

Appendix 3 - Recommended Modifications to Appealed 2006 Official Plan Policies

That appealed policies of the City of Brampton's Official Plan be modified as follows:

Schedules

- (1) By modifying Schedule "1" City Concept as shown on Schedule A to this appendix as follows:
 - (a) The "Employment Areas" lands located at the southeast intersection of Nexus Avenue and Ebenezer Road to "Communities";
 - (b) The "Communities" lands bound by Ebenezer Road, The Gore Road and Nexus Avenue to "Employment Areas";
 - (c) The "Transit Supportive Node" located around Steeles Avenue and Mississauga Road to "Major Transit Station Area";
 - (d) The "Intensification Corridors" located along Steeles Avenue and Mississauga Road to "Primary Intensification Corridors";
 - (e) The "Intensification Corridors" located along Heritage Road to "Secondary Intensification Corridor";
- (2) By modifying Schedule "A" General Land Use Designations as shown on Schedule B to this appendix as follows:
 - (a) The lands designated "Business Industrial" bound by Ebenezer Road, The Gore Road and Nexus Avenue to "Business Corridor";
 - (b) The lands designated "Business Industrial" located at the southeast intersection of Nexus Avenue and Ebenezer Road to "Residential" and "Special Land Use Policy Area 5";
 - (c) The lands designated "Business Industrial" located at the northeast corner of Nexus Avenue and Fogal Road to "Business Corridor" and "Special Land Use Policy Area 5";
 - (d) The lands designated "Business Industrial" located at the northeast corner of McVean Drive and Queen Street to "Business Corridor" and "Special Land Use Policy Area 7"
- (3) By modifying Schedule "D" Natural Heritage Features and Areas as shown on Schedule C to this appendix as follows:
 - (a) Adding the Provincially Significant Wetlands to the Churchville-Norval and Levi's Creek Wetland Complexes;

Section 2 – Context of the 2006 Official Plan

- (4) By deleting "a new hospital" after "well" and before "the" from paragraph one of section 2.1 – Physical and Environmental Considerations;
- (5) By deleting "is under construction and is planned to be open" after "Hospital" and before "in" from paragraph one of section 2.1 – Physical and Environmental Considerations and replacing it with "opened";

- (6) By adding the following paragraph between paragraphs four and five in section 2.1 Physical and Environmental Considerations:
“Approximately 500 acres (200 hectares) adjacent to the Credit River Valley have been identified as Protected Countryside, and the remaining length of 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.”
- (7) By deleting “and” after “social” and before “economic” from paragraph five of section 2.1 – Physical and Environmental Considerations;
- (8) By adding “and cultural” after “economic” and before “concerns” in paragraph five of section 2.1 – Physical and Environmental Considerations;
- (9) By deleting “an” after “are” and before “component” from paragraph five of section 2.1 – Physical and Environmental Considerations and replacing it with “a”;
- (10) By deleting objective a) from section 2.1 – Physical and Environmental Considerations and replacing it with the following:
“a) 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 multi-modal transportation system of transit, roads and pathways;”
- (11) By adding “and” to the end of objective b) of section 2.1 – Physical and Environmental Considerations;
- (12) By adding an objective c) to section 2.1 – Physical and Environmental Considerations as follows:
“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”;
- (13) By adding “and cultural” after “social” and before “considerations” to the title of section 2.2;
- (14) By deleting “2001” from paragraph one of section 2.2 – Social Considerations and replacing it with “2006”;
- (15) By deleting “325,000” after “of” and before “This” from paragraph one of section 2.2 – Social Considerations and replacing it with “430,000”;
- (16) By deleting “57,000” after “over” and before “people” from paragraph one of section 2.2 – Social Considerations and replacing it with “105,000”;
- (17) By deleting “1996. It is anticipated that” after “since” and before “Brampton” from paragraph one of section 2.2 – Social Considerations and replacing it with “2001.”;
- (18) By deleting “larger” after “a” and before “share” from paragraph one of section 2.2 – Social Considerations and replacing it with “large”;
- (19) By adding the following paragraph between paragraphs four and five of section 2.2 – Social Considerations as follows:

“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”;

- (20) By adding “and” to the end of objective c) of section 2.2 – Social Considerations;
- (21) By adding an objective d) to section 2.2 – Social Considerations 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”;
- (22) By deleting “and” after “programs” in objective c) from section 2.4.5 Community Lifestyle;
- (23) By deleting “a” after “Provide” and before “natural” in objective d) from section 2.4.5 Community Lifestyle;
- (24) By deleting “system” after “space” and before “and” ” in objective d) from section 2.4.5 Community Lifestyle and replacing it with “systems”;
- (25) By adding “environmental” after “pursue” and before “recreational” in objective d) from section 2.4.5 Community Lifestyle;
- (26) By adding “and” after “activities” in objective d) from section 2.4.5 Community Lifestyle;
- (27) By adding an objective e) to section 2.4.5 Community Lifestyle as follows:
“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”;
- (28) By deleting paragraph eighteen from section 2.5.2 Provincial Government;

