



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 3 - 2022

To Adopt Amendment Number OP2006- 203
to the Official Plan of the
City of Brampton Planning Area

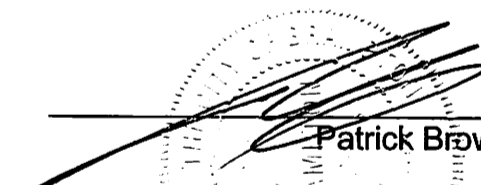
The Council of the Corporation of the City of Brampton in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P 13, hereby ENACTS as follows:


1. Amendment Number OP2006- 203 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26th day of January, 2022.

Approved as to
form.
2021/11/19
SDSR

Approved as to
content.
2021/Nov/18
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(OZS-2021-0007)

AMENDMENT NUMBER OP 2006- 203
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 Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedules 'A', 'B', and 'D' to this amendment to reduce the size of the commercial designation that exists on the lands and to introduce a mix of residential uses. Policies are being added and amended as appropriate to guide the development of the lands. This amendment also adds the 'Block Plan Layout Mount Pleasant Secondary Plan Area Block Plan Area 51-2' to the Secondary Plan document, which was approved through Official Plan Amendment Number OP2006-083, and as shown on Schedule 'C' to this amendment.

2.0 Location:

The lands subject to this amendment consist of two blocks, one located on the southeast corner of Mayfield Road and Chinguacousy Road and the other immediately south at the southeast corner of Clockwork Drive and Chinguacousy Road. The lands have a frontage of approximately 135 metres on Mayfield Road and Clockwork Drive, respectively, and 150 metres for both blocks on Chinguacousy Road (a total of 300 metres). The lands are legally described as Part Lot 17, Concession 2 WHS.

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:

- a. by adding to the list of amendments pertaining to Secondary Plan Area Number 51: The Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 203; and
- b. by amending Schedule A2, Retail Structure, of the Official Plan by deleting the 'Neighbourhood Retail' designation and replacing it with a smaller 'Convenience Retail' designation located at the northeast corner of Chinguacousy Road and Clockwork Drive, as shown outlined on Schedule 'A' to this amendment.

3.2 The document known as Mount Pleasant Secondary Plan, being Chapter 51 (a), of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. by amending Schedule SP51(a) of Chapter 51(a) of Part II, by deleting the 'Neighbourhood Retail' designation and replacing it with a 'Low/Medium Density Residential' designation, a 'Natural Heritage System Area' designation, and a 'Mixed Use Area 7' designation, all as shown outlined on Schedule 'B' to this amendment.
- b. by deleting Section 5.2.1.1 in its entirety and replacing it as follows:

