



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

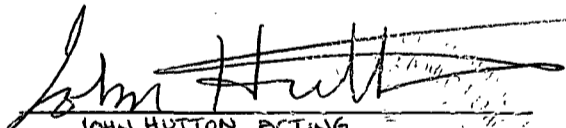
Number 337-2012

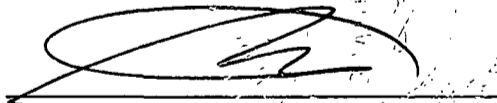
To Adopt Amendment Number OP 2006-074  
to the Official Plan of the  
City of Brampton Planning Area

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 - 074 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 28<sup>TH</sup> day of November, 2012.

  
JOHN HUTTON ACTING  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

Approved as to Content:

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

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| APPROVED<br>AS TO FORM<br>LAW DEPT.<br>BRAMPTON |
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AMENDMENT NUMBER OP 2006 - 074  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to bring the City of Brampton Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe in accordance with subsection 26(1)(a)(i) of the Planning Act, RSO, 1990, c.P.13 and subsection 12 of the Places to Grow Act, S.O., 2005, c.13.

2.0 Location:

The lands subject to this amendment include all of the lands within 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 "1" City Concept, thereto, the "Intensification Corridors" located along Heritage Road south of Steeles Avenue to "Secondary Intensification Corridors" and the "Intensification Corridors" located along Steeles Avenue from east of Mississauga Road to Heritage Road, and along Mississauga Road from Highway 407 to north of Mississauga Road, to "Primary Intensification Corridors", all as shown on Schedule "A" to this amendment;
- (2) By changing on Schedule "1" City Concept, thereto, the "Transit Supportive Node" located around Steeles Avenue and Mississauga Road to "Major Transit Station Area" as shown on Schedule A to this amendment.
- (3) By deleting " in Part 1—The General Plan, Section 2.1—Physical and Environmental Considerations, thereto, the last sentence of the first paragraph and replacing it with the

following: "As well, the Brampton Civic Hospital opened in 2007;"

- (4) By adding to Part 1—The General Plan, Section 2.1—Physical and Environmental Considerations, thereto, the following new paragraph between paragraphs four and five:  
*"Approximately 500 acres (200 hectares) adjacent to the Credit River Valley have been identified as Protected Countryside, and the remaining length of the Credit River, as well as the Etobicoke Creek and three tributaries of the West Humber River System have been identified as River Valley Connections in the Provincial Greenbelt Plan. These watercourse and valley systems connect Brampton to land included in the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan to Lake Ontario."*
  
- (5) By deleting in Part 1—The General Plan, Section 2.1—Physical and Environmental Considerations, thereto, the first sentence of paragraph five and replacing it with the following;  
*"This Plan promotes the principles of sustainability and an ecosystem approach to planning where the environment is considered on a level with social, economic and cultural concerns."*
  
- (6) By deleting in Part 1—The General Plan, Section 2.1—Physical and Environmental Considerations, thereto, objective a) and replacing it with the following:  
*"Maximize the City's strategic position within the GTAH by developing, managing and enhancing our environmental, cultural, social and economic links with the balance of the GTAH including the development of sustainable infrastructure and a multi-modal transportation system of transit, roads and pathways;"*
  
- (7) By adding in Part 1—The General Plan, Section 2.1—Physical and Environmental Considerations, thereto, the word "and" to the end of text in objective b);

