



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

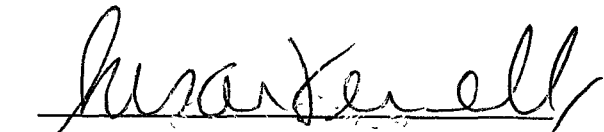
Number 152-2012

To Adopt Amendment Number OP 2006- 068  
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:

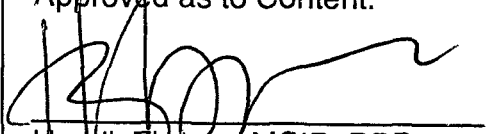
1. Amendment Number OP2006 - 068 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 6th day of June, 2012.

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

Approved as to Content:

  
Henrik Zbogor, MCIP, RPP  
Acting Director, Planning Policy and Growth Management

C04E17.002

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>MR</i>
DATE <u>17</u> / <u>05</u> / <u>12</u>

AMENDMENT NUMBER OP2006 - *068*  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 PURPOSE**

The purpose of this amendment together with Schedules "A, B and C" is to implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a Block plan for Sub Area 48-1.

This amendment to Chapter 48(b) of the Countryside Villages Secondary Plan implements a block plan that is based on the findings of a number of component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The block plan incorporates the principles of the City's Development Design Guidelines.

**2.0 LOCATION**

The Sub-Area 48-1 lands comprise an area of approximately 159 hectares (393 acres) in north Brampton, and are bounded by Dixie Road on the west, Mayfield Road to the north, Bramalea Road to the east and Countryside Drive on the south, as outlined on Schedule C.

The lands are within the area described as Lot 16 and 17, Concession 4, E.H.S., in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule C to this amendment.

**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 adding to the list of amendments pertaining to Secondary Plan Area Number 48: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-*068*
- (2) by amending Schedule A2, Retail Structure, the location of the "Neighbourhood Retail" designation from the south-east corner of Dixie Road and the east-west collector road to the south-east corner of Dixie Road and Mayfield Road, as shown outlined on Schedule A to this amendment.
- (3) The document known as the Countryside Villages Secondary Plan, being Chapter 48 of Part II of the City of Brampton Official Plan is hereby further amended:

(1) by amending Section 6.3, Special Policy Area 3, by adding Section 6.3.2 as follows:

"6.3.2. Notwithstanding Section 6.3.1, the following shall apply:

- i) permitted uses include townhouses, townhouse structure types and low to mid-rise apartments; and,
- ii) a minimum density of 30 units per net residential hectare (12 units per net residential

acre) and a maximum density of 50 units per net residential hectare (20 units per net residential acre) shall be permitted.”

(2) by amending Section 5.2, Residential, by adding Section 5.2.5. as follows:

“5.2.5 Medium-High Density Residential

5.2.5.1 In areas designated Medium-High Density Residential on Schedule 48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) Permitted uses include low and mid-rise apartments and medium-high density residential dwelling units;
- ii) A maximum density of 95 units per net hectare (38.5 units per net residential acre) shall be permitted; and,
- iii) A maximum building height of 8 storeys shall be permitted.”

(3) by amending Schedule SP48(a), Countryside Villages Secondary Plan Area 48 as shown on Schedule B to this amendment by:

- i) Deleting the ‘Neighbourhood Retail’ designation at the south-east corner of Dixie Road and the east-west collector road.
- ii) Adding a ‘Neighbourhood Retail’ designation at the south-east corner of Dixie Road and Mayfield Road.
- iii) Deleting the ‘Gateway’ designation at the intersection of Mayfield Road and the mid-block north-south collector road between Dixie Road and Bramalea Road.
- iv) Deleting the ‘Mixed-Use’ designation at the north-east corner of Dixie Road and the east-west collector road
- v) Adding a ‘Live Work’ designation at the north-east corner of Dixie Road and the east-west collector road.
- vi) Adding a ‘Live Work’ designation at the south-east corner of Dixie Road and the east-west collector road.
- vii) Redesignating the lands west of Bramalea Road along both the north and south sides of the east-west collector road from ‘Medium Density Residential’ to ‘Live Work’.
- viii) Redesignating the lands located north of Countryside Drive and west of Bramalea Road from ‘Low Density Residential’ to Medium – High Density Residential’.
- ix) Redesignating the underlying designation of the lands within ‘Special Policy Area 3’ from ‘Low Density Residential’ to ‘Medium Density Residential.’
- x) Redesignating a small parcel of land south of ‘Special Policy Area 3’ from ‘Low Density Residential’ to ‘Medium Density Residential’.
- xi) Deleting the reference to “Potential Intersection” and replacing it with “Intersection.”

