



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 7 - 2022

To Adopt Amendment Number OP 2006- 207 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 - 207 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this 26th day of January, 2022.

Approved as to
form.

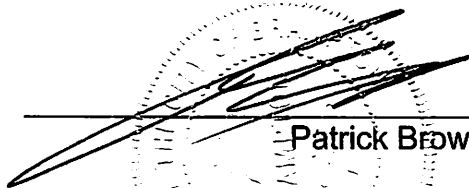
2022/Jan/18

SDSR


Approved as to
content.

2022/01/17

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 – 207
To Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 – 207
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a change in land use designation of the lands identified on Schedule 'A' to permit a broader range of land uses and higher density.

This amendment to Chapter 48(b) of the Countryside Villages Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability, affordability and incorporates an updated perspective to increase the uses and density for the subject site in the context of current Provincial, Regional and local planning policies.

2.0 LOCATION

The subject lands comprise an area of approximately 0.25 hectares (0.63 acres) in area, located on the northeast corner of Countryside Drive and Dixie Road, with vehicular frontage on Zamek Street.

The lands are legally described as Part of Lot 16, Concession 4 East, Historic Southern Chinguacousy, Parts 4, 5 and 6 on Plan PR1675121, City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Countryside Villages Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 48b: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006- 207 .

3.2 The document known as the 2006 Official Plan of the of the City of Brampton Planning Area which remain in force, as they relate to the Countryside Villages Secondary Plan (being Part Two Secondary Plans, as amended) is hereby further amended:

- (1) by adding a new land use designation "Medium Density 2" and inserting the following new Sub-Sections immediately after Section 5.2.3, as follows:

"5.2.4 Medium Density 2

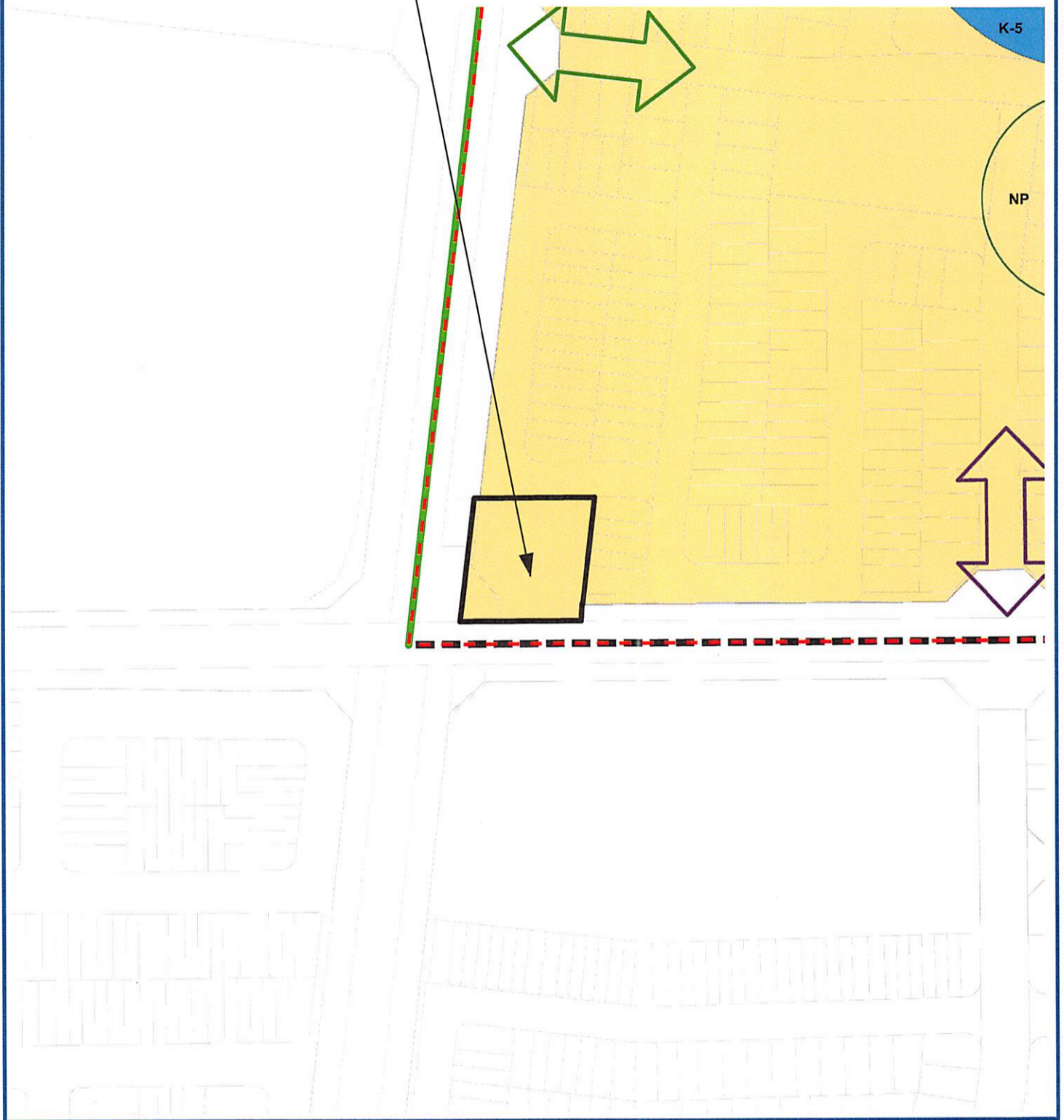
5.2.4.1 Lands designated Medium Density 2, located on the northeast corner of Countryside Drive and Dixie Road as shown on Schedule SP48(b), shall permit:

