



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To adopt Amendment Number OP2006-
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 _____ day of _____, 2023.

PATRICK BROWN - MAYOR

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 this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to permit the development of townhouses and a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road. The lands have a frontage of approximately 80 meters on Mississauga Road, and an area of approximately 1.73 hectares, and are legally described as Part of Lot 4, Concession 5, WHS, Chinguacousy DES Parts 1, 2, and 3 of 43R17833.

3.0 Amendments and Policies Relevant Thereto:

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

a) by amending Schedule A1 'Upscale Executive Housing Special Policy Areas' to the Brampton Official Plan to remove the subject lands from the 'Upscale Executive Housing Special Policy Areas' designation as shown on Schedule A to this amendment.

b) by adding to the list of amendments pertaining to Secondary Plan Area Number 40(a) Chapter 40(d): The Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-____.

3.2 The portions of the document known as Bram West Secondary Plan Area 40(a), Chapter 40(d) being Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

a) by changing on Schedule SP40(a) of Chapter 40(d) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from 'Executive Residential' to 'Medium/High Density Residential'.

- b) by adding to Section 3.4.7 Medium/High Density Residential, as follows:

“3.4.7.1 On lands designated Medium/High Density Residential, located west of Mississauga Road, east of Rock Bluff Trail, between Embleton Road and Lionhead Golf Club Road, the following shall apply:

- i. A maximum density of 145 units per net residential hectare.

- ii. A maximum height of 6 storeys.

- iii. A maximum floor space index of 1.35.”

- 3.3 The portions of the document known as Riverview Heights Community Block Plan - Sub Area 40 – 3 of Part III of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) by amending the land use designation of the lands shown outlined on Riverview Heights Community Block Plan - Sub Area 40 – 3 from “Executive Residential” to “Medium/High Density Residential” as shown on Schedule C to this amendment; and,

- b) by amending Riverview Heights Community Block Plan - Sub Area 40 – 3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C to this amendment.

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend the Official Plan pursuant to an application by 13514161 Canada Inc. (File: OZS-2022-0017).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to change the land use designation of the lands shown outlined on Schedule 'A', 'B', and 'C' to permit the development of townhouses and a residential apartment dwelling.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road within the Bram West Secondary Plan Area 40(a).