- (4) by adding to Part III: BLOCK PLANS, thereof, the following new heading and associated text:

“Area 48: Countryside Villages Secondary Plan

Chapter 48-1 of Part III of the 2006 Official Plan shall constitute the block plan for Sub-Area 48-1.”

- (5) by adding to Part III Block Plan, thereof, Schedule C as outlined as Schedule C to this amendment.

- (6) by adding to PART III, BLOCK PLANS thereof, as Chapter 48-1, the following text:

"Chapter 48-1: Block Plan for Sub-Area 48-1 of the Countryside Villages Secondary Plan

**1.0 PURPOSE**

The purpose of this amendment together with Schedule BP48-1 is to implement the policies of the Brampton Official Plan and Chapter 48(b) of the Countryside Villages Secondary Plan through the preparation and approval of a block plan for Sub-Area 48-1.

This Chapter of the Countryside Villages Secondary Plan implements a block plan that is based on the findings of a number of component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The block plan for Sub-Area 48-1 incorporates the principles of the City's Development Design Guidelines. This Chapter will constitute the block plan for Sub-Area 48-1 of the Countryside Villages Secondary Plan.

**2.0 LOCATION**

The subject lands within Sub-Area 48-1 comprises an area of approximately 159 hectares (393 acres) and are bounded by Dixie Road on the west, Mayfield Road to the north, Bramalea Road to the east and Countryside Drive on the south, as outlined on Schedule C.

**3.0 Effect of this Chapter and its Relationship to the Official Plan and Countryside Villages Secondary Plan**

The lands subject to Chapter 48-1 outlined on Schedule C shall be developed in accordance with the policies of Chapter 48(b) of Part II and with Schedule SP48(a) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

**4.0 Sub-Area 48-1 Block Plan Principles**

The design principles for the block plan area are set out below:

- a) Creates a safe, attractive and pedestrian-oriented community offering a range of housing types and densities;
- b) Creates a distinct and attractive built form as part of superior urban design and a positive visual image for this block plan area;

- c) Provides alternative development standards, which includes rear-lane townhouses, roundabouts, bike lanes and reduced right-of-ways;
- d) Develops a street network that promotes pedestrian accessibility to schools, parks, open space and shopping areas;
- e) Preserves, protects and restores the natural environmental features;
- f) Provides linkages to the natural features within a comprehensive community open space network together with parks, view vistas and stormwater management ponds; and,
- g) Provides for a phased development in accordance with the approved Growth Management Staging and Sequencing Strategy.

#### **5.0 Block plan Development Policies**

The lands within Sub-Area 48-1 shall be developed in accordance with the following policies:

- 5.1 Schedule C illustrates the design attributes of the block plan area that addresses and implements the land use designations and policies of the Countryside Villages Secondary Plan and Chapter 48(b). Minor adjustments and relocations of the community features and infrastructure shown on Schedule BP48-1 can be made without the need for an Official Plan amendment as long as the general intent and policy direction of the Countryside Villages Secondary Plan and Chapter 48(b) are maintained.
- 5.2 Notwithstanding policy 5.2.3.1 in the Countryside Villages Secondary Plan, a maximum density of 55 units per net residential hectare (25 units per net residential acre) shall be permitted within the lands designated 'Medium Density Residential.' A variety of medium density built form (i.e. townhouses, low-rise apartments) shall be provided along the east-west collector road and at the south-west corner of Mayfield Road and Bramalea Road.

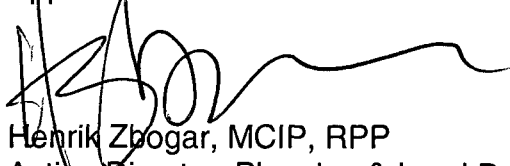
This policy ensures conformity with OP2006-43 adopted by Council on June 9, 2012 to implement the Provincial Growth Plan. Changes to the density and height set out in this policy may only be considered through an amendment to this plan.