- (8) By adding in Part 1—The General Plan, Section 2.1—Physical and Environmental Considerations, thereto, the following as objective c):  
*“Fostering a culture of conservation to address water and energy conservation, air quality protection and waste management that will assist to mitigate and adapt to climate change.”*
- (9) By deleting in Part 1—The General Plan, Section 2.2—Social Considerations, thereto, the title “Social Considerations” and replacing it with the following; “Social and Cultural Considerations”;
- (10) By deleting in Part 1—The General Plan, Section 2.2—Social Considerations, thereto, the first paragraph and replacing it with the following:  
*“According to the 2011 Census, the City of Brampton reached a population of 524,000. This represents an increase of 94,000 people since 2006. It is anticipated that Brampton will continue to experience a high growth rate, attracting a large share of Peel Region’s growth, particularly since the City of Mississauga’s greenfields are just about developed and Brampton continues to have a supply of developable land within its municipal boundaries.”*
- (11) By adding to Part 1—The General Plan, Section 2.2—Social Considerations, thereto, the following new paragraph after paragraph four:  
*“Brampton’s rich cultural heritage also provides a foundation for planning the future of the City as our heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments, and includes a diversity of tangible and intangible resources, including structures, sites, natural environments, artifacts and traditions that have historical, architectural, archaeological, cultural and contextual values, significance or interest”;*

- (12) By deleting in Part 1—The General Plan, Section 2.1—Social Considerations, thereto, the word “and” to the end of text in objective b);
- (13) By adding to Part 1—The General Plan, Section 2.2—Social Considerations, thereto, the word “and” to the end of objective c);
- (14) By adding to Part 1—The General Plan, Section 2.2—Social Considerations, thereto, a new objective d) as follows:  
*“Recognize that Brampton’s cultural heritage is an integral element of a sustainable community, together with the City’s natural heritage system, the community’s social development and its physical design.”;*
- (15) By deleting in Part 1—The General Plan, Section 2.4.5 —Community Lifestyle, thereto, the word “and” after “programs” in objective c);
- (16) By deleting in Part 1—The General Plan, Section 2.4.5—Community Lifestyle, thereto, objective d) and replacing with the following:  
*“Provide natural heritage and recreational open space systems and related resources for residents including those with disabilities to enjoy and pursue environmental, recreational and other leisure activities; and,”;*
- (17) By adding to Part 1—The General Plan, Section 2.4.5—Community Lifestyle, thereto, the following as objective e):  
*“Conserve and integrate cultural heritage resources with the development of the City’s natural heritage and recreational open space systems, its social development and its physical design, as appropriate.”;*
- (18) By deleting in Part 1—The General Plan, Section 2.5.2—Provincial Government, thereto, the renumbered fourth paragraph under the heading “Places to Grow (Growth Plan);

- (19) By deleting in Part 1—The General Plan, Section 3.1—Sustainable Planning Framework, thereto, the first sentence and replacing it with the following:  
*“The City’s sustainable planning framework provides a holistic approach to planning that integrates economic, social environmental and cultural elements and is built on:”;*
- (20) By adding to Part 1—The General Plan, Section 3.1—Sustainable Planning Framework, thereto, the following new bullets and text after the first bullet as follows:
- *“A culture of conservation that is expressed through the coordinated implementation of the City’s land use development, natural heritage and environmental management, and recreational and cultural heritage policies;*
  - *The conservation, restoration and enhancement of the integrity of Brampton’s air, water and land resources;*
  - *Complete communities that are compact, transit-oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment and supporting services and facilities;”;*
- (21) By deleting in Part 1—The General Plan, Section 3.1—Sustainable Planning Framework, thereto, the text in the renumbered fifth bullet point and replacing it with the following:  
*“An integrated land use and multi-modal transportation plan that provides a balanced transportation system giving priority to public transit and pedestrians;”*
- (22) By deleting in Part 1—The General Plan, Section 3.1—Sustainable Planning Framework, thereto, the word “and” at the end of the text in the renumbered seventh bullet point;
- (23) By adding to Part 1—The General Plan, Section 3.1—Sustainable Planning Framework, thereto, the word “and” to the end of the renumbered eighth bullet point;