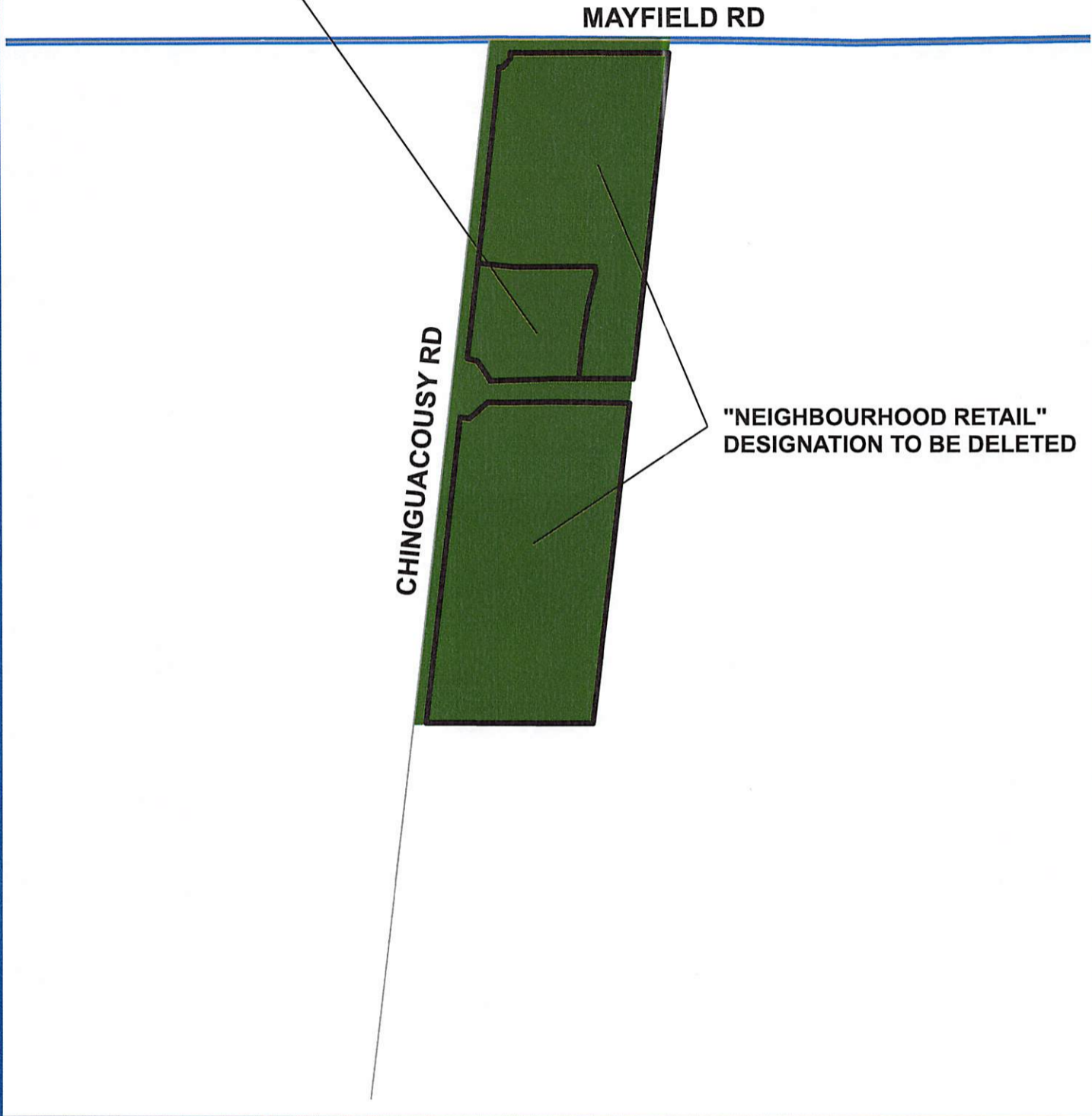
"5.2.1.1 Lands designated Mixed-Use Areas 1 to 5 inclusive, and Mixed-Use Area 7 on Schedule SP51 (a) are intended to accommodate Mixed-Use development incorporating a combination of commercial, retail, office, institutional, recreational open space, medium density residential and live-work uses in accordance with the provisions of Section 4.10.3.4 and other relevant policies of the Official Plan and this Chapter. Mixed-Use Areas shall contribute to the development of a complete and compact, transit supportive community by providing a unique built form and community character, including public uses such as schools, parks, and local amenities such as retail/commercial uses within walking and cycling distance of the surrounding neighbourhoods. Higher density housing will be located in the Mixed-Use Areas to contribute to an appropriate overall Growth Plan target for the entire Secondary Plan area. Density in excess of 100 units per net residential hectare and building heights above 6 storeys will be permitted within Mixed-Use Areas subject to superior design and built form through the approved Community Design Guidelines at the Block Plan."
- c. by adding to Section 5.2 (Mixed-Use), new subsections, as follows:

"5.2.1.13 Notwithstanding Section 5.2.1.4, buildings located on the northeast corner of Chinguacousy Road and Clockwork Drive designated Mixed-Use Area 7 on Schedule SP51(a) may be less than 3-storeys, but incorporating a higher building height and massing is encouraged.

5.2.1.14 For lands that are designated Mixed-Use Area 7, a minimum of 1,600 square metres of commercial gross floor area is required."
- d. by deleting Section 5.3.3.2 in its entirety.
- e. by adding to Chapter 51(a) of Part III the Schedule for Block Plan For Sub-Area 51-2 approved through Official Plan Amendment Number OP2006-083 (By-law 94-2013) and shown as Schedule 'C' to this amendment.

- f. by amending Chapter 51(a) of Part III the Schedule for Block Plan For Sub-Area 51-2 to redesignate lands from 'Neighbourhood Commercial' to 'Low/Medium Density Residential' and 'Mixed Use Area' as shown as Schedule 'D'.