- 5.3 Live-work uses shall be permitted on both the north and south sides of the east-west collector road at the intersection of Dixie Road and shall include the following:
  - The retail/work component shall face the east-west collector road;
  - A minimum building height of three storeys shall be provided; and,
  - Buildings shall have superior architectural design and appropriate landscape elements to identify this location as an entrance into the community and to encourage pedestrian movements.

- 5.4 Live-work uses shall be permitted on both the north and south sides of the east-west collector road, adjacent to the turning circle in close proximity to Bramalea Road as shown on Schedule C.
- 5.5 Design features that shall be incorporated to further enhance the 'Neighbourhood Retail Commercial' block located at this primary gateway location into the City of Brampton, at the south-east corner of Mayfield Road and Dixie Road, shall include, but are not limited to the following:
- a) Buildings shall be sited and orientated to address the intersection and contribute to the establishment of a well structured focal point;
  - b) A superior form of architectural design, landscaping and buffer treatment is required to recognize the focal significance of this primary gateway location;
  - c) Drive-through facilities are not permitted between the building and the street;
  - d) Provides appropriate siting, orientation and design of buildings, landscaping and buffer treatments to minimize adverse impacts on adjacent residential;
  - e) Limit surface parking along Mayfield Road and Dixie Road street frontages and provide landscape treatment to screen surface parking from street view;
  - f) Provides pedestrian connections leading to building entrances;
- 5.6 Community edge treatments shall be provided in order to establish an appropriate interface at the following areas:
- a) between the employment lands located on the west side of Dixie Road and the residential development located on the east side of Dixie Road; and,
  - b) the open space, commercial and medium-high density residential uses on the west side of Bramalea Road to establish a visual and physical connection between the Countryside Villages Community and the City Park (Sesquicentennial Park) on the east side of Bramalea Road.
- 5.7 The application of Alternative Development Standards (ADS), such as rear lane townhouses, a 29.0 metre right-of-way along the east-west collector road, modified right-of-way standards on all other collector and local roads and roundabouts, shall be implemented in accordance with Schedule C.
- 5.8 In order to ensure conformity with the Provincial Growth Plan, the City's Growth Management objectives, and density requirements for the Countryside Villages Secondary Plan, Sub-Area 48-1 shall be planned to achieve a population in the order of 10,600 persons, and jobs in the order of 675 jobs. The resulting density in this Block plan is approximately 70 people and jobs per net hectare. Implementing zoning and plans of subdivision shall contain provisions to implement these targets.
- 5.9 That all natural heritage features identified in the approved Environmental Implementation Report shall be protected through an appropriate community design of the block plan.

- 5.10 All development applications submitted shall conform to the approved recommendations of the Sub-Area 48-1 Environmental Implementation Report and Functional Servicing Report prepared by Beacon Environmental, Dillon Consulting and Schaeffers Consulting Engineers.
- 5.11 All development applications submitted within the boundaries of Sub-Area 48-1 shall be implemented and staged in accordance with the approved Growth Management Staging and Sequencing Report for Sub-Area 48-1, which shall establish the detailed timing and staging of development relative to the sequential delivery of required infrastructure such as roads, schools, parks and engineering services.
- 5.12 Prior to the issuance of draft plan approval of each draft plan of subdivision within Sub-Area 48-1, a Developer Cost Sharing Agreement, to the satisfaction of the City, shall be executed and the trustee shall confirm that the applicant has fulfilled their obligations. The Cost Sharing Agreement shall provide for the early delivery of community use lands (such as schools, parks, arterial and collector roads and gateway features).
- 5.13 The owner shall contribute their proportionate share towards the City's gateway features and streetscape enhancements within Sub-Area 48-1 in accordance with the City's Gateway Beautification Program. Reimbursement for each landowner's proportionate share within Block 48-1 shall be addressed in the Countryside Villages Cost Sharing Agreement.