Section 3.0 – Sustainable City Concept

- (29) By adding “provides a holistic approach to planning that integrates economic, social, environmental and cultural elements and” after “framework and before “is” in paragraph one of section 3.1 Sustainable Planning Framework’
- (30) By adding the following bullets after the first bullet and before the second bullet of paragraph one of section 3.1 Sustainable Planning Framework 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”;*
- (31) By adding “multi-modal” after “and” and before “transportation” in the second bullet of paragraph one of section 3.1 Sustainable Planning Framework;
- (32) By deleting “and creating complete communities” after “pedestrians” in the second bullet of paragraph one of section 3.1 Sustainable Planning Framework;
- (33) By deleting “and” after “Strategy” in the fourth bullet under paragraph one of section 3.1 Sustainable Planning Framework;
- (34) By adding “and” after “manner” in the fifth bullet under paragraph one of section 3.1 Sustainable Planning Framework;
- (35) By adding the following as a bullet after the fifth bullet under paragraph one of section 3.1 Sustainable Planning Framework;
- *“The preparation and management of strategic documents that guide development and/or operational decisions, such as the Environmental Master Plan and Sustainable Development Guidelines, to ensure that the City’s land use planning and corporate management programs are sustainable.”*
- (36) By deleting paragraph one of section 3.2.2 Transit-Supportive Nodes 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 stations. 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.”*
- (37) By deleting “In addition to the Central Area, the other major nodes in Brampton include the Mississauga Corridor of Bram West; Bramalea South Gateway; South Fletcher’s Courthouse Area and Bram East. Of these, Bram West” before “will” from paragraph two of section 3.2.2 Transit-Supportive Nodes and replacing it with “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”;
- (38) By adding the following “Other Major Transit Station Areas include Fletcher’s South at the Courthouse, Bram East, Bramalea City Centre and Trinity Commons” after “planned” and before “At” in paragraph two of section 3.2.2 Transit-Supportive Nodes;
- (39) By deleting “these nodes” after “At” and before “integrated” in paragraph two of section 3.2.2 Transit-Supportive Nodes and replacing it with “some of these nodes”;

- (40) By deleting “some cases” after “in” and before “residential” in paragraph two of section 3.2.2 Transit-Supportive Nodes and replacing it with “appropriate locations”;
- (41) By deleting “where appropriate” after “residential” and before “Each” in paragraph two of section 3.2.2 Transit-Supportive Nodes;
- (42) By deleting paragraph three of section 3.2.2 Transit-Supportive Nodes and replacing it with the following:

“In addition to policies in other sections 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 be designed to achieve a floor space index of 1.5 within buildings 3-10 storeys in height, and a maximum density of 100 units per net residential hectare”;

- (43) By adding “Industrial and” after “the” and before “Office” in paragraph two of section 3.2.3 Employment Areas;
- (44) By deleting “and industrial” after “Office” and before “designations” in paragraph two of section 3.2.3 Employment Areas;
- (45) By adding “shown on Schedule ‘A’ of this Plan” after “designations” and before “as” in paragraph two of section 3.2.3 Employment Areas;
- (46) By adding “within the Business Corridor and Central Area designations that are” after “lands” and before “designated” in paragraph two of section 3.2.3 Employment Areas;
- (47) By adding “in secondary plans” after “designate” and before “for” in paragraph two of section 3.2.3 Employment Areas;
- (48) By deleting “employment and ancillary uses within the Business Corridor designation. There are also pockets of employment lands within the Central Area. Major retail uses are however considered non-employment use” from paragraph two of section 3.2.3 Employment Areas and replacing it with “clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary uses”;
- (49) By adding “lands in” after “of” and before “employment” in paragraph three of section 3.2.3 Employment Areas;
- (50) By deleting “lands” after “employment” and before “for” in paragraph three of section 3.2.3 Employment Areas and replacing it with “areas”;
- (51) By deleting “Growth Plan. Such review will have to demonstrate that their re-designation is in accordance with the policies of this Plan and will have to address a number of issues including but not limited to no adverse impacts on the overall supply of the City’s employment land, long term economic development and the financial well being of the City” after “the” in paragraph three of section 3.2.3 Employment Areas and replacing it with “conversion policies in Section 4.3 of this Plan”;

Central Area

- (52) By deleting “In recognition of its potential, Brampton’s Central Area is identified as one of the Urban Growth Centres in the Province’s Proposed Growth Plan for the Greater Golden Horseshoe.” after “periods” from paragraph one of section 4.1 Central Area and replacing it with “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.”;
- (53) By adding “cultural” after “unique” and before “heritage” in paragraph four of section 4.1 Central Area;
- (54) By deleting “gradual but consistent” after “a” and before “transition” in paragraph five of section 4.1 Central Area;
- (55) By adding the following as a paragraph after paragraph five and before paragraph six of section 4.1 Central Area:
“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.”
- (56) By deleting “route known as AcceleRide” after “(BRT)” and before “which” from paragraph six of section 4.1 Central Area and replacing it with “routes”;
- (57) By deleting “AcceleRide” after “Plan” and before “addresses” from paragraph six of section 4.1 Central Area and replacing it with “The BRT”;
- (58) By deleting “AcceleRide” after “route” and before “proposes” from paragraph six of section 4.1 Central Area and replacing it with “the BRT”;
- (59) By adding “including the Urban Growth Centre” after “Area” and before “as” in policy 4.2.2.1 of section 4.1 Central Area;
- (60) By deleting “Schedule” after “on” and before “A” from policy 4.2.2.1 of section 4.1 Central Area and replacing it with “Schedules “1” and”;
- (61) By deleting “in addition to multiple residential uses” after “activities” from policy 4.2.2.1(i) of section 4.1 Central Area;
- (62) By adding the following after policy 4.2.2.1(i) and before policy 4.2.2.1(ii) of section 4.1 Central Area:
(ii) A variety of residential uses;
- (63) By deleting “and” after “City” from policy 4.2.2.1(iii) of section 4.1 Central Area;
- (64) By renumbering policies 4.2.2.1(ii) and, (iii) of section 4.1 Central Area as (iii) and (iv);
- (65) By adding the following after policy 4.2.2.1(iv) of section 4.1 Central Area:
*“(v) A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,
(vi) Major transit infrastructure.”;*