LANDS TO BE REDESIGNATED FROM
 "NEIGHBOURHOOD RETAIL" TO
 "CONVENIENCE RETAIL"



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

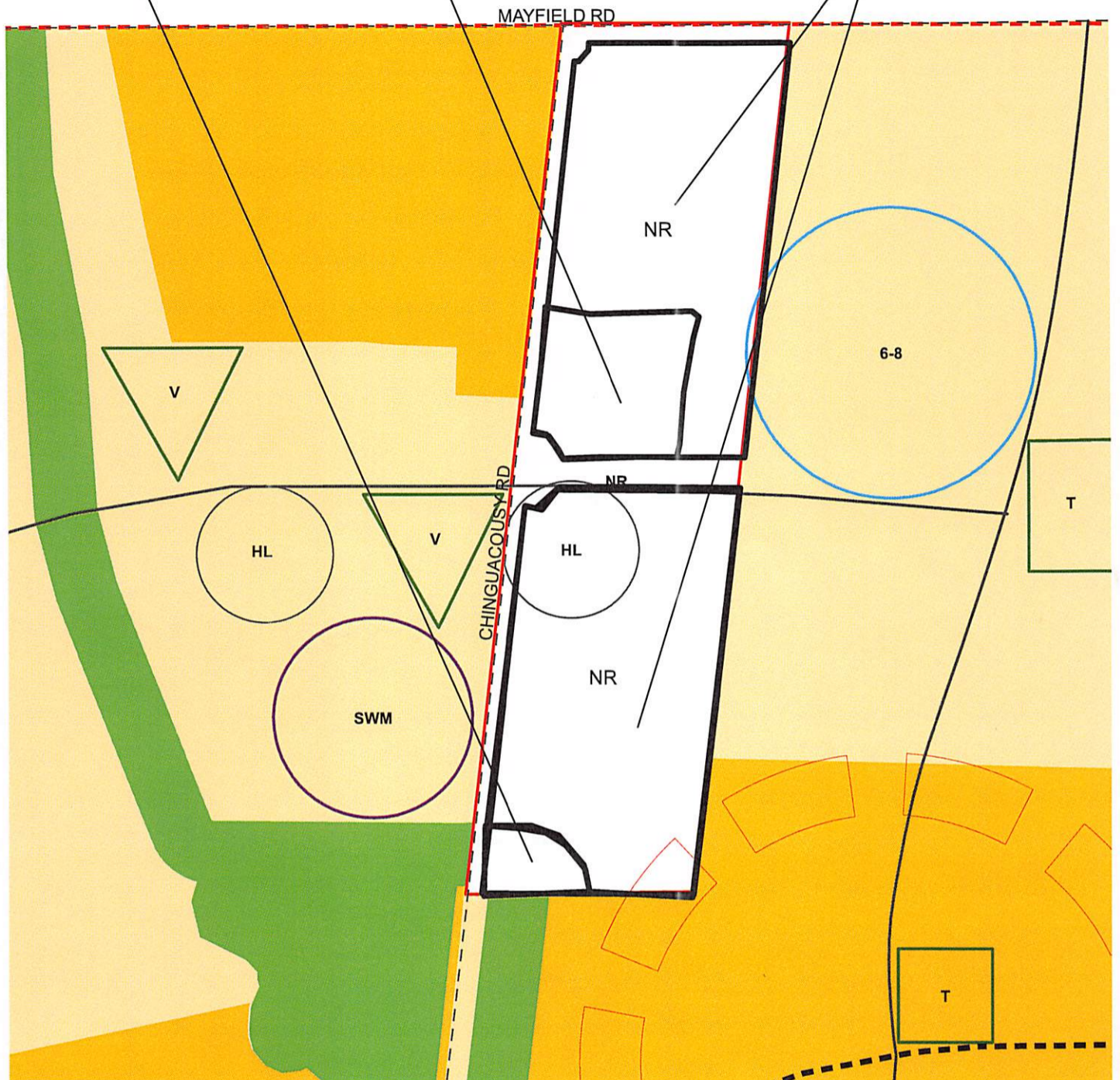
- L.B.P.I.A. OPERATING AREA
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- REGIONAL RETAIL
- DISTRICT RETAIL



LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD RETAIL" TO "NATURAL HERITAGE SYSTEM AREA"

LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD RETAIL" TO "MIXED USE AREA 7"

LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD RETAIL" TO "LOW/MEDIUM DENSITY"



EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

ROAD NETWORK

- ■ ■ Transit Spine Collector Road
- - - Arterial Road
- Collector Road
- ↔ Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- ◇ Grade Separation
- SWM Stormwater Management Facility

INSTITUTIONAL

- R-3 Public Junior Elementary School Site
- 6-8 Public Senior Elementary School Site
- SE Separate Elementary School Site
- PS Public Secondary School Site
- SP Separate Secondary School Site
- W Place of Worship

