



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2021

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, as amended, 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 _____, 2021.

Approved as to
form.

Patrick Brown, Mayor

Approved as to
content.

Peter Fay, City Clerk

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

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 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). An amendment to the Residential Section (Section 4.2) of the Official Plan is proposed to require the preparation of a Secondary Plan prior to any development. 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 4.2.1.19:

4.2.1.19 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;

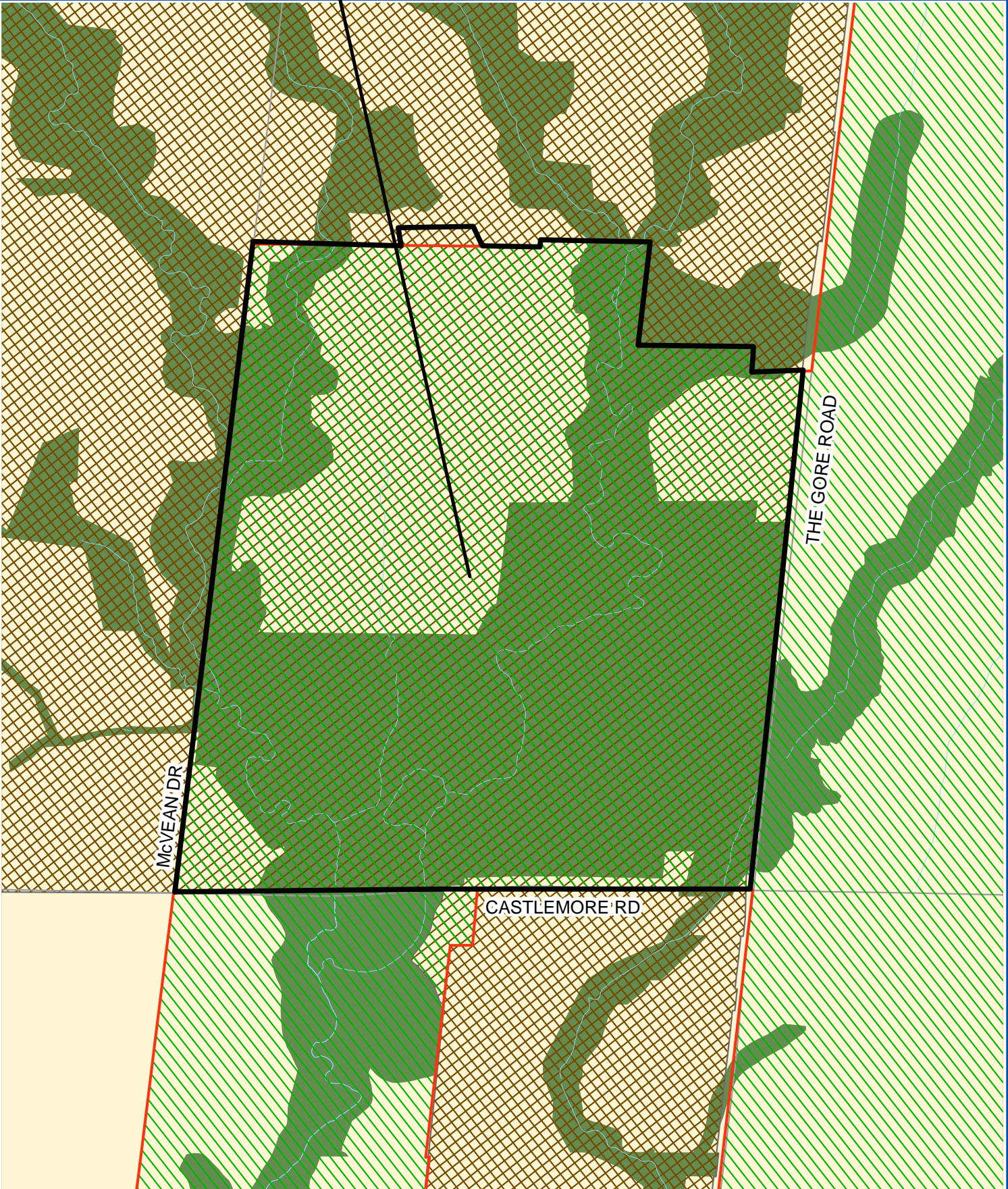
- b) To provide a diverse range and mix of housing options, including affordable housing;
- c) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided;
- d) That the extension of Ryckman Lane shall be prohibited;
- 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.”