- (24) By adding to Part 1—The General Plan, Section 3.1—Sustainable Planning Framework, thereto, the following new bullet point and text after the renumbered eighth bullet point:
- *“The preparation and management of strategic documents that guide development and/or operational decisions, such as environmental master plans and sustainable development guidelines, to ensure that the City’s land use planning and corporate management programs are sustainable.”;*
- (25) By deleting in Part 1—The General Plan, Section 3.2.2—Transit Supportive Nodes, thereto, the first paragraph and replacing it with the following:
- “Major Transit Station Areas are centres planned to accommodate a concentration of higher density residential and/or commercial, institutional or employment development around an existing or future higher order transit station. They will be planned to accommodate an appropriate mix of uses that support the role of the area as a transit station area, and have a built form that is pedestrian friendly and easily accessible by all modes of travel. These centres have City-wide significance as part of the City’s transit network.”*
- (26) By deleting in Part 1—The General Plan, Section 3.2.2—Transit Supportive Nodes, thereto, the second paragraph and replacing it with the following:
- “Major Transit Station Areas will be planned to accommodate appropriate uses and densities depending on their location. The Major Transit Station Area in Bram West will be developed and reinforced as the City’s major office centre outside of the Central Area where the highest densities of office development are planned. Other Major Transit Station Areas include Fletcher’s South at the Courthouse, Bram East, Bramalea City Centre and Trinity Commons. At some of these nodes, integrated office development is envisaged with a number of supporting uses including hotels, convention facilities, retail, institutional, recreational, and in appropriate locations, residential. Each node will have its own development parameters in terms of uses, scale, mix and densities, as prescribed by the*

*respective secondary plan. Strong urban form and superior physical design are required to contribute to place making and to reinforce their landmark role and image.”;*

- (27) By deleting in Part 1—The General Plan, Section 3.2.2—Transit Supportive Nodes, thereto, the third paragraph and replacing it with the following:

*“In addition to policies of this Plan, the following specific policies shall apply to lands within Major Transit Station Areas:*

*3.2.3.1 Development within Major Transit Station Areas shall generally be designed to achieve a Floor Space Index (FSI) of 1.5 over the entire Major Transit Station Area within buildings 3 to 10 storeys in height that result in a maximum density of approximately 100 units per net residential hectare.”;*

- (28) By deleting in Part 1—The General Plan, Section 3.2.3—Employment Areas, thereto, the second paragraph and replacing it with the following

*“Schedule “1” shows conceptually the general location of employment areas in Brampton. These include primarily the Industrial and Office designations as shown on Schedule “A” as well as lands within the Business Corridor and Central Area designations that are designated in secondary plans for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary uses”;*

- (29) By deleting in Part 1—The General Plan, Section 3.2.3—Employment Areas, thereto, the third paragraph and replacing it with the following

*“Conversion of lands in employment areas for non-employment uses will not be permitted unless it is assessed as part of a municipal comprehensive review in accordance with the conversion policies in Section 4.3 of this Plan;”*

- (30) By deleting in Part 1—The General Plan, Section 4.1—Residential, thereto, policy 4.1.1.15 and renumbering the remaining sections in a sequential and orderly manner;



- (31) By deleting in Part 1—The General Plan, Section 4.1.5—Intensification, thereto, policy 4.1.5.7 and renumbering the remaining sections in a sequential and orderly manner;
- (32) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the second sentence of the first paragraph and replacing it with the following:  
*“The designation of a significant portion of the Central Area as an Urban Growth Centre, as depicted in Schedule ‘1A’ and in the Region of Peel Official Plan further attests to the importance of Brampton’s Central Area in both the Regional and Provincial urban structure.”;*
- (33) By adding to Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the words “cultural” after “unique” and before “heritage” in paragraph four;
- (34) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the phrase “gradual but consistent” after “a” and before “transition” in paragraph five;
- (35) By adding to Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the following new paragraph after paragraph five:  
*“The City will also examine opportunities to build upon the Central Area’s open space and pathways system, including developing urban public spaces such as squares, plazas, courtyards, and rooftop gardens. Open spaces and pathway systems, provided in combination with stormwater management practices, shall contribute to the protection, restoration and linkage of natural and cultural heritage features; and recreational uses.”*
- (36) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the words “route known as AcceleRide” and replacing it with “routes” after “(BRT)” and before “which” in the first sentence of the renumbered paragraph seven;

