



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

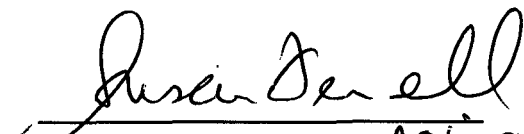
Number 93-2000

To Adopt Amendment Number OP93-136
to the Official Plan of the
City of Brampton Planning Area

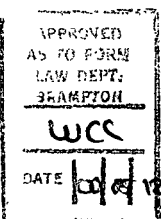
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

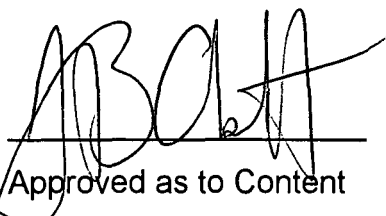
1. Amendment Number OP93- 136 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 15th day of May, 2000


PETER ROBERTSON - MAYOR
Susan Fennell


LEONARD J. MIKULICH - CLERK




Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

AMENDMENT NUMBER OP93- 136
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 136
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Change the land use designations for the subject lands shown outlined on Schedule “A” to this amendment from “Special Study Area” to “Residential” and “Industrial” ;
- Establish, in accordance with Part II of the Official Plan, detailed Secondary Plan policy guidelines for the development of approximately 48 hectares within Secondary Plan Area 13, the Bramalea North Industrial Secondary Plan Area, as identified in the City of Brampton Official Plan.

The lands subject to this amendment will be developed as a residential community containing a mix of housing types along with supporting open space, recreation and limited commercial uses. This amendment recognizes that the subject lands are positioned to provide a land use function as a transition zone between established residential communities west of Torbram Road and north of Bovaird Drive. In this regard, specific policies to promote an effective land use transition and an appropriate level of land use compatibility with the adjacent industrial uses are included.

2.0 Location:

The lands subject to this amendment are located in the area south Bovaird Drive and east of Torbram Road. The property has an area of 48.12 hectares (118.9 acres) and is located in part of Lots 9 and 10, Concession 6 E.H.S. 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:

- (1) by changing on Schedule "A" (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule "A" to this amendment from "SPECIAL STUDY AREA" to "RESIDENTIAL" and "INDUSTRIAL".
- (2) by deleting on Schedule "B" (Major Road Network Right-of-Way Widths) thereto, a segment of a proposed Collector Road designated within the subject lands, as shown on Schedule "B" to this amendment;
- (3) by deleting on Schedule "D" (Environmental Features) thereto, the Wetlands Area pertaining to the subject lands as shown on Schedule "C" to this amendment;
- (4) by deleting on Schedule "E" (Open Space) thereto, the Open Space designation on the subject lands as shown on Schedule "D" to this amendment;
- (5) by adding to the list of amendments pertaining to Secondary Plan Area Number 13: The Bramalea North Industrial Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 136.
- (6) by adding to Part II – Secondary Plans thereto as Schedule 13(b), Schedule "E" to this amendment;
- (7) by adding to Part II – Secondary Plans, the following new chapter title:
"Chapter 13(b) To The Bramalea North Industrial Secondary Plan Area"
- (8) by adding to Part II – Secondary Plans, as Chapter 13(b), the following text:

**"Chapter 13(b) To The Bramalea North Industrial Secondary Plan
Area**

1.0 PURPOSE:

The purpose of this chapter, together with Schedule SP13(b), is to implement the policies of the Official Plan for the City of Brampton

Planning Area, by establishing, in accordance with Part I of the Official Plan, policy guidelines for the development of the lands outlined on Schedule SP13(b), and to specify the desired pattern of land uses related policies to achieve high quality, efficient, orderly urban development, including residential development compatible with adjacent industrial development. In this regard, this chapter provides for an appropriate level of impact mitigation between proposed residential and industrial activities through the deployment of the following planning measures:

- (i) adequate separation distances between residential and industrial land uses through the allocation of intervening land uses including road infrastructure, parks/open space and storm water detention facilities; and,
- (ii) landscaped buffer features, in a manner that implements acceptable noise mitigation and also enhances the level of open space amenity afforded to future residents of the planned community.

2.0 LOCATION

The subject lands have an area of approximately 48 hectares and are generally situated between Bovaird Drive and North Park Drive, with Torbram Road on the west. These lands are within part of Lots 9 and 10, Concession 6, E.H.S., in the former geographic Township of Chinguacousy, now in the City of Brampton as shown on Schedule SP13(b).

3.0 DEVELOPMENT PRINCIPLES

3.1 Residential

- 3.1.1 The Low Density Residential designation shown on Schedule SP13(b) permits a range of dwelling types from detached units to townhouses. High density apartment dwelling uses are not

permitted. Complementary uses, as set out in Part I of the Official Plan, are also permitted, subject to any specific limitations set out in the other policies of this Chapter. Minor utility installations such as transformer sub-stations and telephone switching centres are also permitted in the residential designation provided these are integrated in an appropriate manner with residential uses.

3.1.2 The maximum overall residential density shall be 22.3 units per hectare (9.0 units per acre) of gross residential area.