- (66) By deleting “major offices” after “encourage” and before “hotels” from policy 4.2.2.3 of section 4.1 Central Area and replacing it with “Major Offices”;

Section 4.1 Residential

- (67) By deleting policy 4.1.1.15;
(68) By deleting policy 4.1.5.7;
(69) By relocating sections 4.2.3 through 4.2.7 from section 4.2 Commercial to after policy 4.3.2.20 in section 4.3 Employment Lands and numbering them as sections 4.3.3 through 4.3.7;

Section 4.2 Commercial

- (70) By renumbering policy 4.2.8.5 in section 4.2 Commercial as policy 4.2.8.7;

Section 4.3 – Employment Lands

- (71) By deleting “employment related use including industrial and commercial uses that require the exposure offered by such locations in order to accommodate the business and service needs of companies and employees and to accommodate, at appropriate locations, certain business activities that may also serve the general public. Public and institutional uses shall also be permitted within the Business Corridor designation.” After “uses” in paragraph one of section 4.3.1 Business Corridor and replacing it with “employment and employment related uses. Certain lands within the Business Corridor designation are planned to accommodate primary uses such as manufacturing, warehousing, offices and associated retail. Other Business Corridor lands are planned to accommodate a broad range of business, service, and institutional uses to serve the general public and adjacent employment areas. It is recognized that employment areas typically 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 4.3.1.8”;
- (72) By deleting “of an industrial area in a manner that” after “frontage” and before “will” in paragraph one of policy 4.3.1.2(ii) Retail and Service Uses in section 4.3.1 Business Corridor and replacing it with “within certain Business Corridors provided that such uses”;
- (73) By deleting “on adjacent” after “impact” and before “residential” in paragraph one of policy 4.3.1.2(ii) Retail and Service Uses in section 4.3.1 Business Corridor and replacing it with “the adjacent industrial areas; adjacent”;
- (74) By adding “and the planned function of the City structure” after “areas” and before “Such” in paragraph one of policy 4.3.1.2(ii) Retail and Service Uses in section 4.3.1 Business Corridor;
- (75) By adding “and;” after “By-law” in the fifth bullet in policy 4.3.1.2(ii) Retail and Service Uses in section 4.3.1 Business Corridor;

- (76) By adding a sixth bullet in policy 4.3.1.2(ii) Retail and Service Uses in section 4.3.1 Business Corridor as follows:
“regulations to ensure an appropriate mix of uses.”;
- (77) By deleting policy 4.3.1.8 in section 4.3.1 Business Corridor and replacing it with the following:
“4.3.1.8 An Official Plan amendment to permit any use other than those permitted in the Business Corridor, Industrial or Major Office designation on lands designated Business Corridor, shall only be considered based on a municipal comprehensive review which shall demonstrate that:
i) There is a need for the conversion;
ii) The City will meet the employment forecasts set out in Section 2 of this Plan;
iii) The conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets and other policies of this Official Plan;
iv) There is existing or planned infrastructure to accommodate the proposed conversion;
v) The lands are not required over the long term for the employment purposes for which they are designated; and,
vi) Cross-jurisdictional issues have been considered

For the purposes of this policy, non-employment uses include, but are not limited to: residential, and non-ancillary uses.

- (78) By adding “It is recognized that employment areas typically accommodate a certain range of ancillary uses without negatively impacting the viability of employment lands or employment operations. Accordingly, these are not subject to policy 4.3.2.18” after “base” and before “Large” in paragraph one of section 4.3.2 Industrial;
- (79) By deleting “Large scale retail” after “base” and before “development” in paragraph one of section 4.3.2 Industrial and replacing it with “Major Retail”;
- (80) By deleting policy 4.3.2.16 in section 4.3.2 Industrial and replacing it with the following:
4.3.2.18 An Official Plan amendment to permit a non-employment use on lands designated Industrial shall only be considered based on a municipal comprehensive review which shall demonstrate that:
i) There is a need for the conversion;
ii) The City will meet the employment forecasts as set out in Section 2 of this Plan;
iii) The conversion will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets and other policies of this Plan;
iv) There is existing or planned infrastructure to accommodate the proposed conversion;
v) The lands are not required over the long term for the employment purposes for which they are designated; and
vi) Cross-jurisdictional issues have been considered

For the purposes of this policy, residential, retail in excess of 1,000 square metres (individual store or a cluster of stores) and non-ancillary uses are considered non-employment uses

- (81) By deleting “Centres” from the title of section 4.3.3 Office Centres;
- (82) By adding “Office development provides a diverse range of employment opportunities throughout the City and differing scales of office provide alternative functions from small professional offices to large scale headquarters. Major Office, which satisfy a Regional market will be encouraged to locate within the Central Area and near higher order transit.” Before “Office” in paragraph one of section 4.3.3 Office Centres;
- (83) By deleting the third paragraph from the preamble to section 4.3.3 Office Centres and replacing it with the following:
“Smaller scale offices may locate in Retail designations and Employment Areas where a critical mass of office space is not required to ensure their viability.”;
- (84) By adding “Major Offices” after “include” and before “business” in policy 4.2.3.1 to section 4.3.3 Office;

