



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

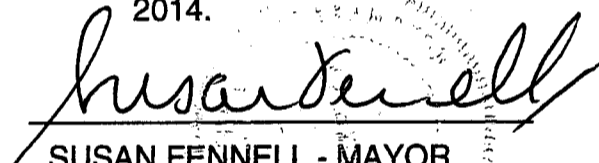
Number 279-2014

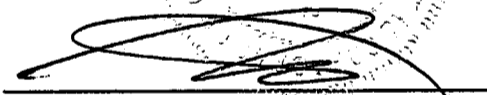
To Adopt Amendment Number OP 2006- 107 to the Official Plan
of the City of Brampton Planning Area

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 - 107 to the Official Plan of the City of Brampton Planning Area for Mature Neighbourhoods is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 10TH day of September, 2014.


SUSAN FENNEL - MAYOR


PETER FAY - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
<i>MR</i>	
DATE	27/08/14

Approved as to Content:



Heather MacDonald, MCIP, RPP
Director, Planning Policy and Growth Management

AMENDMENT NUMBER OP2006- 107
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON

i) Purpose:

The purpose of this amendment is to implement the approved recommendations of the Infill Development in Mature Areas Policy Review, which will:

- Preserve and enhance the character of the City's older, mature neighbourhoods; and,
- Permit change that is sensitive to the established physical character of the City's older, mature neighbourhoods.

ii) Location:

This amendment applies to older, mature neighbourhoods in residential areas within the City of Brampton.

iii) Amendments and Policies Relative Thereto:

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

- (1) By adding to Part I: The General Plan, in Section 4.2.1 thereof, the following sub-section:

"4.2.1.18 Older, Mature Neighbourhoods

Development of new detached dwellings, detached replacement dwellings or building additions to existing dwellings be compatible with the general size, type and style of dwellings in the neighbourhood which are integral to the established character of mature neighbourhoods. Massing, scale and height of the dwellings or building additions should be consistent with the host neighbourhood.

Detached dwellings or building additions shall be designed to minimize loss of privacy and sunlight on neighbouring properties.

Detached dwellings should not dominate the lots. The separation of dwellings shall be generally consistent with existing separation of dwellings in the neighbourhood. Landscaping and fencing is encouraged to maintain established aesthetics and privacy.

4.2.1.18.1 The built-form of development, including scale, height, massing and architecture, is to be compatible with the built-form of the host neighbourhood.

4.2.1.18.2 Dwellings or building additions should be generally consistent with the setbacks, orientation and building separation distances within the host neighbourhood.

4.2.1.18.3 Impacts of drainage, access, privacy and shadowing on adjacent dwellings shall be minimized.

4.2.1.18.4 Where designated or listed heritage buildings are present in a mature neighbourhood, the integration of heritage building elements in the design of dwellings and building additions should be made to the greatest extent possible."

- (2) By adding to Part I, The General Plan, in Section 4.11 thereof, the following to Section 4.11.3.2:

“4.11.3.2.10 Community Revitalization in Older, Mature Neighbourhoods

Proposals for the development of new detached dwellings, replacement detached dwellings or building additions to existing detached dwellings in Older, Mature Neighbourhoods are subject to the policies set out in Section 4.2.1.18 and Section 5.7.7”

- (3) by adding to Part I, The General Plan, in Section 5.0 thereof, the following to Section 5.7:

“5.7.3(iv) For any building to be used for residential purposes containing less than twenty-five dwelling units, in the whole or any part of the designated site plan control area, the City may require drawings showing plan, elevation and cross-section views.”

- (4) by adding to Part I, The General Plan, in Section 5.0 thereof, the following to Section 5.7:

“5.7.7 Site Plan Control in Older Mature Neighbourhoods

A scoped site plan control process, as specified in the Site Plan Control By-law, may be used to implement, in part, the policies for Older, Mature Neighbourhoods.

The scoped site plan process will only assess building massing, scale, siting, height, coverage, setbacks and architecture, and landscaping and fencing on the lot.

The scoped site plan control for Older, Mature Neighbourhoods is intended to apply to proposals for new or replacement single detached dwellings that are 50 square metres gross floor area or greater, and to building additions to single detached dwellings that are equal or greater than 50 square metres gross floor area.”

- (5) by adding to Part I, The General Plan, in Section 5.0 thereof the following definition to Section 5.2:

“Older, Mature Neighbourhood means a residential area where the majority of dwellings were built prior to 1980. These dwellings are generally not constructed to the minimum building setback and maximum lot coverage regulations of the Zoning By-law. Typical characteristics of older, mature neighbourhoods are generous separation distances between dwellings, greater front and rear yard setbacks, and lower lot coverage than in newer neighbourhoods with dwellings built after 1980.”

Approved as to Content:



Heather MacDonald, MCIP, RPP
Director, Planning Policy & Growth Management
Planning and Infrastructure Services Department

IN THE MATTER OF the *Planning Act, R.S.O. 1990*, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 279-2014 being a by-law to adopt Official Plan Amendment OP2006-107 and By-law 280-2014 to amend By-law 270-2004, as amended – Infill Development in Mature Neighbourhoods (File P80)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 279-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of September, 2014, to adopt Amendment Number OP2006-107 to the 2006 Official Plan.
3. By-law 280-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of September, 2014, to amend By-law 270-2004, as amended.
4. Written notice of By-law 279-2014 as required by section 17(23) of the *Planning Act* was given on the 18th day of September, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
5. Written notice of By-law 280-2014 as required by section 34(18) of the *Planning Act* was given on the 18th day of September, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
7. In all other respect the Official Plan Amendment and By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-107 is deemed to have come into effect on the 9th day of October, 2014, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the
City of Brampton in the
Region of Peel this
15th day of October, 2014

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Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.

IN THE MATTER OF the *Planning Act, R.S.O. 1990*, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 279-2014 being a by-law to adopt Official Plan Amendment OP2006-107 and By-law 280-2014 to amend By-law 270-2004, as amended – Infill Development in Mature Neighbourhoods (File P80)

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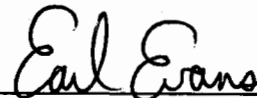
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5. Written notice of By-law 280-2014 as required by section 34(18) of the *Planning Act* was given on the 18th day of September, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. No notice of appeal was filed under section 17(24) or 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-107 is deemed to have come into effect on the 9th day of October, 2014, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
9. Zoning By-law 280-2014 is deemed to have come into effect on the 10th day of September, 2014, in accordance with Section 34(21) of the *Planning Act, R.S.O. 1990*, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the
City of Brampton in the
Region of Peel this
17th day of February, 2015

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Earl Evans

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.



A Commissioner, etc.