3.1.3 Proposals for residential development shall be considered in light of any relevant policies of the Official Plan and this Chapter 13(b). Compatibility with nearby industrial properties shall be promoted. In this regard, subdivision design and individual residential dwelling design shall be consistent with noise mitigation principles on which relevant zoning provisions applying to adjacent industrial properties were based.

3.2 Convenience Commercial

3.2.1 Lands designated Convenience Commercial on Schedule SP13(b) shall permit the range of uses and be developed in accordance with the Convenience Commercial policies of Part I, Section 4.2.8 and other relevant policies of the Official Plan. Additional business, office, retail or service commercial uses that are compatible with surrounding residential uses and that make complementary use of the remnant Ackroyd Lake area shall be permitted in accordance with Section 4.2.9 of Part I of the Official Plan.

3.2.2 The lands designated Convenience Commercial shall be designed in a sensitive fashion to minimize the impact upon abutting and adjacent residential uses, through landscaping and the erection of fences and walls. The illumination of parking facilities shall be directed away from nearby residences to minimize intrusion and glare upon residential properties. Traffic access arrangements

shall be established in accordance with the requirements of the City and other road authorities having jurisdiction.

3.3 Open Space

3.3.1 Lands designated Open Space on Schedule SP13(b) shall be designed to provide both active and passive recreation activities as well as to provide a visually aesthetic amenity area for the planned residential community. Areas designated Open Space are also intended to act , where appropriate, as an open space landscaped buffer that shall provide:

- (i) a minimum separation distance of 70 metres between residential properties and adjacent industrial properties;
- (ii) for the appropriate noise mitigation required in accordance with section 5.2 of this chapter.

3.3.2 The Open Space designation shall permit stormwater management and park uses.

3.3.3 Landscaped Open Space features constructed on lands designated for Open Space purposes shall be designed to implement noise and visual mitigation measures to promote land use compatibility between residential and industrial uses. In this regard, landscaped buffers shall also be designed to provide an enhanced level of residential amenity for future residents.

3.3.4 Landscaped buffer areas and berms shall be designed to minimize the long term maintenance costs to the municipality.

Neighbourhood Park

3.3.5 A Neighbourhood Park shall be developed in the general location indicated on Schedule SP13(b) in accordance with Part I, Section 4.5 and other relevant policies of the Official Plan. Provided the general intent of this chapter is respected, necessary adjustments

may be made to the size and location of this Neighbourhood Park through the subdivision or zoning approval process to accommodate design or park dedication concerns, without further amendment to this Chapter.

Ackroyd Lake Open Space

- 3.3.6 Lands designated Open Space in the area abutting Bovaird Drive on Schedule SP13(b) represent part of the former Ackroyd Lake. Ackroyd lake is a groundwater fed, irregular quarry lake that is identified as having potential for retention and incorporation as a open space recreational feature. The development of this open space area shall be in accordance with appropriate Open Space policies of the Official Plan. Provided the general intent of Official Plan policies are respected, necessary adjustments may be made to the size and location of this open space through the subdivision or zoning approval process to accommodate design concerns, without further amendment to this Chapter.
- 3.3.7 Lot line and building setbacks may be imposed from the margin of the Ackroyd Lake open space so as to have regard for slope stability, erosion potential and other hazards. These setbacks, and buffers if required, shall be prescribed by the City prior to draft approval of affected plans of subdivision, and may be incorporated into the implementing zoning by-law as appropriate.

Storm Water Detention Facility

- 3.3.8 Lands designated Storm Water Detention Facility on Schedule SP13(b) recognize the requirement for such facilities within the subject lands. Due to their detention function, secondary uses, if appropriate, shall primarily consist of activities associated with the Link and Environmental Park policies of Part I, Section 4.5.6 and other relevant policies of the Brampton Official Plan.
- 3.3.9 Storm water detention facilities are a permitted use in all land use designations and are shown conceptually on Schedule SP13(b).

The storm water management facility designation indicates the general intended locations of such facilities. Design details such as the specific location and final size of storm water detention facilities will be determined prior to the registration of subdivision plans in accordance with a detailed drainage and engineering report pursuant to Section 5.3 of this Chapter.

3.3.10 The locations, size and function of storm water detention facilities may be amalgamated in order to reduce the total number of facilities required on the subject lands. Due to the conceptual nature of the storm water detention facility designation, all reasonable alterations to the storm water management system are permitted without an amendment to this Chapter.

4.0 Transportation Policies

4.1 Roads

4.1.1 Road facilities in this Chapter are intended to develop and function in accordance with Part I, Section 4.3, and other relevant policies of the Official Plan.

4.1.2 Lands shall be conveyed to the appropriate road authority as a condition of development of the abutting lands within this area subject to this amendment to achieve a 45.0 metre right-of-way for Bovaird Drive and 36.0 metre right-of-way for Torbram Road. Additional right-of-way dedication may be required at major intersections or access points for the construction of turning lanes and/or the accommodation of other utilities.

4.1.3 To protect the function of arterial roads, it is the policy of the City to restrict access from individual properties. To this end, 0.3 metre reserves or other measures as appropriate shall be a condition of development approval for lands abutting major roads, except at approved access locations.