Section 4.4 – Transportation

- (85) By deleting “The extension of Provincial Highway 410 will be constructed as a 4 lane facility from Bovaird Drive to Highway 10 north of Snelgrove by late 2009 and the corridor reserved” before “will” from policy 4.4.2.1(v) of section 4.4.2 Road Network and replacing it with “Additional land adjacent to Highway 410”
- (86) By adding “Major Mackenzie Drive in York Region or beyond as” after “to” and before “an” in policy 4.4.2.1(vii) of section 4.4.2 Road Network;
- (87) By deleting “in the vicinity of Brampton’s northern boundary” after “Belt” and before “is” in policy 4.4.2.1(vii) of section 4.4.2 Road Network;
- (88) By deleting “2011” after “by” in policy 4.4.2.1(vii) of section 4.4.2 Road Network and replacing it with “2021, together with a number of network improvements in the City of Brampton; further extension of Highway 427 beyond Major Mackenzie Drive is required by 2031”;
- (89) By deleting “Bovaird Drive by 2021” after “of” and before “and” from policy 4.4.2.1(ix) of section 4.4.2 Road Network and replacing it with “Embleton Road by 2014”;
- (90) By deleting “The Environmental Assessment approved alignment for the extension of Highway 410 is illustrated on Schedule “B”” after “horizon” and before “The” from policy 4.4.2.4 of section 4.4.2 Road Network;
- (91) By adding the following policy after policy 4.4.2.15 and before policy 4.4.2.16 of section 4.4.2 Road Network:
“4.4.2.16 As a higher order transportation corridor that will be carrying interregional traffic, the jurisdiction for this road should ultimately reside with the Region of Peel or Province of Ontario”;

- (92) By deleting “Transportation Network Review” after “Halton-Peel” and before “Study” from policy 4.4.2.18 of section 4.4.2 Road Network and replacing it with “Boundary Area Transportation”;
- (93) By deleting “expected to proceed in the near future” after “is” and before “and” from policy 4.4.2.18 of section 4.4.2 Road Network and replacing it with “underway”
- (94) By renumbering policies 4.4.2.16 through 4.4.2.18 of section 4.4.2 Road Network as policies 4.4.2.17 through 4.4.2.19;
- (95) By adding the following policy after policy 4.4.2.19 of section 4.4.2 Road Network;
“4.4.2.20 The Halton Peel Boundary Area Transportation Study carried out by the affected municipalities and/or the Ministry of Transportation is the appropriate process for the final determination of the North South Transportation Corridor network requirements, followed by the more detailed required Environmental Assessments. Notwithstanding these ongoing study processes, long range planning may continue for Northwest Brampton expansion area and Bram West secondary plan area while respecting and not compromising the potential outcomes of such processes.”

Section 4.5 – Natural Heritage and Environmental Management

- (96) By adding “in the City’s rivers, creeks, headwater areas and lakes” after “opportunities” in objective c) of section 4.5 Natural Heritage and Environmental Management;
- (97) By adding “upstream and/or” after “on” and before “downstream” in policy 4.5.1.8 of section 4.5.1 Watershed Plans and Subwatershed Studies;
- (98) By adding “and natural features, functions and linkages” after “watercourses” and before “Subwatershed” in policy 4.5.1.8 of section 4.5.1 Watershed Plans and Subwatershed Studies;
- (99) By deleting paragraph two from section 4.5.10 Environmentally Sensitive/Significant Areas and replacing it with the following after paragraph three of section 4.5.6 Natural Heritage System:
“The Conservation Authorities have developed terrestrial and natural heritage strategies and models that will identify a network of natural areas that contribute to a healthy, functioning ecosystem, and sets priorities for protection and restoration to ensure a healthy, self-sustaining natural heritage system on a watershed basis. Toronto and Region Conservation Authority have developed the Terrestrial and Natural Heritage System Strategy (TNHSS) and Credit Valley Conservation Authority’s Terrestrial Ecosystem Enhancement Model (TEEM). CVC is also developing a TEEM to be applied to urban systems (Urban TEEM) that is appropriate for municipalities such as the cities of Brampton and Mississauga, and which can be used across watershed jurisdictions. The City will encourage and support the Conservation Authorities in developing an urban natural heritage system strategy and model that can be implemented through

watershed, subwatershed and environmental studies and development applications, as appropriate.”