"UNIQUE COMMUNITIES" DESIGNATION TO BE REMOVED

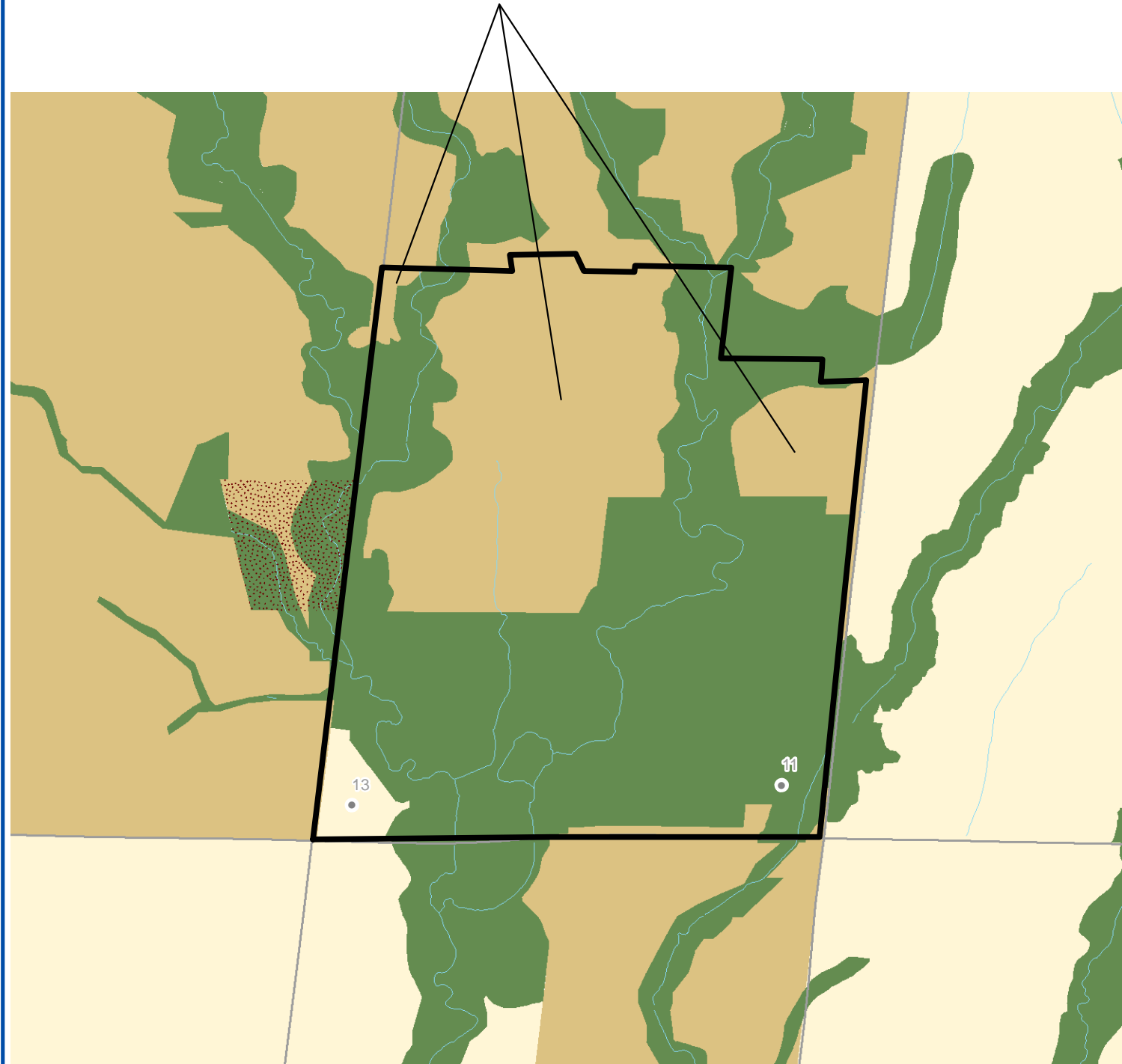


EXTRACT FROM SCHEDULE1 (CITY CONCEPT PLAN) FROM THE DOCUMENT KNOWN AS THE bRAMPTON OFFICIAL PLAN

















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|------------------|--------------------------|------------------------------------|---|----------------------------|
| /// CENTRAL AREA | OPEN SPACE | PRIMARY INTENSIFICATION CORRIDOR | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA | RESIDENTIAL CHARACTER AREA |
| EMPLOYMENT | RESIDENTIAL | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND | |
| COMMUNITIES | BUILT BOUNDARY LINE | DESIGNATED GREENFIELD AREA | DEFERRAL | MOBILITY HUB |
| UTILITY | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES | MAJOR TRANSIT STATION AREA | |
- SUBJECT LANDS**



LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL TO "RESIDENTIAL"