4.1.4 The local and collector road system will be subject to approval as part of the subdivision approval process.

4.2 Public Transit

4.2.1 The major road system consisting of Highways, Major and Minor Arterial Roads and Collector Roads provides sufficient flexibility to provide bus routes within 400 metres of all residents.

4.2.2 Subdivisions shall be designed to minimize walking distances to transit routes and shall incorporate through block walkways as required to achieve that objective, particularly to accommodate residents who would otherwise be more than 300 metres (1,000 feet) walking distance from an existing or planned transit stop.

4.2.3 Sidewalks along arterial and collector roads that are expected to accommodate transit routes shall incorporate bus pad widenings in appropriate locations in accordance with City standards.

5.0 Environmental, Servicing and Urban Design Considerations

5.1 Tree Preservation

5.1.1 It is intended that significant, high quality tree specimens are retained to the greatest extent practicable in conjunction with all land uses to enhance the environment and aesthetics of the secondary plan area.

5.1.2 The City may require a proponent of development to submit a Vegetation Analysis and/or a Tree Protection Plan to be approved by the City prior to the registration of a subdivision plan or other development related approvals, in accordance with Part I, Section 4.4.6, other relevant policies of the Official Plan and the City's Woodlot Development Guidelines (AgPlan Limited, 1992).

5.2 Noise Attenuation

5.2.1 Roads, the primary methods of achieving road noise levels consistent with Provincial guidelines is the use of:

- (i) parallel service roads accommodating residential frontages wherever possible;
- (ii) reversed frontages and residential flankages with noise barrier walls. The unbroken length of reversed frontages with noise barrier walls shall not exceed 300 metres.

5.2.2 In the case of either road noise attenuation treatment above, adequate size buffer strips shall be provided where required in accordance with City standards in order to accommodate sufficient plantings, and in the case of parallel service roads, to accommodate satisfactory safety measures between the minor arterial and local road.

5.2.4 A satisfactory comprehensive noise attenuation design study or individual subdivision based noise analysis reports in accordance with Part I, Section 4.4 and other relevant policies of the Official Plan shall be submitted as necessary at the time of draft plan of subdivision applications so that adequate noise attenuation measures can be specified and guaranteed at the time of draft plan of subdivision approval. Such noise study shall account for measures necessary to mitigate residential development from the noise source of industrial uses within the general vicinity of the subject lands.

5.2.5 The implementing zoning by-law may contain requirements and restrictions to regulate the character, design and placement of residential dwellings to implement noise attenuation measures with respect to the operations of nearby industrial uses.

5.3 Storm Water Management

- 5.3.1 In addition to the Open Space designation, storm water management facilities are permitted in all land use designations on Schedule SP13(b) provided such facilities are integrated with adjacent uses in a manner acceptable to the Conservation Authority and the City.
- 5.3.2 Storm water management practices within the subject lands shall address such concerns as flow attenuation (quantity), water detention (quality), erosion/siltation control and design requirements, as appropriate. General principles for storm water management shall be determined by the Conservation Authority and the City in accordance with the recommendations of the West Humber River Subwatershed Study undertaken by Aquafor Beech Limited (May 1997) and a storm water management study undertaken by Paul Thiel Associates Limited (July 1981 and April 1983) for Official Plan Amendments Number 6 and 57.
- 5.3.3 A storm water management plan will be undertaken for any development subject to this amendment in accordance with the storm water management study undertaken by Paul Thiel Associates Limited for Official Plan Amendments Number 6 and 57. The storm water management plan shall be subject to approval by the Conservation Authority and the City prior to the draft approval of any individual plans of subdivision.
- 5.3.4 Prior to the alteration of any watercourse, the construction of any storm water management facility or the commencement of any grading or filling, the necessary approvals shall be obtained from the Conservation Authority and the City.
- 5.3.5 The City will require a high level of aesthetic landscape design in the construction of storm water management facilities to promote their function as an amenity to the surrounding residential community.

5.4 Sanitary Sewage and Water Supply

- 5.4.1 Development within the subject lands shall be provided with, and be subject to, the provision of piped municipal water and sanitary sewers.
- 5.4.2 The detailed design and installation of services within the subject lands shall be undertaken in an environmentally conscious manner with regard for the recommendations of the West Humber River Subwatershed Study undertaken by Aquafor Beech Limited and the storm water management study undertaken by Paul Thiel Associates Limited.

5.5 Urban Design Guidelines

- 5.5.1 The design requirements governing the arrangement and massing of built form and the provision of features and facilities such as, but not limited to, streetscapes, noise barrier walls, storm water channels, walkways, landscape buffers, entrance gates/signs, street lights and vending boxes may be set out in appropriate design guidelines as adopted and revised from time to time by the City. Such design guidelines should be set out prior to any draft plan of subdivision approval stage in a comprehensive fashion addressing the entire secondary plan area, as appropriate.
- 5.5.2 All development within the subject lands shall give due consideration to and incorporate the design principles of C.P.T.E.D. (Crime Prevention Through Environmental Design) wherever practicable.
- 5.5.3 Where residential land use designations on Schedule SP13(b) interface with Commercial or Industrial land use designations, the City may require buffering measures to be implemented in accordance with Part I, Section 4.4 and other relevant policies of the Official Plan.

