

LPAT OPA 3-2020

AMENDMENT NUMBER OP2006-_____ 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 the Springdale Secondary Plan Area 2 to the lands shown on Schedule 'A' to permit the development of lands for residential purposes.

2.0 LOCATION

The lands subject to this amendment are located to the west of Highway 401, east of Heart Lake Road, south of Countryside Drive and north of Sandalwood Parkway as shown on Schedule 'A'. The lands are described as Part of Lot 15, Concession 3, E.H.S in the City of Brampton.

3.0 AMENDMENTS AND POLICIES RELATIVE THERETO

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by amending Schedule 'A2' of the City of Brampton Official Plan to delete the "Convenience Retail" designation as shown on Schedule B to this amendment.
- (2) by amending Schedule '1' of the City of Brampton Official Plan to remove the "Communities" designation and replace it with the "Open Space" designation as shown on Schedule C to this amendment.
- (3) by amending Schedule 'A' of the City of Brampton Official Plan to remove the "Residential" designation and replace it with the "Open Space" designation as shown on Schedule D to this amendment.

3.2 The document known as the 2006 Official Plan of the City of Brampton as they relate to the Springdale Secondary Plan Area 2 (being Part II Secondary Plans, as amended) is hereby further amended:

- (1) By amending Schedule 2 as shown on Schedule E to this amendment as follows:
 - a) By adding on Schedule 2: Secondary Plans, Special Site Area 6.

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- b) Deleting the “Convenience Commercial” designation along Heart Lake Road and replacing it with “Medium-High Density Residential” designation and “Special Site Area 6”.
 - c) Deleting a small portion of the lands from the “Natural Heritage” designation and replacing it with “Medium-High Density Residential” designation.
 - d) Deleting the “Medium Density Residential” designation and “High Density Residential” designations and replacing it with the “Medium-High Density Residential” designation.
 - e) Adding the “Recreation Open Space” designation to reflect the location of the public park.
- (2) By adding the following Sections immediately following Section 7.5 of the Springdale Secondary Plan Area 2:

7.6 Special Site Area 6:

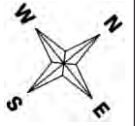
Special Site Area 6, approximately 0.6 Ha in size, located on the southeast corner of Countryside Drive and Heart Lake Road and designated “Medium-High Density Residential” shall be developed in accordance with the policies of the Medium-High Density Residential designation.

Convenience retail uses at-grade is required in conjunction with the proposed four-storey apartment building. Convenience retail uses shall front onto the new municipal road and/or Heart Lake Road. A minimum commercial gross floor area of 50% of the ground floor area shall be provided.

Approved as to Content:

