

ATTACHMENT 1

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To adopt Amendment Number OP2006-
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-_____ 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 _____ day of _____, 2020.

PATRICK BROWN, MAYOR

PETER FAY, CITY CLERK

AMENDMENT NUMBER OP 2006 –
to the 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 is to amend the Brampton Official Plan and Credit Valley Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of the subject lands for a condominium townhouse development.

2.0 LOCATION:

The lands subject to this amendment are located on the south side of Queen Street West and east of Mississauga Road. The lands have a frontage of approximately 116 metres (381 feet) on Queen Street West. The lands are located at 1817 & 1831 Queen Street West and comprises two parcels totaling approximately 1.95 hectares (4.82 acres). The lands are legally described as Part of Lot 5, Concession 4, W.H.S.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

The portions of the document known as Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by deleting Section 6.2.2, under Special Policy Area 2, and replacing it with the following:
 - i) Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, in accordance with the Council Approved Tertiary Plan (dated October 23, 2019). Development within Special Policy Area 2 shall only proceed if it has been determined, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features of the area are not adversely impacted.
- b) by changing on Schedule SP45(A) of Chapter 45 of Part II: Secondary Plans, the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Low Density 1 Residential" to "Medium Density Residential".
- c) by adding the following clauses under Section 6.2, Special Policy Area 2:
 - "6.2.5 The lands municipally known as 1817 & 1831 Queen Street West shall be subject to the following:
 - i) Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be provided in accordance with an approved Environmental Impact Study and/or Environmental Implementation Report.
 - ii) Notwithstanding the provisions of the "Medium Density" designation of this Plan, a maximum density of 59 units per net residential hectare, based on a net residential area of 1.210 hectares may be permitted on the subject lands.

- iii) Notwithstanding the lands being designated on Schedule A1 – Upscale Executive Housing Special Policy Areas of the Official Plan, the lands are not designated Executive Residential on Schedule SPA 45 (A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through approved Community Design Guidelines.
- iv) In the event of a conflict between this Official Plan Amendment and the Brampton Official Plan and/or the Credit Valley Secondary Plan, this Official Plan Amendment shall prevail.

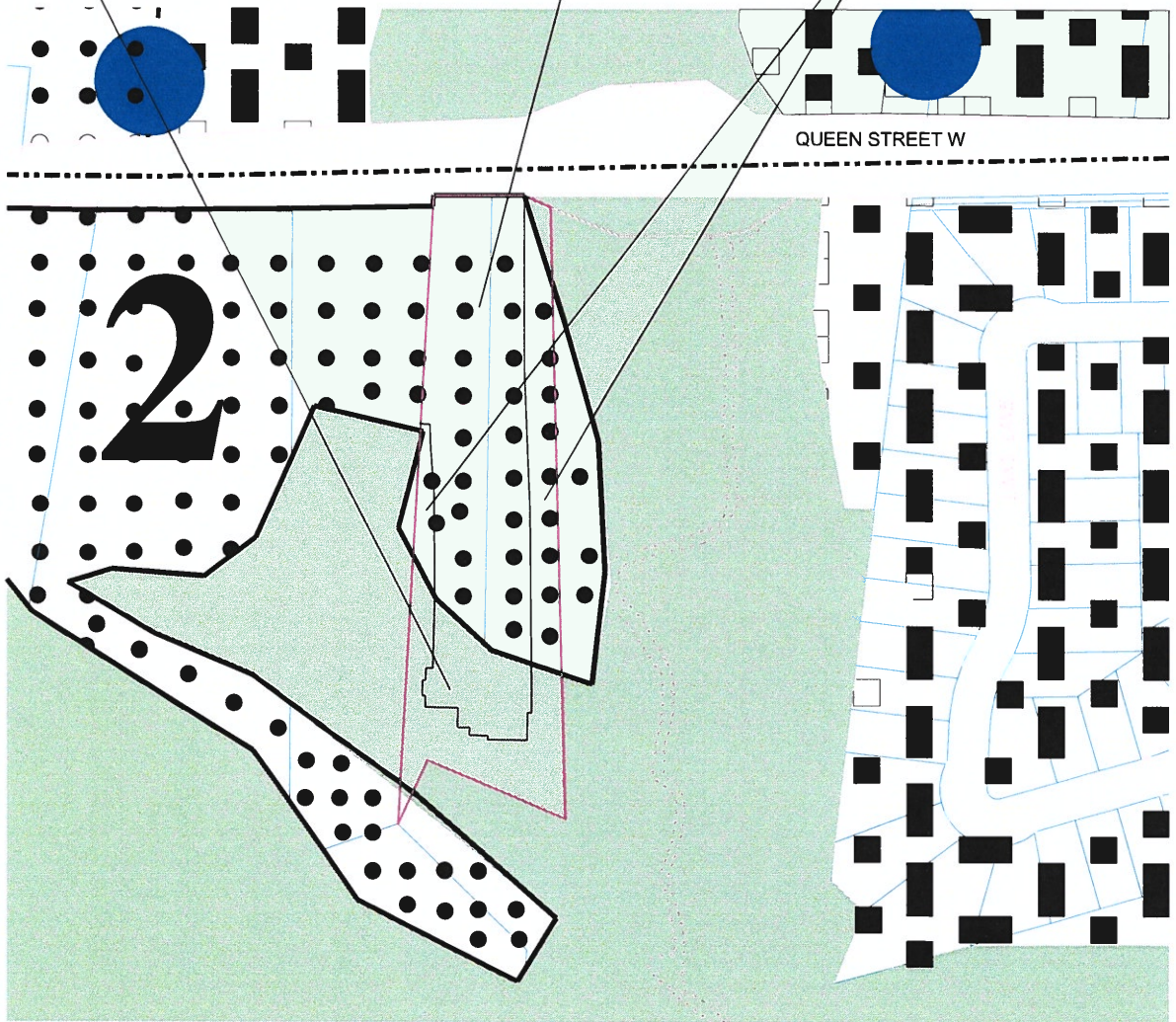
Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Planning and Development Services






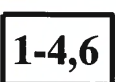


LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY 1" TO "RESIDENTIAL - MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "OPEN SPACE - PRIMARY VALLEYLAND" TO "RESIDENTIAL - MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY 1" TO "OPEN SPACE - PRIMARY VALLEYLAND"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

	RESIDENTIAL Executive Residential		INFRASTRUCTURE Minor Arterial Roads
	Low Density 1		Collector Roads
	OPEN SPACE Primary Valleyland		Special Policy Area
	Potential Stormwater Management Ponds		Secondary Plan Boundary