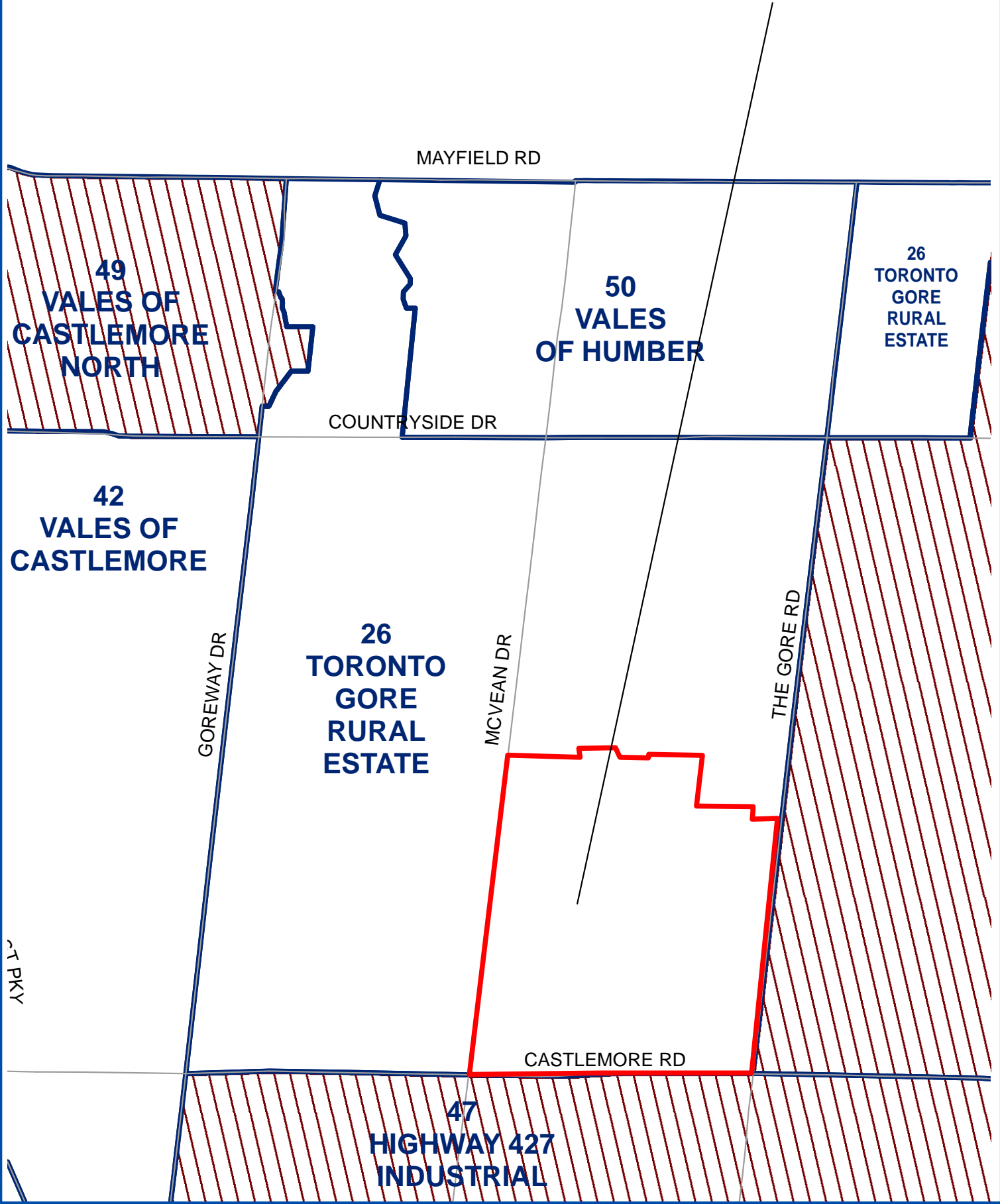


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|---|--|
|  BUSINESS CORRIDOR |  CENTRAL AREA |
|  ESTATE RESIDENTIAL |  SPECIAL LAND USE POLICY AREA |
|  INDUSTRIAL |  SPECIAL STUDY AREA |
|  MAJOR INSTITUTIONAL |  CORRIDOR PROTECTION AREA |
|  N-W BRAMPTON URBAN DEVELOPMENT AREA |  GREENBELT LEGEND |
|  OFFICE |  L.B.P.I.A. OPERATING AREA |
|  OPENSOURCE |  DEFERRAL |
|  PARKWAY BELT WEST |  SUBJECT LANDS |
|  PROVINCIAL HIGHWAYS | |
|  REGIONAL RETAIL | |
|  RESIDENTIAL | |
|  UTILITY | |
|  VILLAGE RESIDENTIAL | |



SECONDARY PLAN BOUNDARY TO BE ADDED
AND LABELLED SECONDARY PLAN 56 (GORE MEADOWS)



EXTRACT FROM SCHEDULE G(SECONDARY PLAN AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- Legend**
- LANDS SUBJECT TO THIS AMENDMENT
 - NEWER SECONDARY PLAN AREAS OR PORTIONS THEREOF SUBJECT TO THE NEW HOUSING AND DENSITY CATEGORIES OF THE OFFICIAL PLAN