5.5.4 In the case of residential uses that are directly adjacent to lands designated for industrial purposes, separation distances, intervening land uses and road infrastructure and landscaped berms shall be the primary method of mitigating noise and vibration levels to the extent consistent with Provincial guidelines. Accoustical walls used in conjunction with landscaped berms will be avoided wherever practicable to reduce the overall visual impact of attenuation features.

5.6 Clean-Up Requirements

5.6.1 The proponent shall provide, to the satisfaction of the City, in accordance with the requirements of the Ministry of the Environment and Energy, evidence that the level of soil contamination is acceptable for residential and recreational purposes.

6.0 Implementation and Interpretation

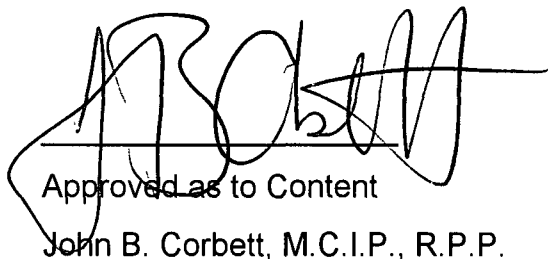
6.1 The provisions of Section 5.0 of the Official Plan shall apply to the implementation of this Chapter.

6.2 Although the specific shapes, sizes, locations and relative positions of land use, road and other designations on Schedule SP13(b) are intended to indicate a desirable arrangement of these elements, they should be interpreted as being flexible provided that the intent of this amendment to the Bramalea North Industrial Secondary Plan is respected. This flexibility may be invoked by developers to achieve functional and design efficiency and by the City or other public agency to ensure implementation of this Chapter in an equitable manner relative to property lines and parcel sizes, provided that the basic integrity of this Chapter is respected. Specifically, this flexibility may include an adjustment to the shape of a designation, or an adjustment to its size, or to its absolute or relative location without further amendment to this Chapter, provided the City is satisfied:

- that the fundamental effectiveness of the intended uses would not be reduced;
- that the intent and integrity of the Official Plan is respected;
- that shortfalls or excesses will be made up elsewhere in the Official Plan;
- that the function and centrality of services is maintained; and,
- that the fundamental aspects of land use interrelationships are maintained”;

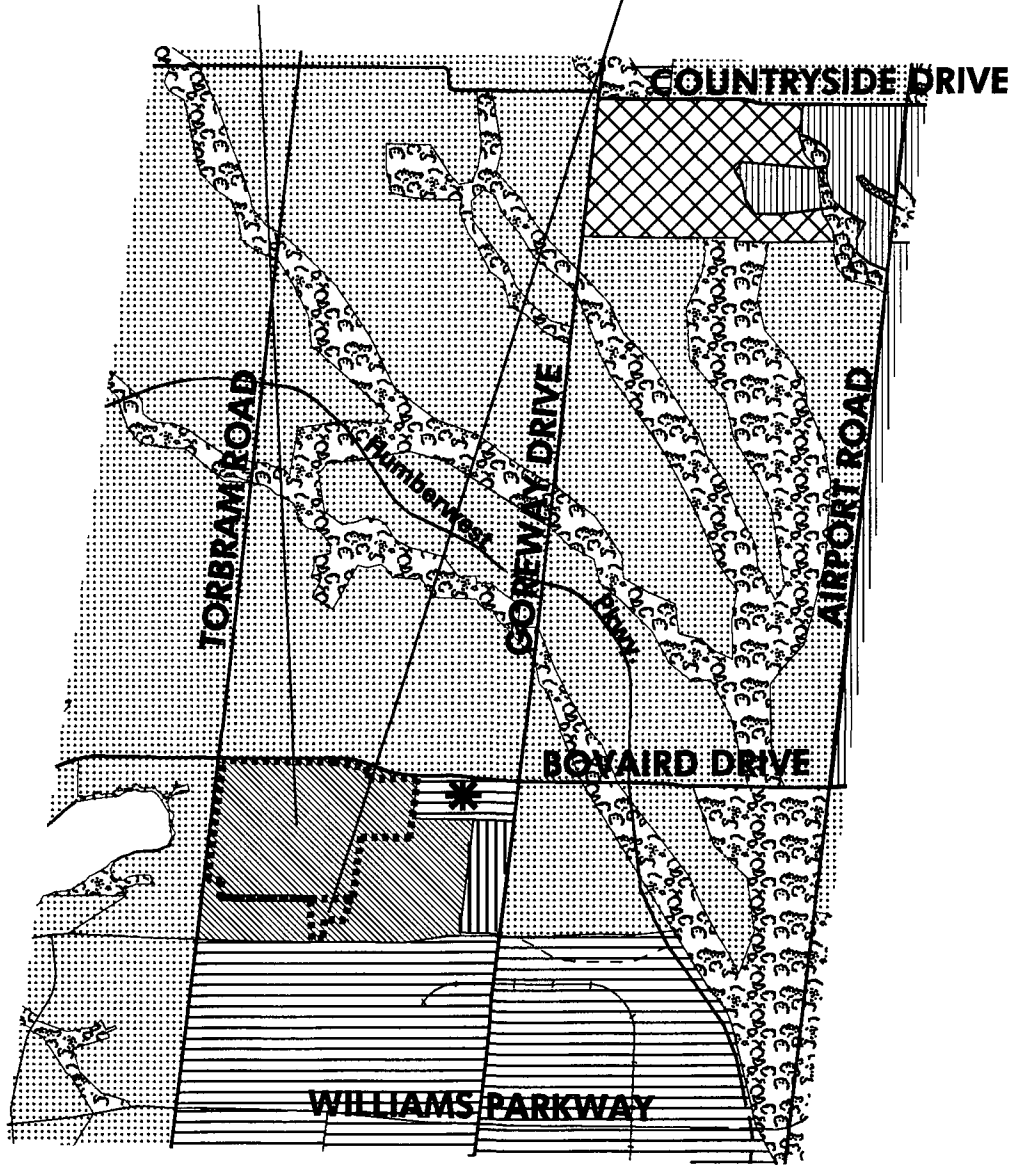
6.3 The City shall require the developer to provide financial securities to establish a perpetual maintenance fund ensuring the long term maintenance of the open space/landscaped buffer areas and storm water management facilities to the satisfaction of the City.”