- (100) By deleting “features and areas” after “heritage” and before “will” from policy 4.5.6.2 in section 4.5.6 Natural Heritage System and replacing it with “system”;
- (101) By adding “and Impact” after “Reports” and before “Studies” in policy 4.5.6.2 in section 4.5.6 Natural Heritage System;
- (102) By deleting “Impact” after “Environmental” and before “Report” from policy 4.5.6.2 in section 4.5.6 Natural Heritage System and replacing it with “Implementation”;
- (103) By deleting “The City will promote and encourage public and private partnerships to undertake stewardship efforts to maintain the long term health and biodiversity of the natural heritage system” from policy 4.5.6.21 in section 4.5.6 Natural Heritage System and replacing it with “The City will work with the Region of Peel, Conservation Authorities and other agencies to leverage funding from various sources for natural heritage feature securement.”;
- (104) By deleting “the identified slope stability, 100 year erosion limit and/or meander belt width hazard” after “within” from policy 4.5.6.1 (i) in section 4.5.7 Valleylands and Watercourse Corridors and replacing it with “the natural hazards as defined in section 4.5.15.5 and significant features within the valley and/or watercourse corridor, including wetlands, fish and wildlife habitat, and woodlands;”
- (105) By deleting “Existing” before “development” from policy 4.5.6.1 (ii) in section 4.5.7 Valleylands and Watercourse Corridors and replacing it with “Expansions and/or modifications of existing”;
- (106) By deleting “slope stability, 100 year erosion limit and/or meander belt width hazard with regard to City policies and standards/policies of the relevant Conservation Authorities” after “identified” from policy 4.5.6.1 (ii) in section 4.5.7 Valleylands and Watercourse Corridors and replacing it with “hazards as defined in section 4.5.15.5; confirmation that there will be no negative impacts on the natural features or their ecological functions within the valley and watercourse corridors; a demonstration of an overall net environmental benefit and; City policies and standards”;
- (107) By deleting “The proposed” before “measures” from policy 4.5.6.1 (iv) in section 4.5.7 Valleylands and Watercourse Corridors and replacing it with “Remedial”;
- (108) By deleting “in an environmentally sound manner consistent with accepted engineering techniques and” after “undertaken” and before “environmental” from policy 4.5.6.1 (iv) in section 4.5.7 Valleylands and Watercourse Corridors and replacing it with “with regard to section 4.5.15.5 and”;
- (109) By adding “that seek to restore and enhance the natural features and their ecological functions” after “practices” in policy 4.5.6.1 (iv) in section 4.5.7 Valleylands and Watercourse Corridors;
- (110) By deleting policy 4.5.6.1 (v) in section 4.5.7 Valleylands and Watercourse Corridors;

- (111) By deleting policy 4.5.6.1 (viii) in section 4.5.7 Valleylands and Watercourse Corridors;
- (112) By renumbering policy 4.5.6.1 (vi), (vii) and (ix) in section 4.5.7 Valleylands and Watercourse Corridors to 4.5.6.1 (v), (vi) and (vii);
- (113) By deleting policy 4.5.7.2 and replacing it with section 4.5.15.1 Flooding Hazards as follows:
“4.5.15.5.1 Flooding Hazards

Located generally within the valley and watercourse corridors are areas which have been identified as a flood plain. These areas are usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. For the purposes of the City of Brampton, the flooding hazard has been measured on the flood resulting from the Regional Storm Event that occurred in 1954. This flood hazard zone is better known as the floodplain which may be referred to as the floodway where a One Zone concept is applied.

Policies

4.5.15.5.1.1 Development and site alteration shall not be permitted within a floodplain given the risk to public health and safety and/or property damage. Notwithstanding this, there are some exceptions where development and site alteration may be permitted. These include:

- i) In those exceptional situations where a Special Policy Area has been approved; or*
- ii) Where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions to existing buildings or structures or passive non-structural use which do not affect flood flows.*

These proposals shall be supported by detailed studies such as floodproofing or flood protection measures, subject to the approval of the City and the policies and standards of the Province and relevant Conservation Authority

4.5.15.5.1.2 At no time will development or site alteration be permitted in the floodplain where the uses are:

- i) An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;*
- ii) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection work and/or erosion; and,*

- iii) *Associated with the disposal, manufacturing, treatment or storage of hazardous substances*

4.5.15.5.1.3 For those floodplain areas where Two Zone of Special Policy Area status have been approved, site specific policies related to development and redevelopment will be detailed in the relevant Secondary Plan.

- (114) By adding “The City recognizes the application of variable buffers for different natural heritage areas, features and functions, as acknowledged in provincial plans, municipal planning documents, and conservation agency policies and environmental studies, including watershed and subwatershed plans, fisheries management plans, etc.” after “respectively” in paragraph one of section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (115) By deleting “will require a 10-metre buffer” after “Brampton” and before “from” in paragraph two of section 4.5.13 Environmental Buffers, Setbacks and Linkages and replacing it with “will generally require a minimum 10 metre buffer”;
- (116) By adding “of up to and/or” after “buffer” and before “in” ” in paragraph two of section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (117) By deleting “required” after “is” and before “Any” ” in paragraph two of section 4.5.13 Environmental Buffers, Setbacks and Linkages and replacing it with “warranted”;
- (118) By adding “vegetation protection zones as defined in the provincial Greenbelt Plan, as applicable, and” after “account” and before “the” ” in paragraph two of section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (119) By adding “The City generally intends that buffers are to be enhanced through vegetative plantings.” After “such” and before “The” in paragraph three of section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (120) By adding the following paragraphs after paragraph four in section 4.5.13 Environmental Buffers, Setbacks and Linkages:
- “Brampton’s natural environment has been fragmented and influenced by agricultural land use and farming activities and urban development for over 150 years. The City recognizes the importance of natural and man-made linkages between elements of the natural heritage system. Linkages that can be defined between significant natural features and which can be restored and/or enhanced to form natural corridors are a vital element of natural heritage system planning. Natural, restored and enhanced linkages can provide ecological functions such as habitat, migration routes, hydrological flow, and connections or buffering from adjacent land use impacts. Linkages shall be identified through the preparation of natural heritage studies, including watershed and subwatershed studies, EIRs and EISs and terrestrial and natural heritage strategies and models.*

Brampton also recognizes that the Credit River, Etobicoke Creek and three tributaries of the West Humber River form External Connections as per the Greenbelt Plan which strengthen the City's linkages to the regional ecosystems."