- (37) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the word “AcceleRide” and replacing it with “The BRT” after “Plan.” and before “addresses” in the second sentence of the renumbered paragraph seven;
- (38) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the word “AcceleRide” and replacing it with “the BRT” after “route,” and before “proposes” in the third sentence of the renumbered paragraph seven;
- (39) By adding to Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the words “including the Urban Growth Centre” after “Area” and before “as” in policy 4.2.2.1;
- (40) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the word “Schedule” and replacing it with “Schedules ‘1’ and” after “on” and before “A” in policy 4.2.2.1;
- (41) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the words “in addition to multiple residential uses” after “activities” from policy 4.2.2.1(i);
- (42) By adding to Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the following new policy 4.2.2.1(ii) and by renumbering policies 4.2.2.1(ii) and (iii) as (iii) and (iv), respectively;  
*“(ii) A variety of residential uses;”*
- (43) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the word “and” after “City” from the renumbered policy 4.2.2.1(iii);
- (44) By adding to Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the following new policies as Section 4.2.2.1(v) and 4.2.2.1(vi), respectively:  
*“(v) A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,  
(vi) Major transit infrastructure.”;*

- (45) By deleting in Part 1—The General Plan, Section 4.2.2—The Central Area, thereto, the words “major offices” and replacing it with “Major Offices” after “encourage” and before “hotels” in policy 4.2.2.3;
- (46) By adding to Part 1—The General Plan, Section 4.2.3—Office Centres, thereto, the words “Major Offices” after “include” and before “business” in policy 4.2.3.1;
- (47) By renumbering policy 4.2.8.5 in Part 1—The General Plan, Section 4.2—Commercial as policy 4.2.8.7
- (48) By deleting the last sentence in the preamble to Part 1—The General Plan, Section 4.3.2—Industrial, starting with “Large scale retail” and replacing it with the following: *“It is recognized that employment areas accommodate a certain range of ancillary uses without negatively impacting the viability of employment lands or employment operations. Accordingly, these uses are not subject to policy 4.3.2.18. Major Retail development shall not be permitted in areas designated Industrial in the Official Plan.”*
- (49) By adding to Part 1—The General Plan, Section 4.5—Natural Heritage and Environmental Management, thereto, the following words to objective c) “in the City’s rivers, creeks, headwater areas and lakes” after “opportunities”;
- (50) By deleting in Part 1—The General Plan, Section 4.5.1—Watershed Plans and Subwatershed Studies, thereto, the first sentence in policy 4.5.1.8 and replacing it with the following:  
*“Adjacent municipalities will be consulted on subwatershed studies when there is likely to be potential impact on upstream and/or downstream watercourses and natural features, functions and linkages.”;*
- (51) By adding to Part 1—The General Plan, Section 4.5.14—Greenbelt, thereto, the following new paragraph after paragraph one:

*"Brampton also recognizes that the Credit River, Etobicoke Creek and three tributaries of the West Humber River, identified as External Connections, are key components for the long term health of the Greenbelt's Natural System and which strengthen the City's connections to the regional ecosystems. The Greenbelt Plan encourages municipalities to continue protective policies, and restoration enhancement and stewardship efforts to enhance the ecological features and functions within these valley systems."*

