



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 bylaw.

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to form. 20 __/month/day [insert name]
Approved as to content. 20 __/month/day [insert name]

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

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

DRAFT

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 Highway 427 Industrial Secondary Plan, Schedule SP47 and Community Block Plan 47-1 to reflect revisions to the land use designations and increase in maximum permitted residential density.

2.0 LOCATION:

The lands subject to this amendment are comprised of a parcel totaling 70.79 hectares (174.92 acres) in area, located on the north side of Castlemore Road, east of Clarkway Drive and west of The Gore Road.

The lands are legally described as PART LOT 12, CONCESSION 10 ND TORONTO GORE PART 1, 43R34186; 2NDLY: PART LOT 11, CONCESSION 10 ND TORONTO GORE PARTS 1, 2 & 3, 43R34493 SUBJECT TO AN EASEMENT AS IN PR1626301 AND SUBJECT TO AN EASEMENT AS IN PR1692302; 3RDLY: PART LOT 11, CONCESSION 10 ND TORONTO GORE PARTS 1 & 2, 43R33806 EXCEPT PART 1, 43R33939; 4THLY: PART LOT 11 CONCESSION 10 ND TORONTO GORE PART 1, 43R34190 EXCEPT PART 1, 43R35421; 5THLY: PART LOT 11, CONCESSION 10 ND TORONTO GORE PART 1, 43R37177; 6THLY: PART LOT 11 CONCESSION 10 ND TORONTO GORE PARTS 1 & 2, 43R38030 AND PART 2, 43R38030 SUBJECT TO EASEMENT AS IN RO1149667; CITY OF BRAMPTON.

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 as follows:

By adding to the list of amendments pertaining to Secondary Plan Area Number 47: Highway 427 Industrial Secondary Plan as set out in Part Two: 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 Highway 427 Secondary Plan Area 47 (being Part Two Secondary Plans), as amended is hereby further amended:

- 1) By replacing Section 6.10.1 Special Policy Area 10 with the following text
"Special Policy Area 10 applies to lands designated High Density Residential where residential uses are permitted to include a residential apartment

building with a maximum height of 10 storeys and a maximum density of 350 units per hectare. Mixed uses are permitted on the ground floor of the building that include retail, office, personal and service commercial, and restaurant”.

- 2) By adding a new Section “6.11 Special Policy Area 11”, Section “6.11.1” and the following text “Special Policy Area 11 applies to lands designated High Density Residential where an apartment building is permitted to have a maximum height of 12 storeys and a maximum density of 450 units per hectare.”
- 3) By adding a new Section “6.12 Special Policy Area 12”, Section 6.12.1” and the following text “Special Policy Area 12 applies to the lands specifically located on the northwest corner of Castlemore Road and Clarkway Drive. The lands are designated District Retail where, in addition to the uses permitted in a District Retail designation, High Density Residential is permitted where apartment buildings are permitted to have a maximum height of 20 storeys and a maximum density of 400 units per hectare.

Residential buildings shall be oriented backing onto the Natural Heritage System (NHS), and Stormwater Management Pond (SWM Pond). Residential uses shall range from medium/high density residential uses and shall have a minimum height of 6 storeys. The buildings shall be sited and oriented to provide an appropriate interface with the NHS and SWM Pond. The proposal shall provide the necessary mitigation measures to ensure the NHS feature is not negatively impacted. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required to complement the NHS and SWM Pond area.

Commercial uses shall be oriented along Clarkway Drive, Castlemore Road and Street 19. Commercial buildings fronting Clarkway Drive and Castlemore Road shall have a minimum height of 2 storeys with a built form that is pedestrian friendly and easily accessible. Commercial buildings fronting the intersection of Castlemore Road and Clarkway Drive shall be sited and oriented to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required to establish and reinforce their focal significance.

Internal driveways shall be structured to provide defined access routes connecting to the adjacent roads and to address vehicular and active transportation circulation. Parking areas shall be subdivided by sustainable landscaping and should be located internal to the site convenient to building entrance and screened for adjacent streets where applicable.

All population and jobs associated with the development of Special Land Use Policy Area 12 shall continue to be allocated to the Highway 427 Industrial Secondary Plan (Area 47).