



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To adopt Amendment Number OP 2006-_____

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-_____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 22nd day of November, 2023.

Approved as to
form.

2023/11/10

SDSR

Patrick Brown, Mayor

Approved as to
content.

2023/11/10

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-_____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of the Amendment is to amend the Official Plan and the Springdale Secondary Plan (Area 2), to permit the development of a nursing home and/or retirement home, daycare centre, and public and private schools on the lands identified in Schedule 'A' and Schedule 'B' of this amendment.

2.0 Location:

The lands subject to this amendment are municipally known as 2959-2989 Bovaird Drive East and 9960-9990 Airport Road. The lands are located on the south side of Bovaird Drive East and west of Airport Road. The lands are legally described as Part of Lot 10, Concession 6 EHS, RP 43R31544 Parts 4 and 5 and Part of Lots 9 and 10, Concession 6 EHS, RP 43R32093 Parts 1 to 3 and 13.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended as follows:

- 1) By changing the Official Plan to permit residential and noise sensitive land uses on the lands shown outlined on Schedule 'B' to this amendment.
- 2) By adding to the list of the amendments pertaining to the Secondary Plan Number 2: Springdale Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.
_____.
- 3) By changing Schedule A: General Land Use Designations, of the Official Plan by deleting the 'Special Study Area' designation, as shown outlined on Schedule 'B' to this amendment.

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby further amended:

- 1) By deleting Section 4.2.1.16 in its entirety.
- 2) By adding to Section 4.6.15.1.10, Aircraft Noise Policies, a new sub-section and the following additional policies will apply:

- | | |
|---------------|--|
| "4.6.15.1.10b | Notwithstanding Policy 4.6.15.1.10 above, residential uses, a nursing home and/or retirement home, day care centre, and public and private schools shall be permitted on the property located at 2959-2989 Bovaird Drive East and 9960-9990 Airport Road at the south west corner of the Bovaird Drive East and Airport Road intersection. |
| | i) Completion of a noise impact assessment study from a qualified acoustical engineer certifying the level |

of noise impact on any noise sensitive uses to the satisfaction of the City of Brampton, at the time of a future Zoning By-law Amendment application.

The stationary noise assessment, shall be undertaken to ensure that airport noise issues are addressed in accordance with Provincial government guidelines. Findings of that study should serve as a guideline for architectural design work aimed at mitigating indoor noise levels.

ii) Establishment of a tripartite Aircraft Noise Warning Agreement between the developer/property owner, City of Brampton and the Greater Toronto Airports Authority for the subject lands. This Agreement would stipulate that as a condition of approval, the Developer must enter into a Development Agreement, registerable on title. The Agreement will contain but is not limited to elements such as construction conditions and warning clauses for development on the site. Furthermore, the agreement requires such warning clauses acknowledging potential interference from both indoor and outdoor activities to be made available to all prospective users and residents of buildings with noise sensitive uses on the subject lands.

iii) The Greater Toronto Airports Authority must receive post-construction inspection and certification from a qualified acoustical engineer, to the satisfaction of the City of Brampton, that buildings with noise sensitive uses are in compliance with all applicable Ministry of Environment interior noise guidelines.”

3.3 The document known as Secondary Plan Area 2 – Springdale Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- 1) By changing Schedule 2 of the Springdale Secondary Plan to re-designate the lands from ‘District Retail’ to ‘Special Site Area – District Retail’ as shown in Schedule ‘A’ of this amendment.
- 2) By adding to **Section 7, Special Site Areas**, a new sub-section as follows:

“7.6 Special Site Area 6

Special Site Area 6, located on the south side of Bovaird Drive East and west of Airport Road, and designated District Retail, shall be used for:

- a) High density residential;

- b) A nursing and/or retirement home;
- c) Public and private schools; and,
- d) A day care centre.”