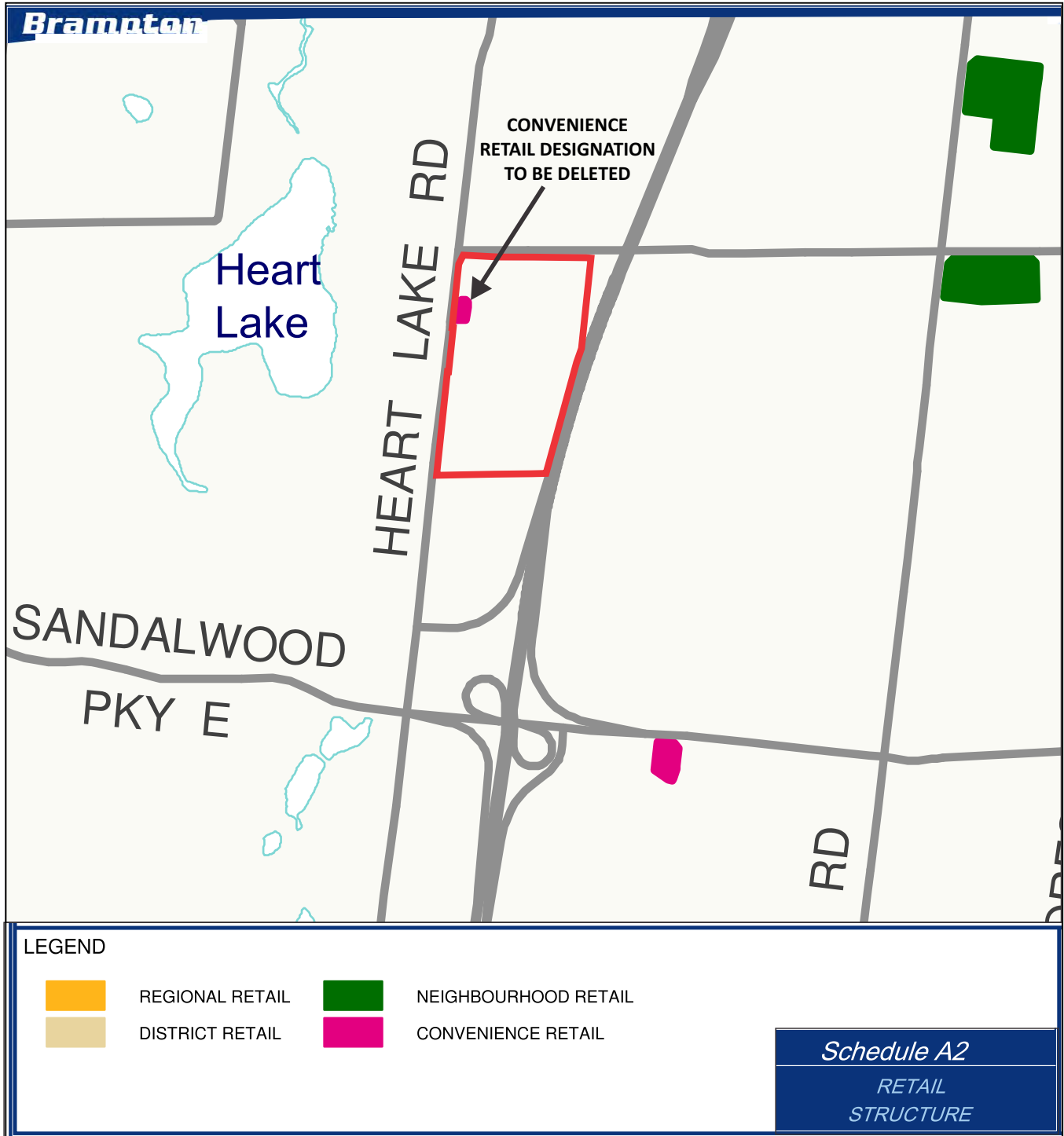
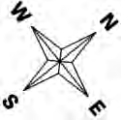
Allan Parsons, MCIP, RPP
Director, Development Services
Planning & Building Division

SCHEDULE A
TO OFFICIAL PLAN AMENDMENT
OP 2006 # _____



SUBJECT LANDS

SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP 2006 # _____



SUBJECT LANDS

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

SCHEDULE C TO OFFICIAL PLAN AMENDMENT OP 2006 # _____

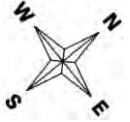


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|--------------|--------------------------|------------------------------------|---|
| CENTRAL AREA | OPEN SPACE | PRIMARY INTENSIFICATION CORRIDOR | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA |
| EMPLOYMENT | RESIDENTIAL | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND |
| COMMUNITIES | BUILT BOUNDARY LINE | DESIGNATED GREENFIELD AREA | DEFERRAL |
| UTILITY | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES | MAJOR TRANSIT STATION AREA |
- SUBJECT LANDS**

SCHEDULE 1 CITY CONCEPT

Date: 2017/08/18
Last Amended Date - Nov 1st 2013
PLANNING & DEVELOPMENT SERVICES
City of Brampton 2006 Official Plan September 2015 Office Consolidation

SCHEDULE D TO OFFICIAL PLAN AMENDMENT OP 2006 # _____



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

SCHEDULE A GENERAL LAND USE DESIGNATIONS

Date: 2019/10/28
Last Amended Date: May 30th 2016
PLANNING & DEVELOPMENT SERVICES
City of Brampton 2006 Official Plan September 2015 Office Consolidation

SCHEDULE E TO OFFICIAL PLAN AMENDMENT OP 2006 # _____