3.2 Part B of Amendment Number 6 to the document known as the Consolidated Official Plan is hereby further amended by deleting from Schedule A thereto the lands shown outline on Schedule E to this amendment.

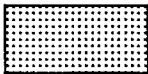



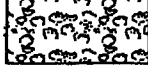





 Approved as to Content
 John B. Corbett, M.C.I.P., R.P.P.

LANDS TO BE REDESIGNATED FROM
"SPECIAL STUDY AREA" TO "INDUSTRIAL"

LANDS TO BE REDESIGNATED FROM
"SPECIAL STUDY AREA" TO "RESIDENTIAL"

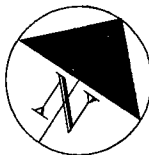


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  **RESIDENTIAL**
-  **ESTATE RESIDENTIAL**
-  **INDUSTRIAL**
-  **BUSINESS INDUSTRIAL**
-  **OPEN SPACE**
-  **PRIVATE COMMERCIAL RECREATION**
-  **SPECIAL STUDY AREA**
-  **SPECIAL POLICY AREA**
-  **LANDS SUBJECT TO THIS AMENDMENT**

OFFICIAL PLAN AMENDMENT OP93 #. 136

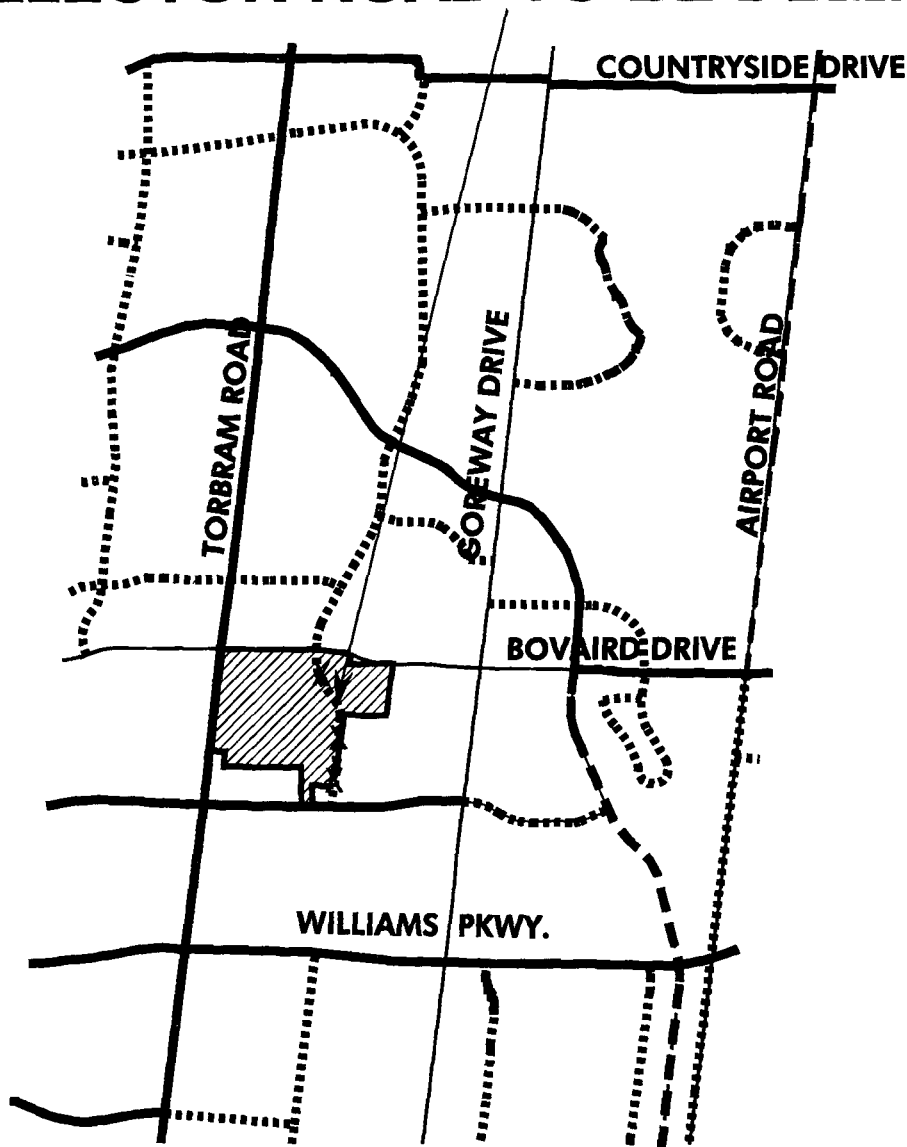
Schedule A to By-law 93-2000



CITY OF BRAMPTON