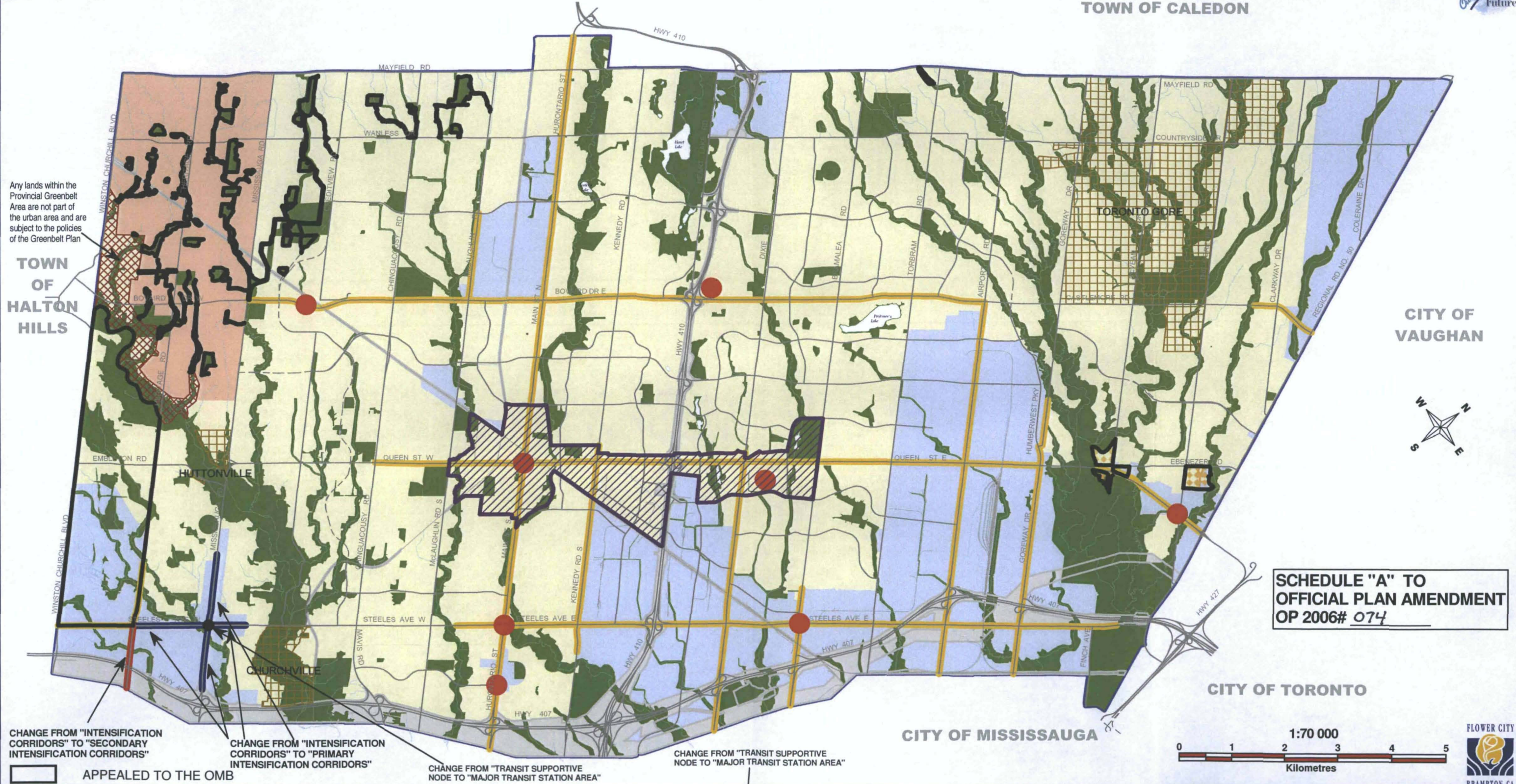
- (52) By deleting in Part 1—The General Plan, Section 4.5.14—Greenbelt, thereto, the policy in Section 4.5.14.1 and replacing it with the following:  
*"For lands designated Provincial Greenbelt as indicated on Schedules "1", "A", "D" and "E", applicable policies including but not limited to, the Natural Heritage System, Water Resource Systems, Key Natural Heritage Features and Key Hydrologic Features, and External Connections (Sections 3.2.2 to 3.2.5, respectively) in the Greenbelt Plan prepared by the Ministry of Municipal Affairs & Housing, dated February 28, 2005, shall apply.";*
- (53) By adding to Part 1—The General Plan, Section 4.5.14—Greenbelt, the following new policy as policy 4.5.14.6:  
*"The City will require, as appropriate, the City-led coordination and integration of environmental studies for the North West Brampton Urban Development Area and any proposals and/or studies within the Protected Countryside of the Greenbelt Plan to identify and protect a connected natural heritage system.";*
- (54) By adding to Part 1—The General Plan, Section 4.8—Institutional And Public Uses, thereto, the words "contribute to the creation of a complete community and" after "Uses" and before "are" to the second sentence in paragraph one;
- (55) By deleting in Part 1—The General Plan, Section 4.8—Institutional And Public Uses, thereto, the word "on" and replacing it with "or" after "economic" and before "physical" in the second sentence of paragraph one;

