



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

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 By-law.

ENACTED and PASSED this 27th day of March, 2024.

Approved as to
form.

2023/03/25

MR

Patrick Brown, Mayor

Approved as to
content.

2024/03/21

AAP

Charlotte Gravlev, Acting City Clerk

(OZS-2021-0026)

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

1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan and the Countryside Villages Secondary Plan (SPA 48B) to permit the development of 72 single detached dwellings, 98 street townhouse units, 23 rear lane townhouse units, 5 mixed-use units, and 845 high-density residential units on the lands shown outlined on Schedule 'A' to this amendment to permit a broader range of land uses and higher densities.

2.0 LOCATION:

The lands subject to this amendment are comprised of a parcel totaling 12.32 hectares (30.44 acres) in area, located on the south side of Mayfield Road, east of Bramalea Road and west of Torbram Road. The lands have a frontage of approximately 150 metres (492 feet) on Mayfield Road. The lands are legally described as Part of Lot 16, 17 & 18, Concession 5; and Parts of Road Allowance Between Lot 17 & 18, East of Hurontario (Chinguacousy) Street City of Brampton, Region of Peel.

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 adding to the list of amendments pertaining to the Secondary Plan Area 48b: The Countryside Villages Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2006-_____.
- 3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as it relates to the Countryside Villages Secondary Plan Area 48(b) (being Part Two Secondary Plans), as amended is hereby further amended:
- 1) By amending Schedule 2 of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, located south of Mayfield Road, east of Bramalea Road and west of Torbram Road, is hereby amended from 'Medium Density Residential' to 'High Density Residential'.
 - 2) By adding to Schedule 48(a) of Chapter 48(b) of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as "Special Policy Area 5".
 - 3) By adding the following as Section 6.5 Special Policy Area 5:
"6.5 Special Policy Area 5

6.5.1 Notwithstanding Section 5.2.2.1 (ii) in the 'Low/Medium Density Residential' designation, the lands within Special Policy Area 5 are permitted to have a maximum density of 58 units per net hectare (24 units per net residential acres).

6.5.2 Notwithstanding Section 5.2.3.1 (ii) in the 'Medium Density Residential' designation, the lands within Special Policy Area 5 are permitted to have a maximum density of 58 units per net hectare (24 units per net residential acres).

6.5.3 Notwithstanding Section 5.2.6.1 (ii) in the ‘High Density Residential’ designation, the lands within Special Policy Area 5 shall permit apartments with a maximum density of 929 units per net hectare (375 units per net residential acres) up to a maximum height of 22 storeys.”