

July 27, 2021

To: B. Bjerke J. Humble M. Gervais

Re: **Toronto Gore Density Policy Review Study**
Official Plan Amendment OP2006-197, adopted by By-law 137-2021

The prescribed period within which appeals could be made has passed and no appeals have been received. Official Plan Amendment Number OP2006-197, adopted by By-law 137-2021, is now approved.

Attached is a copy of the Clerk's Declaration issued in accordance with sections 17 of the *Planning Act*, R.S.O., 1990, with regard to the Official Plan Amendment.

Thank you,

R. Ajitkumar

Richa Ajitkumar
Legislative Coordinator
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cc: E. Corazzola
J. Hardcastle, Region of Peel
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S. Ross
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Land Parcel Unit, MPAC
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IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law 137-2021 being a by-law to adopt
Official Plan Amendment OP2006-197 – Toronto Gore Density Policy Review Study –
Ward 10

DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and
say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 137-2021 was passed by the Council of the Corporation of the City of
Brampton at its meeting on the 16th day of June, 2021, to adopt Amendment Number
OP2006-197 to the 2006 Official Plan.
3. Written notice of By-law 137-2021 as required by section 17(23) of the *Planning Act*
was given on the 1st day of July, 2021, in the manner and in the form and to the
persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before
the final date for filing objections.
5. In all other respects, the Official Plan Amendment has been processed in accordance
with all of the *Planning Act* requirements including regulations for notice.
6. OP2006-197, adopted by By-law 137-2021, is deemed to have come into effect on the
16th day of June, 2021, in accordance with Section 17(27) of the *Planning Act*, R.S.O.
1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath.


DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
27th day of July, 2021)



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024. 



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 137 - 2021

To Adopt Amendment Number OP 2006- 197
to the Official Plan of the
City of Brampton Planning Area

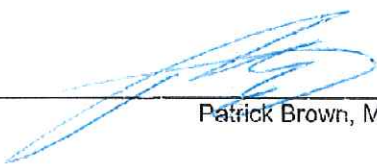
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 197 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 16th day of June, 2021.

Approved as to form. 2021/06/02 C.deSereville
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Approved as to content. 2021/05/31 RJB



Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 197
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 197
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 vacant lands in the southern quadrant of Toronto Gore from "Estate Residential" to "Residential" and to remove the "Unique Communities" designation. This amendment will also identify these lands as a new Secondary Plan area, referred to as Gore Meadows (Area 56). A policy is being added to the Residential Section (Section 4.2) of the Official Plan to guide the preparation of the Gore Meadows Secondary Plan. The Secondary Plan is to address land use compatibility, housing mix and densities, road access, servicing, natural heritage system, and pedestrian connectivity.

2.0 Location:

This amendment applies to the contiguous vacant lands located between McVean Drive and The Gore Road and north of Castlemore Road (approximately 80 hectares). These lands are legally described as Part of Lots 11, 12 and 13, Concession 9, N.D.

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 deleting on Schedule "1" (City Concept) thereto, the "Unique Communities" designation of the lands shown outlined on Schedule A to this amendment;
- (2) by changing on Schedule "A", (General Land Use Designations) thereto, the land use designation of the lands outlined on Schedule "B" to this amendment from "Estate Residential" to "Residential";
- (3) by amending on Schedule "G" (Secondary Planning Areas) the boundaries of Secondary Plan Area 26 – Toronto Gore Rural Estate, as shown on Schedule "C" to this amendment;
- (4) by adding to Schedule "G" (Secondary Planning Areas) thereto, the boundaries of the Gore Meadows Secondary Plan Area 56, as shown on Schedule "C" to this amendment;
- (5) by adding the following new policy as Section 4.2.1.21:

"4.2.1.21 Toronto Gore

"For the lands shown as Gore Meadows Secondary Plan Area 56 on Schedule "G" (Secondary Planning Areas), a Secondary Plan shall be prepared in accordance with Section 5.4 – Secondary Plans to comprehensively plan for the development of the vacant contiguous lands located in the southern quadrant of the Toronto Gore community. In addition to the Secondary Plan criteria outlined in Section 5.4.3, the Gore Meadows Secondary Plan shall include the following policies:

- a) To provide a gradual and sensitive transition in density between the adjacent established estate residential area and the Gore Meadows Secondary Plan area;

- b) To provide a diverse range and mix of housing options, including affordable housing;
 - c) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided;
 - d) That the extension of Ryckman Lane shall be prohibited;
 - e) That vehicular access to and from the Gore Meadows Secondary Plan area will be from McVean Drive and The Gore Road;
 - f) That development within the Gore Meadows Secondary Plan area shall be on full urban municipal services;
 - g) That the existing Natural Heritage System shall be protected and enhanced; and
 - h) That pedestrian and cyclist linkages between the Natural Heritage System and Gore Meadows Community Centre shall be provided where it has been demonstrated that the functions of the Natural Heritage System will not be adversely impacted."
- (6) By adding to Part II SECONDARY PLANS, thereof, the following new heading and associated text after the section Area 55:

"Area 56: Gore Meadows Secondary Plan

No Secondary Plan in place."