- (56) By adding to Part 1—The General Plan, Section 4.8—Institutional And Public Uses, thereto, the words “green infrastructure” after “practices” and before “and” in policy 4.8.2.2;
- (57) By adding to Part 1—The General Plan, Section 4.9—Cultural Heritage, thereto, the following new sentence at the end of paragraph three:  
*“The City’s cultural heritage landscapes, includes natural, established and old growth vegetation elements which contribute to ecosystem values such as the capture and treatment of stormwater, reduced urban heat island, and improved air quality.”;*
- (58) By deleting in Part 1 – The General Plan, Section 5.2 – Definitions, thereto the words “of the Greenlands System in Peel” after “functions” and before “as” within the definition of “Minor Development and Site Alteration”

# Brampton



TOWN OF CALEDON



Any lands within the Provincial Greenbelt Area are not part of the urban area and are subject to the policies of the Greenbelt Plan

TOWN OF HALTON HILLS

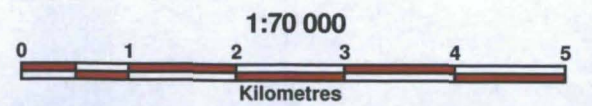
CITY OF VAUGHAN



SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT OP 2006# 074

CITY OF TORONTO

CITY OF MISSISSAUGA



CHANGE FROM "INTENSIFICATION CORRIDORS" TO "SECONDARY INTENSIFICATION CORRIDORS"

CHANGE FROM "INTENSIFICATION CORRIDORS" TO "PRIMARY INTENSIFICATION CORRIDORS"

CHANGE FROM "TRANSIT SUPPORTIVE NODE TO "MAJOR TRANSIT STATION AREA"

CHANGE FROM "TRANSIT SUPPORTIVE NODE TO "MAJOR TRANSIT STATION AREA"

APPEALED TO THE OMB

| LEGEND |  |
|--------|--|
|        | TRANSIT SUPPORTIVE NODES                   |
|        | EMPLOYMENT AREAS                           |
|        | INTENSIFICATION CORRIDORS                  |
|        | PRIMARY INTENSIFICATION CORRIDORS          |
|        | SECONDARY INTENSIFICATION CORRIDORS        |
|        | COMMUNITIES                                |
|        | UNIQUE COMMUNITIES                         |
|        | NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA |
|        | OPEN SPACE SYSTEM                          |
|        | CENTRAL AREA                               |
|        | PROVINCIAL GREENBELT/PROTECTED COUNTRYSIDE |
|        | DEFERRAL                                   |
|        | MAJOR TRANSIT STATION AREA                 |

TO BE ADDED TO LEGEND

Last Amended Date  
November 27th, 2012

Printed Date  
November 27th, 2012

NOTES: LAKES AND PONDS SHOWN FOR CONTEXT PURPOSES

This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and alignments of designations on this schedule are approximate and are not intended to be scaled.

## Schedule 1

### CITY CONCEPT