- (121) By deleting "a minimum 0.3 metre" after "ensuring" and before "freeboard" from policy 4.5.13.7 in section 4.5.13 Environmental Buffers, Setbacks and Linkages and replacing it with "an appropriate vertical buffer";
- (122) By adding "Regional Storm" after "the" and before "floodplain" in policy 4.5.13.7 in section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (123) By adding "as determined in consultation with the area Conservation Authorities" in section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (124) By adding "of up to and/or" after "buffer" and before "in" in policy 4.5.13.8 in section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (125) By deleting "may be required" after "metres" and before "based" in policy 4.5.13.8 in section 4.5.13 Environmental Buffers, Setbacks and Linkages and replacing it with "may be refined from the buffer required in policy 4.5.13.7 as warranted";
- (126) By adding "including the Greenbelt Plan" after "Authority" in policy 4.5.13.8 in section 4.5.13 Environmental Buffers, Setbacks and Linkages;
- (127) By renumbering policy 4.5.3.10 in section 4.5.13 Environmental Buffers, Setbacks and Linkages as policy 4.5.3.11;
- (128) By adding the following paragraph after paragraph one in section 4.5.14 Greenbelt:
"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."
- (129) By adding "1" after "Schedules" and before "A" in policy 4.5.14.1 in section 4.5.14 Greenbelt;
- (130) By deleting "and" after "A" and before "D" in policy 4.5.14.1 of section 4.5.14 Greenbelt;
- (131) By adding "and 'E'" after "D" and before "applicable" in policy 4.5.14.1 of section 4.5.14 Greenbelt;
- (132) By adding the following policy after policy 4.5.14.5 in section 4.5.14 Greenbelt:
"4.5.14.6 The City will require, as appropriate, the coordination and integration of environmental studies for the North West Brampton Urban Development Area and any proposals and/or studies within the Greenbelt Plan area to identify and protect a connected natural heritage system.";

Section 4.8 – Institutional and Public Uses

- (133) By adding “contribute to the creation of a complete community and” after “Uses” and before “are” in paragraph one of section 4.8 Institutional and Public Uses;
- (134) By deleting “on” after “economic” and before “physical” in paragraph one of section 4.8 Institutional and Public Uses and replacing it with “or”;
- (135) By adding “green infrastructure” after “practices” and before “and” to policy 4.8.2.2 of section 4.8 Institutional and Public Uses;

Section 4.9 – Cultural Heritage

- (136) By adding “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.” after “planning” in paragraph two of section 4.9 Cultural Heritage

Section 4.13 – Special Study Areas, Corridor Protection Areas and Special Land Use Policy Areas

- (137) By adding a section after section 4.13.3.4 Special Land Use Policy Area 4 as follows:
“4.13.3.5 Special Land Use Policy Area 5
(Part of Lot 5, Concession 10, Northern Division)

Lands located at the southeast intersection of Nexus Avenue and Ebenezer Road (herein referred to as “the northerly block”) and the northeast corner of Nexus Avenue and Fogal Road (herein referred to as “the southerly block”) were part of a referral of all lands in Bram East proposed to be designated Business Corridor in the 2006 Official Plan review.

The municipal comprehensive review undertaken as part of the Growth Plan Official Plan Amendment determined that the City should retain its designated employment lands, discourage conversions to non-employment uses, and designate additional lands to meet the 2031 employment forecast. However, it was acknowledged that some lands in the vicinity of The Gore Road and Ebenezer Road have been developed with retail uses, which impacts the ability of the vacant lands generally north of Fogal Road to be developed with successful employment uses. Further, the existing permissions on the subject site permit both employment and retail uses.

The policies in this section recognize the City-wide need to retain and provide additional land to accommodate employment growth, while recognizing the unique characteristics of this area created by historic policies and development.

Policies

4.13.3.5.1 The northerly block is designated Residential, on Schedule 'A' to this Plan, as consideration has been given to the conversion of employment lands through a comprehensive review undertaken as part of the Growth Plan Amendment process.

4.13.3.5.2 Development of the northerly block for residential uses is required to incorporate some employment uses potentially in the form of live-work units situated in an appropriate location on the block, and a mixed-use building adjacent to Ebenezer Road. It shall also incorporate a mix of residential densities including realizing the potential for some higher density development immediately abutting the valley at the north-easterly corner of the block, to a maximum of 0.6 hectares. Development must demonstrate high quality built form, landscaping materials, and attention to architectural detail to provide quality uplift to the neighbourhood.

4.13.3.5.3 In conjunction with the approval of a Secondary Plan Amendment and passing of a Zoning By-law Amendment on the northerly block to permit residential uses, the Secondary Plan and Zoning By-law shall be amended on the southerly parcel to the satisfaction of the City, which shall include the requirement to accommodate higher density employment land employment uses, pending the completion of the municipal comprehensive review set out below.

4.13.3.5.4 The southerly block, designated Business Corridor, may be considered for residential uses following a municipal comprehensive review, provided the Official Plan policies for employment land conversion can be met. The next municipal comprehensive review is anticipated for 2011 or as otherwise directed by Council.