Approved as to Content:



Henrik Zbogor, MCIP, RPP  
Acting Director, Planning & Land Development Services

"NEIGHBOURHOOD RETAIL"  
TO BE ADDED

"NEIGHBOURHOOD RETAIL"  
TO BE DELETED

MAYFIELD ROAD

DIXIE ROAD

BRAMALEA ROAD

COUNTRYSIDE DRIVE

EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- |                                                                                    |                    |                                                                                     |                      |                                                                                       |            |
|------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------|------------|
|  | SUBJECT LANDS      |  | DISTRICT RETAIL      |  | CITY LIMIT |
|  | CONVENIENCE RETAIL |  | NEIGHBOURHOOD RETAIL |                                                                                       |            |



**BRAMPTON**  
Flower City

PLANNING, DESIGN & DEVELOPMENT

Date: 2012/04/13 Drawn By: CJK

File: C04E17\_002\_OPA\_A

**SCHEDULE A TO OFFICIAL PLAN**  
**AMENDMENT OP2006# 068**



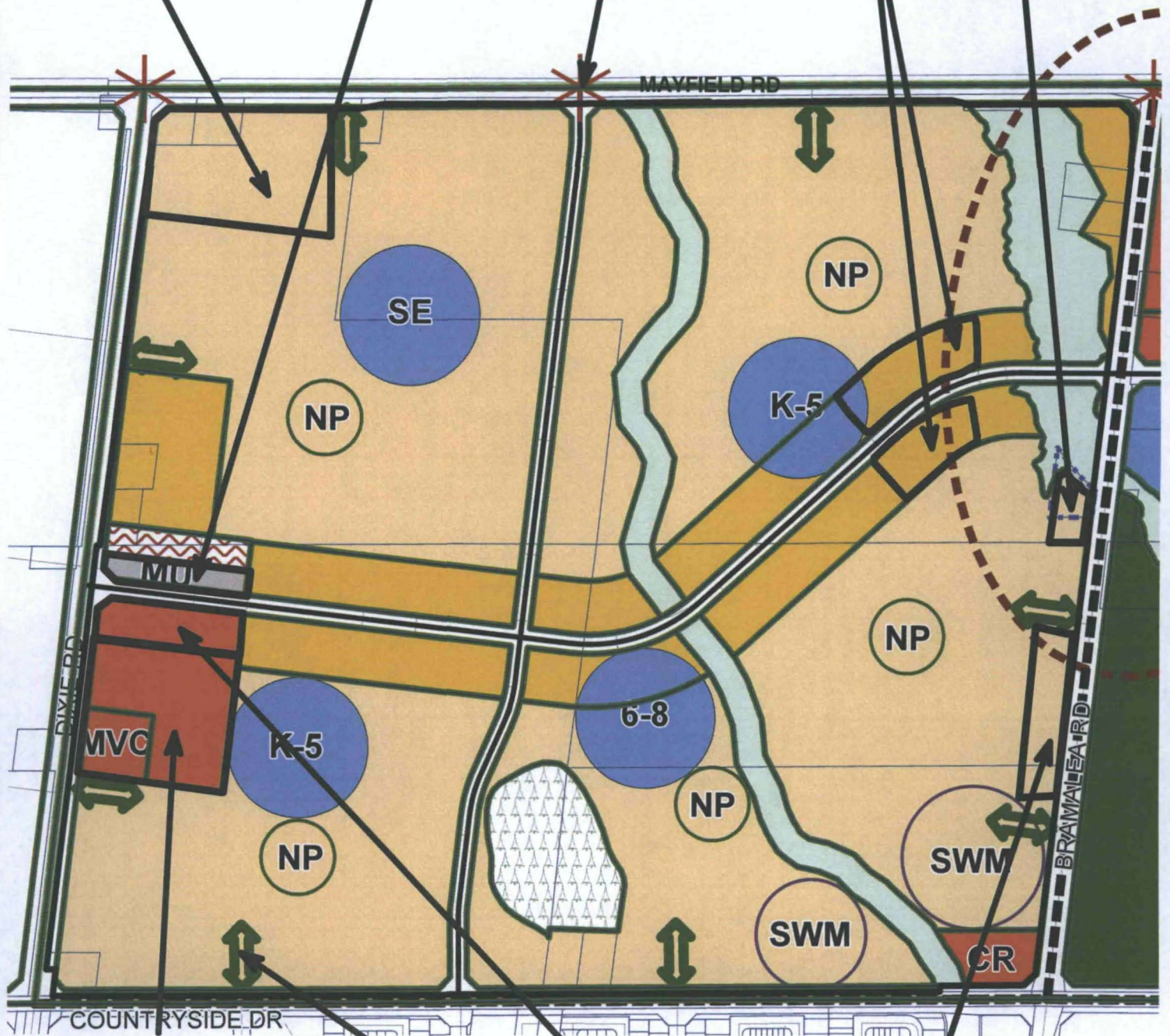
LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBOURHOOD RETAIL COMMERCIAL"

