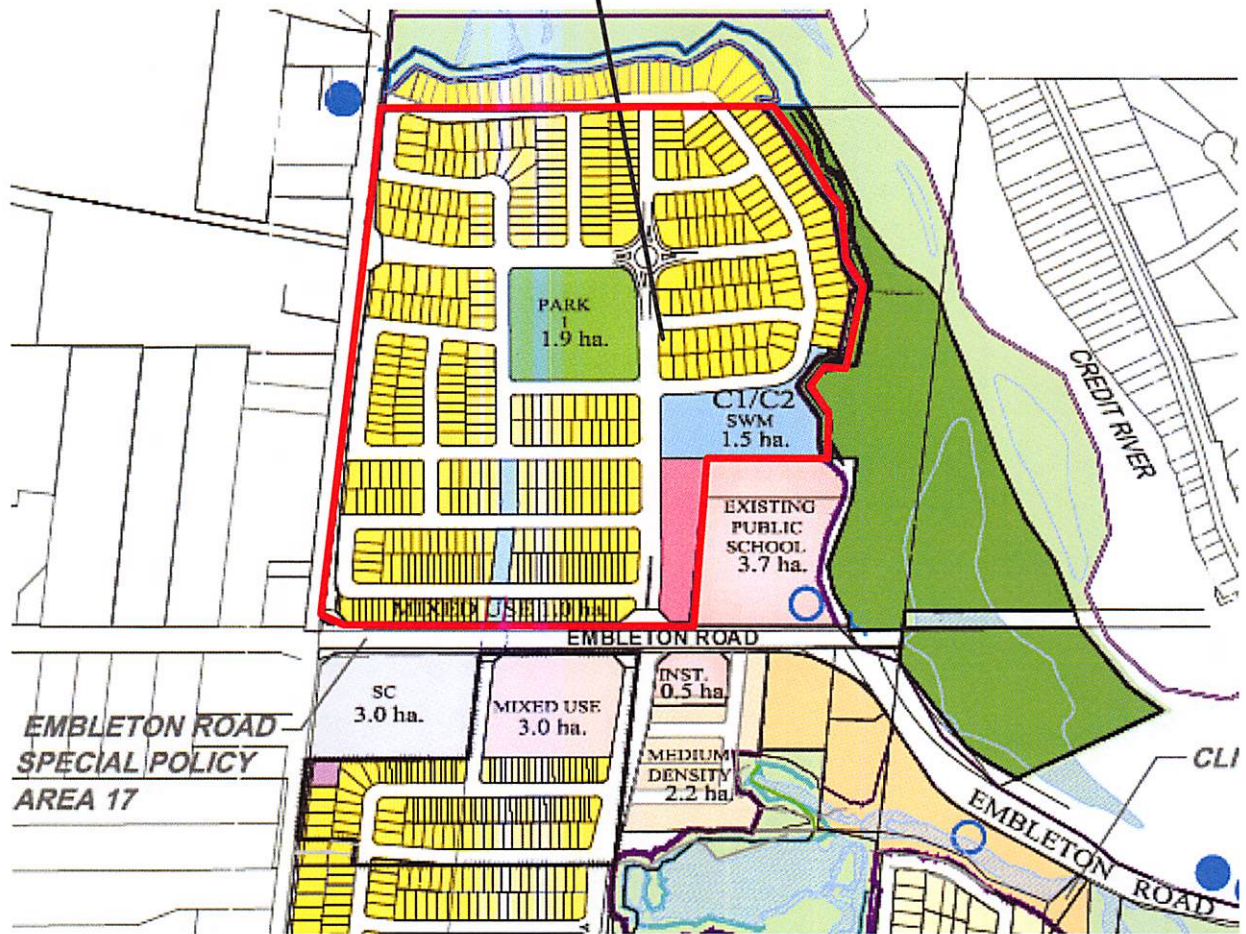
Bram West Secondary Plan Area Boundary



Special Policy Area



LANDS SUBJECT TO THIS AMENDMENT



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS RIVERVIEW HEIGHTS BLOCK PLAN

LEGEND

- EXECUTIVE RESIDENTIAL (66.3 ha)
- VILLAGE RESIDENTIAL (4.1 ha)
- LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)
- MED/LOW DENSITY RESIDENTIAL (14.7 ha)
- MEDIUM/HIGH DENSITY RESIDENTIAL (3.3 ha)
- MIXED USE (4.0 ha)

- SC SERVICE COMMERCIAL (8.0 ha)
- SC2000 SPECIALTY OFFICE AND SERVICE COMM. (1.7 ha)
- CC CONVENIENCE COMMERCIAL (8.2 ha)
- NC NEIGHBOURHOOD COMMERCIAL (1.2 ha)
- OC OFFICE CENTRE (4.2 ha)
- PI PRESTIGE INDUSTRIAL (10.7 ha)
- PA PARKS & PARKETTES (11.5 ha)

- VISTAS (1.5 ha)
- INSTITUTIONAL & SCHOOLS (30.0 ha)
- OPEN SPACE/ WOODLOTS (128.8 ha)
- SWM POND (1.6 ha)
- ROADS/ WIDENINGS (16.7 ha)
- TOTAL AREA 485 ha

- * Access to ponds L2 and L3 to be determined at the subdivision stage of development
- ▲ Limited lot requirements

- MNR Mapped Wetlands (approx. from aerial photography)
- NON PARTICIPATING LANDS - FURTHER STUDY REQUIRED
- DESIGNATED HERITAGE PRIORITY
- LISTED HERITAGE PRIORITY
- PRIMARY GATEWAY
- M2020 URBAN STREETSCAPE ENHANCEMENT

DEVELOPMENT LIMITS

- Limit of Development
- Approximate Limit of Development
- Staked Outline of Mature Forest
- Staked Edge of Wetland (MNR July 2008)
- Staked Top of Bank
- Staked Top of Slope
- Surveyed Feature Limits prepared by: M2020 Group
- 10m buffer applied to staked wetland & central line of creek unless otherwise approved in EIR.
- Date: September 19, 2011 Revised: September 22, 2020



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 215-2020 being a by-law to adopt
Official Plan Amendment OP2006-190, and By-law 216-2020 to amend Zoning By-law
270-2004, as amended – Malone Given Parsons – Shayma Dick Holdings Inc.
C05W06.007

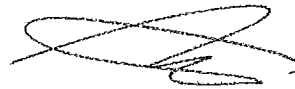
DECLARATION

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 215-2020 was passed by the Council of The Corporation of the City of
Brampton at its meeting on the 28th day of October, 2020, to adopt Amendment
Number OP2006-190 to the 2006 Official Plan.
3. By-law 216-2020 was passed by the Council of The Corporation of the City of Brampton
at its meeting held on the 28th day of October, 2020, to amend Zoning By-law 270-2004,
as amended.
4. Written notice of By-law 215-2020 as required by section 17(23) of the *Planning Act*
was given on the 10th day of November, 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 216-2020 as required by section 34(18) of the *Planning Act*
was given on the 10th day of November, 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. OP2006-190, adopted by By-law 215-2020, is deemed to have come into effect on the
28th day of October, 2020, in accordance with Section 17(27) of the *Planning Act*,
R.S.O. 1990, as amended.
9. Zoning By-law 216-2020, is deemed to have come into effect on the 28th day of
October, 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)
17th day of December, 2020)



Peter Fay



A Commissioner, etc.

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