4.13.3.5.5 The municipal comprehensive review and consideration of the conversion of the southerly block shall take into account the City-wide need and objectives for accommodating employment growth to 2031; consideration of the outcomes of employment land studies in Secondary Plans across the City; and, the nature of the employment development contemplated for the lands south of Fogal Road.

4.13.3.5.6 Should the municipal comprehensive review and conversion tests result in a change to permit residential uses on the southerly block, such change shall require a Secondary Plan Amendment and Zoning By-law Amendment but shall not require an amendment to Part 1 of the Official Plan"

(138) By adding the following section after section 4.13.3.6 Special Land Use Policy Area 6:

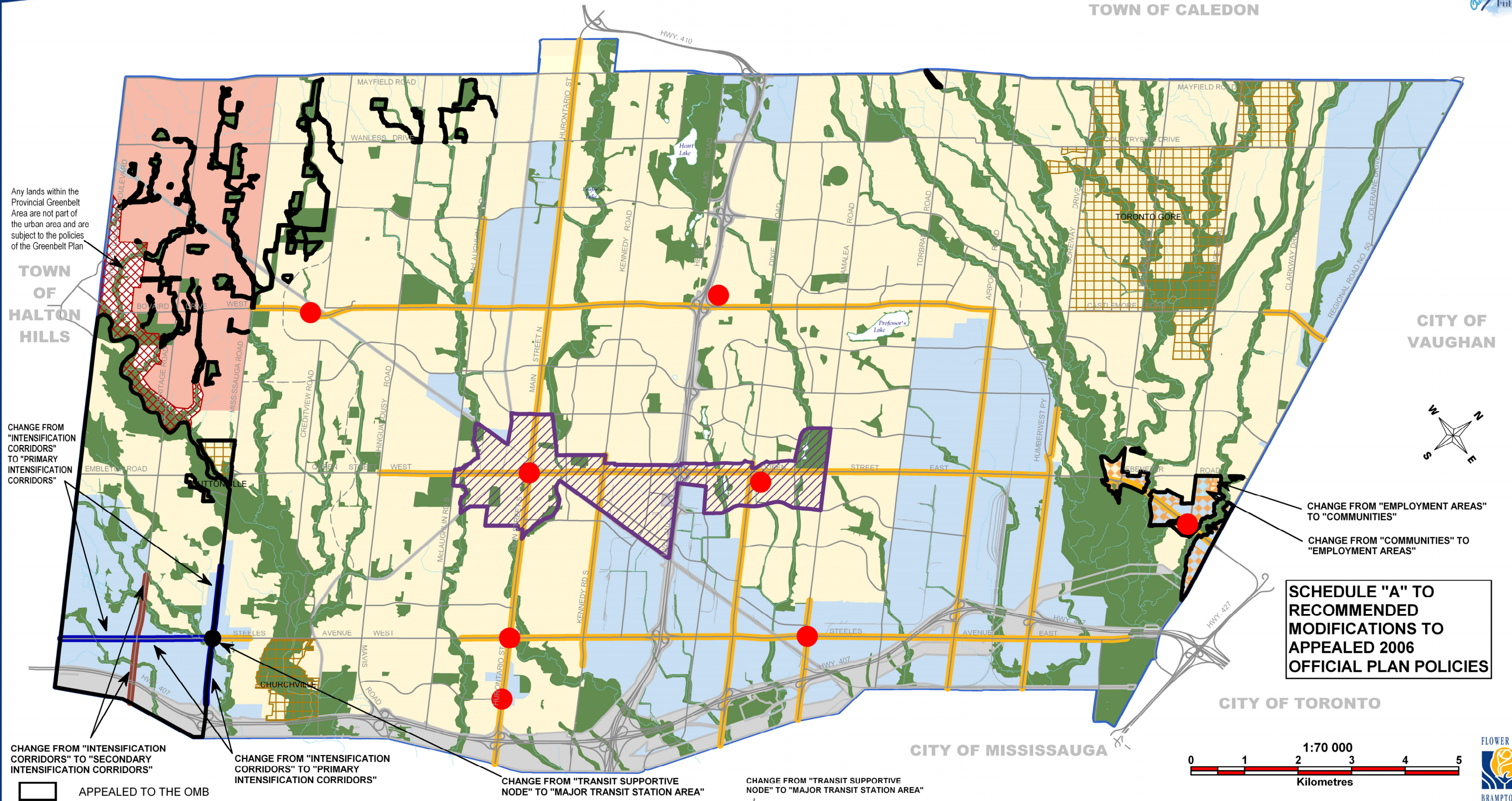
"4.13.3.7 Special Land Use Policy Area 7

(Lands located at the north-east corner of Queen Street and McVean Drive)

4.13.3.7.1 The property located at the north-east corner of Queen Street and McVean Drive designated “Business Corridor” may be permitted to include a residential use as part of a mixed-use development, as the requirements of the employment land conversion policies have been satisfied. An application to amend the Official Plan is required as part of the full consideration of such a mixed-use development. Consideration of such application shall include the requirement to provide at least the amount of employment on the property as would otherwise be achieved”