"GATEWAY" TO BE DELETED

LANDS TO BE REDESIGNATED FROM "MEDIUM DENSITY RESIDENTIAL" TO "LIVE WORK RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "MIXED USE COMMERCIAL" TO "LIVE WORK RESIDENTIAL"

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



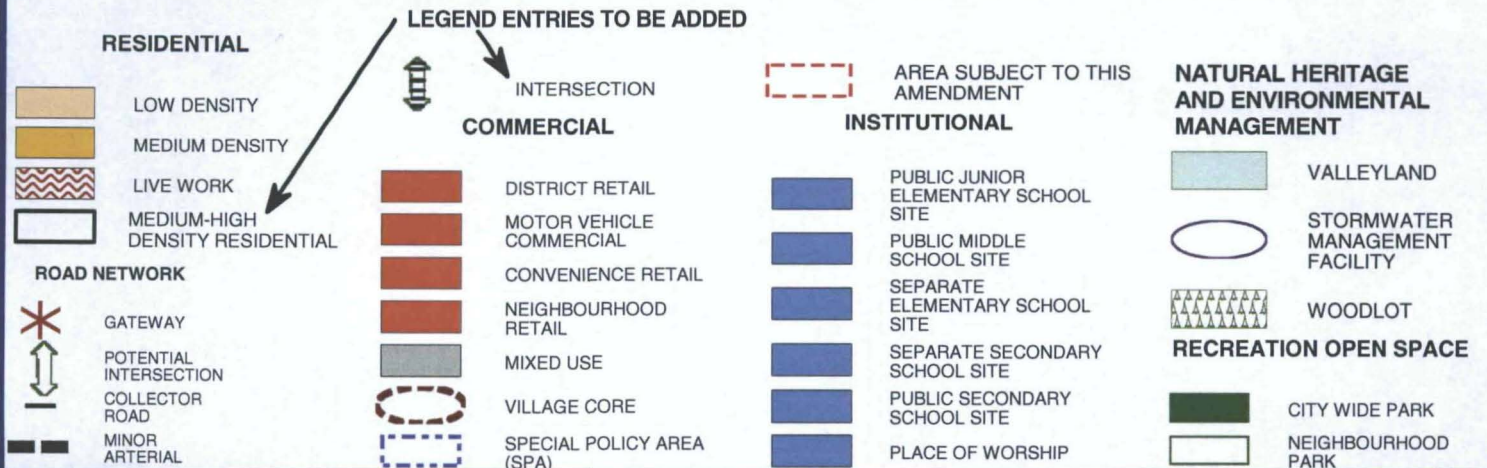
LANDS TO BE REDESIGNATED FROM "MOTOR VEHICLE COMMERCIAL" AND "NEIGHBOURHOOD RETAIL" TO "LOW DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM "POTENTIAL INTERSECTION" TO "INTERSECTION"

LANDS TO BE REDESIGNATED FROM "NEIGHBOURHOOD RETAIL" TO "LIVE WORK RESIDENTIAL"

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

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



# BLOCK PLAN 48-1 COUNTRYSIDE VILLAGES



## LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- LIVE / WORK (COMMERCIAL & RESIDENTIAL)
- OPEN SPACE
- PARK
- SCHOOL
- BUFFER
- VALLEYLAND / CHANNEL
- WOODLOT
- STORMWATER MANAGEMENT
- COMMERCIAL
- SPECIAL POLICY AREA # 3

- NEIGHBOURHOOD GATEWAYS
- 29.0m ROADS
- 23.5m ROADS
- 21.5m ROADS
- 18.5m ROADS
- 18.0m ROADS
- 16.5m ROADS
- CLASS B RESIDENCE
- CLASS A FARMSTEAD
- CLASS B FARMSTEAD
- SUBJECT TO FURTHER HERITAGE ASSESSMENT
- VILLAGE CORE