RECREATIONAL OPEN SPACE

- CP City Park
- LP Local Park
- ▲ Parkette
- T Town Square
- ▼ Vest Pocket

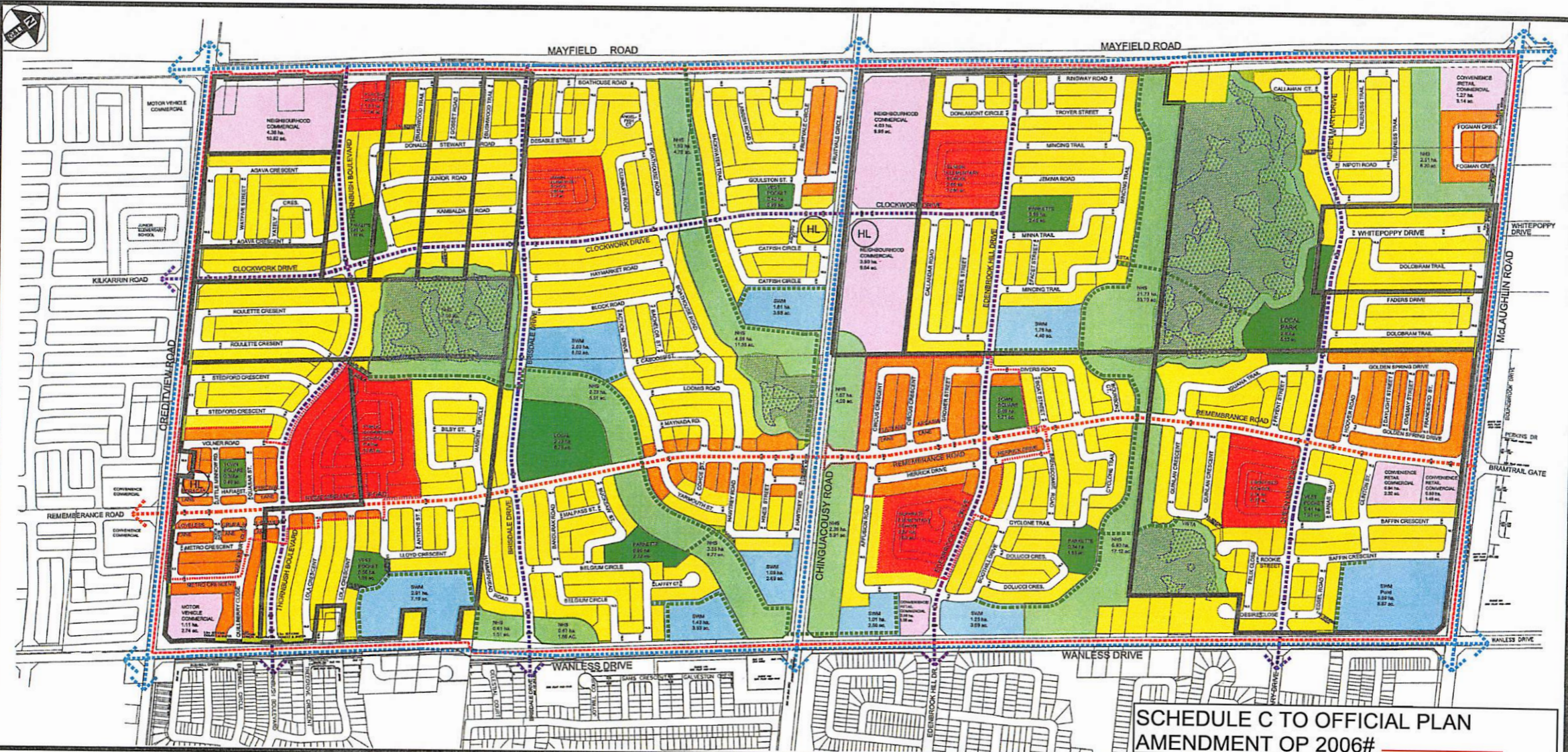
RETAIL

- District Retail
- CR Convenience Retail
- NR Neighbourhood Retail
- M/V/C Motor Vehicle Commercial

OTHER

- HD Heritage Resource Designation under the Ontario Heritage Act
- HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- 1-2 Special Policy Area 1-2
- Peel Regional Police Association Special Policy Area
- Area Subject to this Amendment
- Osmington Special Policy Area (Mixed Use Centre)





**SCHEDULE C TO OFFICIAL PLAN
AMENDMENT OF 2006#**

**BLOCK PLAN LAYOUT
MOUNT PLEASANT
SECONDARY PLAN AREA
BLOCK PLAN AREA NO. 51-2**

CITY OF BRAMPTON
Planning, Design Development Department
FINAL APPROVAL
[Signature]
Dan Kraszewski, MCIP RPP
"Acting Commissioner"

LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-2
- NODE BOUNDARY
- PARTICIPATING PROPERTIES
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- SWM PONDS
- SWM PONDS
- INSTITUTIONAL
- PARKS / VEST POCKETS
- PARKETTES / TOWN SQUARE
- OPEN SPACE / BUFFERS
- NATURAL HERITAGE SYSTEM (NHS)
- NHS CHANNELS / BUFFERS
- NHS WETLANDS
- NHS WOODLANDS

- HL HERITAGE LISTED RESOURCE
- MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
- ON-STREET BIKE LANE (CLASS 2)
- POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
- GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)

NOTES:
1. "THE LAND USES, FEATURES AND COMMUNITY INFRASTRUCTURE SHOWN ON THIS PLAN MAY BE REVISITED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."
2. "THE FINAL LOCATION FOR PATHS/BIKELANES/BIKE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION, THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."
3. "WHERE LANEWAYS HAVE A 90° DEFLECTION ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."



P.N.: 09.1546.00	MAY 16, 2013	1:4,000
File No. 1546BP_MAY 16, 2013		DRAWN BY: JCB

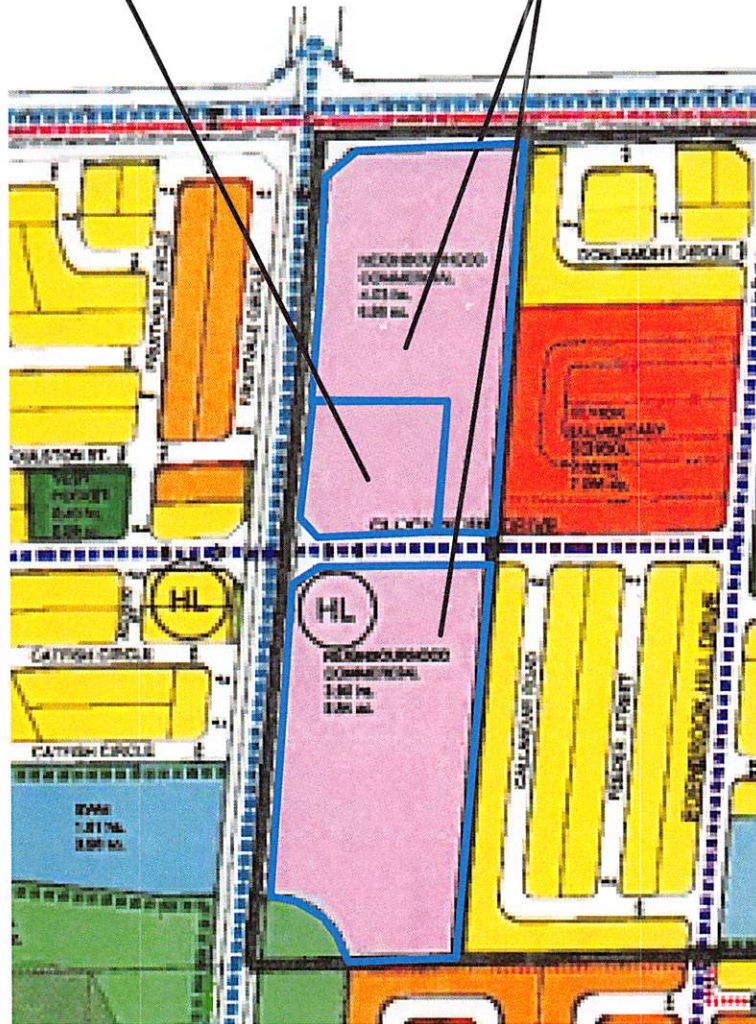


21 Queen Street East,
Suite 500
Brampton, Ontario,
Canada L6W 3P1
Phone (905) 796-5790
Fax (905) 796-5792

By-law 3-2022
SP 2006-203

LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD COMMERCIAL" TO "MIXED USE AREA"

LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD COMMERCIAL" TO "LOW/MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM BLOCK PLAN BP51-2 KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-2
- NODE BOUNDARY
- PARTICIPATING PROPERTIES
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- SWM PONDS
- MIXED USE AREA

- SWM PONDS
- INSTITUTIONAL
- PARKS / VEST POCKETS PARKETTES / TOWN SQUARE
- OPEN SPACE / BUFFERS
- NATURAL HERITAGE SYSTEM (NHS)**
- NHS CHANNELS / BUFFERS
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