i) a maximum density of 60 units per net hectare (24 units per net acre), but which shall not exceed more than 15 units in total.

ii) permitted uses include single detached, semi-detached,, back-to-back townhouses, stacked townhouses and back-to-back stacked townhouses."

- (2) by changing on Schedule 48(a) of Chapter 48 (b) of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment from "Low/Medium Density" to "Medium Density 2", and adding the "Medium Density 2" designation to the legend.
- (3) By renumbering the subsequent sections accordingly.

**LANDS TO BE REDESIGNATED FROM
"RESIDENTIAL - LOW DENSITY" TO
"RESIDENTIAL - MEDIUM DENSITY 2"**



EXTRACT FROM SCHEDULE 48(B) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

ROAD NETWORK

- GATEWAY
- POTENTIAL INTERSECTION
- COLLECTOR ROAD
- MINOR ARTERIAL
- MAJOR ARTERIAL (REGIONAL)
- INTERSECTION

RECREATION OPEN SPACE

- CITY WIDE PARK
- NEIGHBOURHOOD PARK

COMMERCIAL

- D.R. DISTRICT RETAIL
- M.V.C. MOTOR VEHICLE COMMERCIAL
- C.R.C. CONVENIENCE RETAIL
- N.R.C. NEIGHBOURHOOD RETAIL COMMERCIAL
- M.U. MIXED USE
- VILLAGE CORE
- SPECIAL POLICY AREA
- AREA SUBJECT TO THIS AMENDMENT

INSTITUTIONAL

- K-5 PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- G-5 PUBLIC MIDDLE SCHOOL SITE
- SE SEPARATE ELEMENTARY SCHOOL
- SEP SEPARATE SECONDARY SCHOOL SITE
- S PUBLIC SECONDARY SCHOOL SITE
- W PLACE OF WORSHIP

NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT

- VALLEYLAND
- SWM STORMWATER MANAGEMENT FACILITY
- WOODLOT

RESIDENTIAL

- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM / HIGH DENSITY RESIDENTIAL
- LIVE / WORK
- Medium Density 2

**"MEDIUM DENSITY 2"
DESIGNATION TO BE
ADDED TO LEGEND**