Planning and Building

Date: 2000 05 05 Drawn by: CJK
File no. C6E10.2 Map no. 48-39S

COLLECTOR ROAD TO BE DELETED



EXTRACT FROM SCHEDULE B (RIGHT OF WAY WIDTHS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

MAJOR ARTERIAL

----- 40 - 45 Metres (130 / 150 Feet)

MINOR ARTERIAL

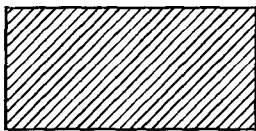
———— 36 Metres (120 Feet)

----- 30 Metres (100 Feet)

COLLECTOR

———— 30 Metres (100 Feet)

..... 23 - 26 Metres (76 - 86 Feet)



LANDS SUBJECT TO THIS AMENDMENT

OFFICIAL PLAN AMENDMENT OP93 #. 136

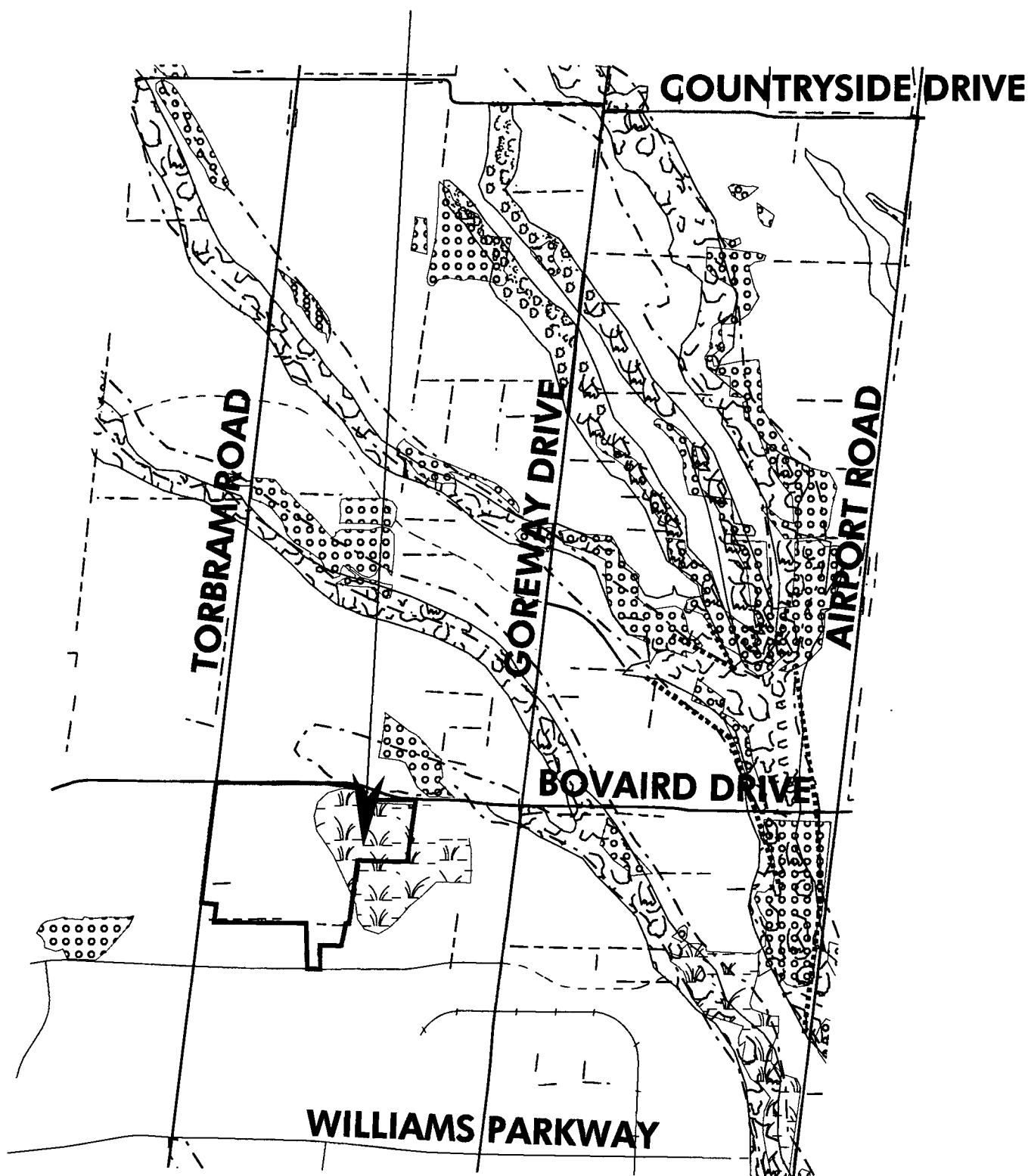
Schedule B to By-law 93-2000



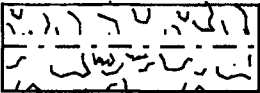
CITY OF BRAMPTON
Planning and Building

Date: 2000 05 05 Drawn by: CJK
File no. C6E10.2 Map no. 48-39P

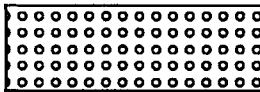
WETLAND AREA TO BE DELETED



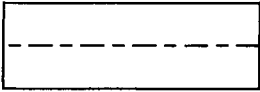
EXTRACT FROM SCHEDULE D (ENVIROMENTAL FEATURES) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN



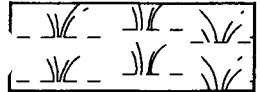
VALLEYLANDS /FLOODPLAINS



WOODLOTS



HEDGE ROW



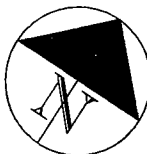
WETLAND AREAS



LANDS SUBJECT TO
THIS AMENDMENT

OFFICIAL PLAN AMENDMENT OP93 #. 136

Schedule C to by-law 93-2000



CITY OF BRAMPTON
Planning and Building

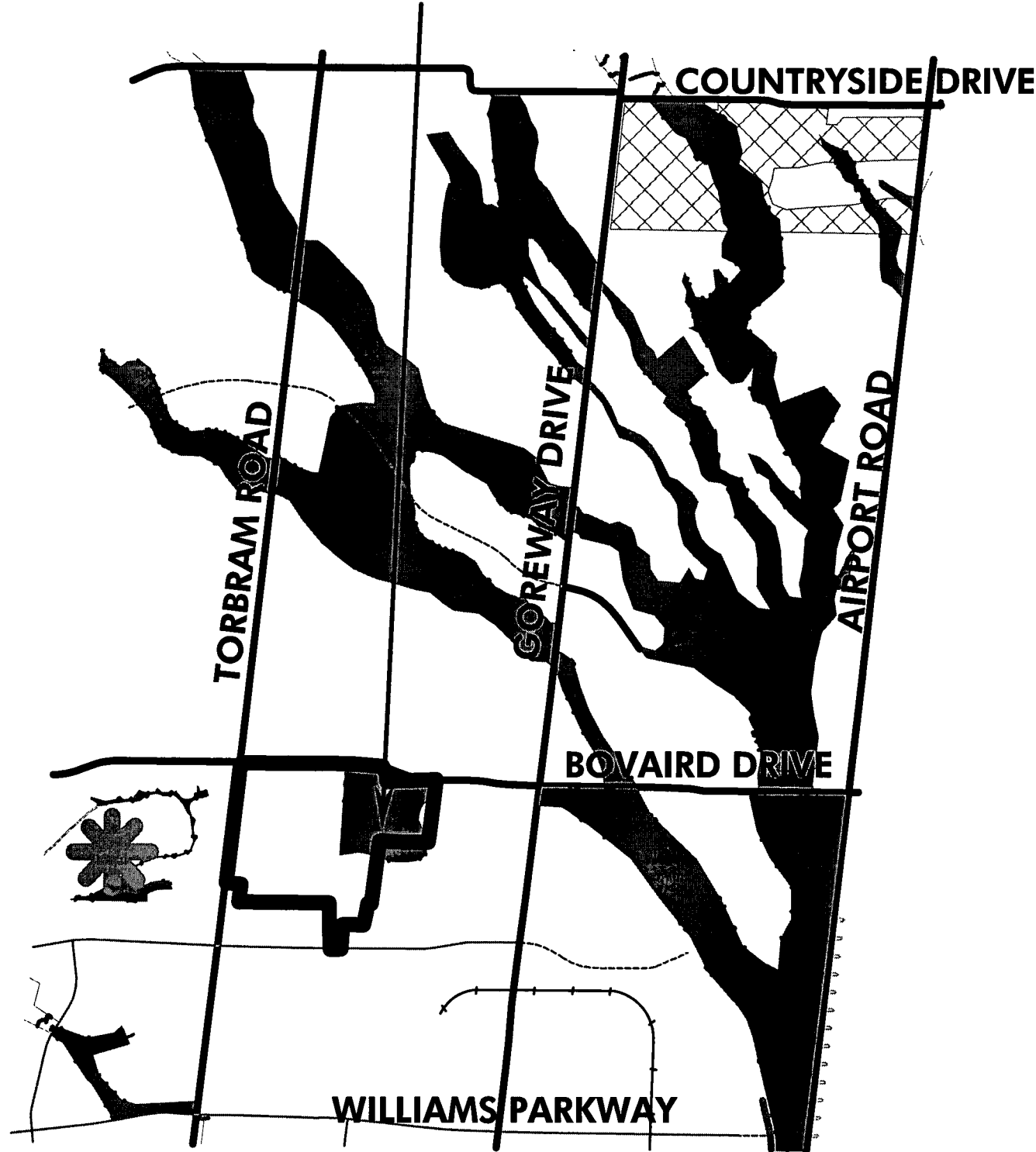
Date: 2000 05 05

Drawn by: CJK

File no. C6E10.2

Map no. 48-39R

OPEN SPACE TO BE DELETED



EXTRACT FROM SCHEDULE E (OPEN SPACE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN



OPEN SPACE



CITY - WIDE PARK



PRIVATE COMMERCIAL
RECREATION



LANDS SUBJECT TO
THIS AMENDMENT

OFFICIAL PLAN AMENDMENT OP93 #. 136

Schedule D to By-law 93-2000



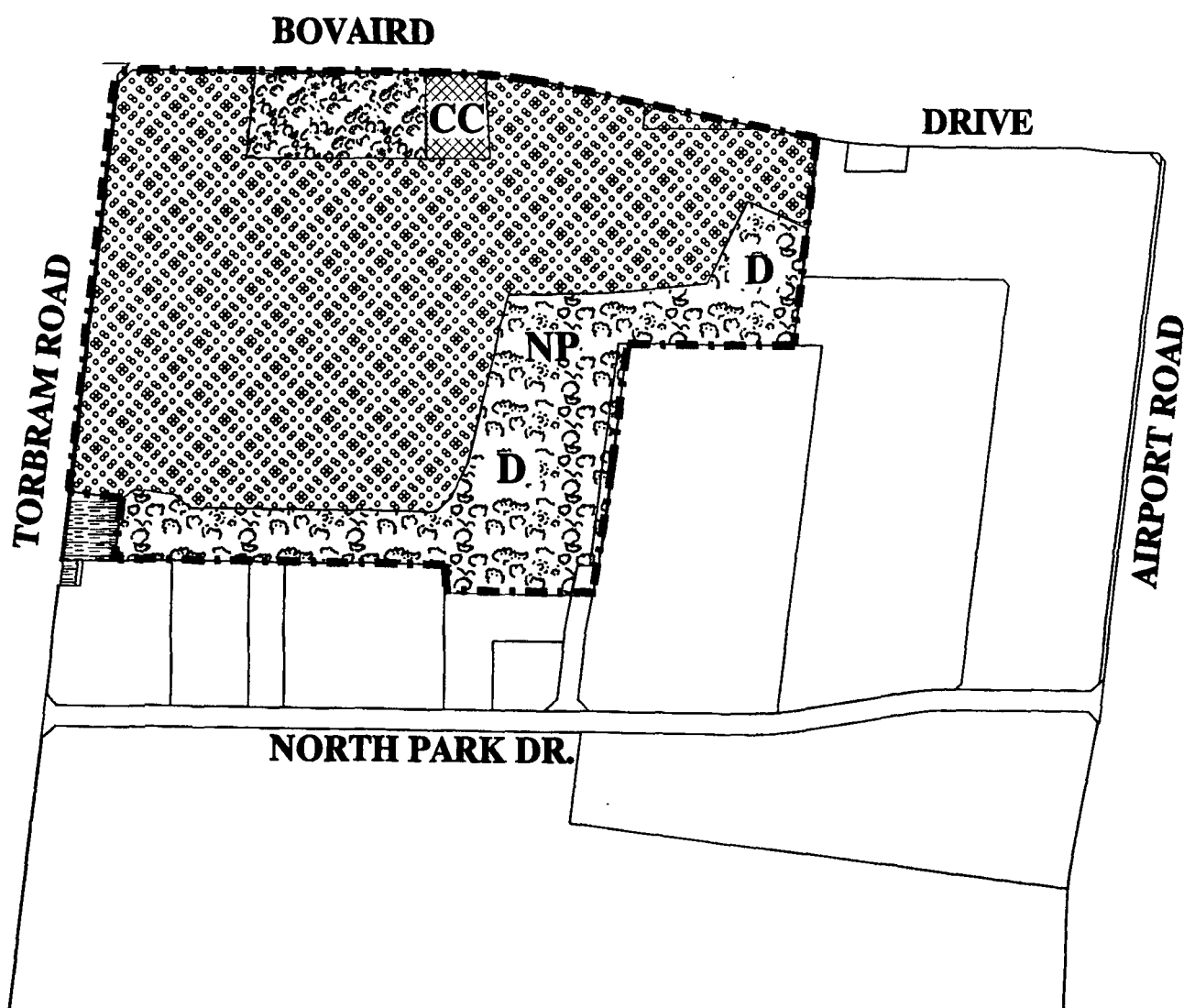
CITY OF BRAMPTON
Planning and Building

Date: 2000 05 05

Drawn by: CJK






File no. C6E10.2

Map no. 48-39Q



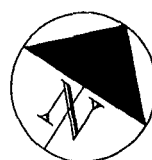
Schedule 13(b) of The Bramalea North Industrial Secondary Plan

LEGEND

- Area Subject To This Amendment
-  Low Density Residential
-  Convenience Commercial
-  Open Space
-  Open Space - Neighbourhood Park
-  Open Space - Stormwater Detention Facility

OFFICIAL PLAN AMENDMENT OP93#. 136

Schedule E to By-law 93-2000



CITY OF BRAMPTON
Planning and Building

Date: 2000 05 05 Drawn by: K.M.H.
File no. C6E10.2 Map no. 48 - 49 u
Microstation file : 48_39u.dgn