Section 5.0 – Implementation

- (139) By deleting “those areas designated in this Official Plan” after “means” and before “for” within the definition of “Employment Area” in section 5.2 Definitions and replacing it with “lands within the Industrial and Office designations on Schedule “A” of this Plan as well as lands within the Business Corridor and Central Area designations that are designated in secondary plans”
- (140) By deleting “facilities. These include the Industrial and Office designations on Schedule “A” of this Plan as well as the Business Corridor designations that are designated in secondary plans for employment uses.” after “ancillary” within the definition of “Employment Area” in section 5.2 Definitions and replacing it with “uses”;
- (141) By deleting “of the Greenlands System in Peel” after “functions” and before “as” within the definition of “Minor Development and Site Alteration” in section 5.2 Definitions



LEGEND

	CENTRAL AREA		PRIMARY INTENSIFICATION CORRIDORS		UNIQUE COMMUNITIES		PROVINCIAL GREENBELT / PROTECTED COUNTRYSIDE
	TRANSIT SUPPORTIVE NODES		SECONDARY INTENSIFICATION CORRIDORS		NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA		DEFERRAL
	EMPLOYMENT AREAS		COMMUNITIES		OPEN SPACE SYSTEM		MAJOR TRANSIT STATION AREA
	INTENSIFICATION CORRIDORS	CHANGE FROM "INTENSIFICATION CORRIDORS" TO "PRIMARY INTENSIFICATION CORRIDORS" AND "SECONDARY INTENSIFICATION CORRIDORS"					
							TO BE ADDED TO LEGEND

Last Amended Date

April 27, 2010

Printed Date

April 27, 2010

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.

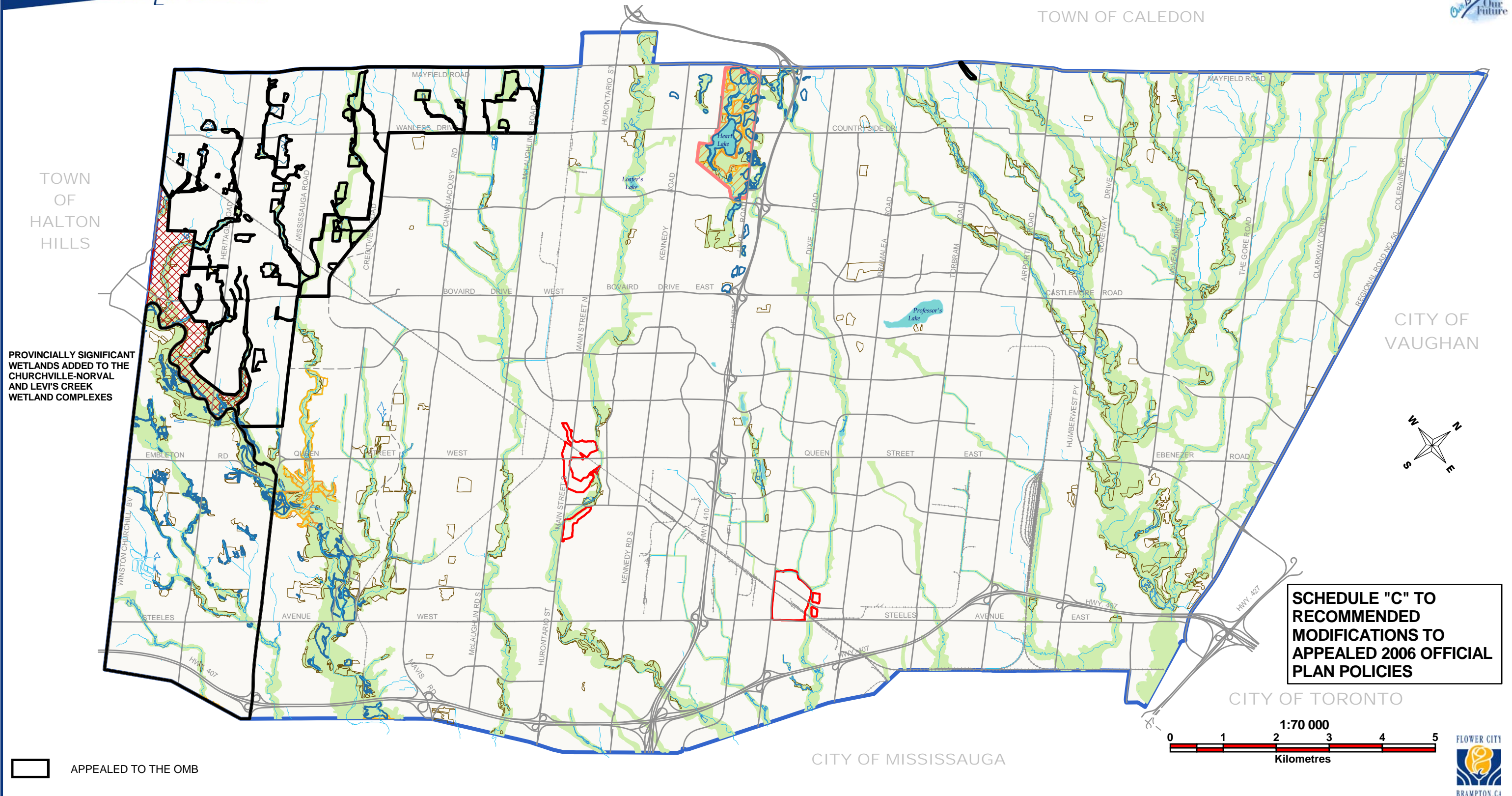
Schedule 1

CITY CONCEPT



Schedule A

GENERAL LAND USE DESIGNATIONS



Schedule D

NATURAL HERITAGE FEATURES AND AREAS