

## **Appendix 10**

### **Draft Official Plan Amendment**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** \_\_\_\_\_ - 2021

To adopt Amendment Number OP2006-  
to the Official Plan of the  
City of Brampton Planning Area

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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 OP2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

Approved as to  
form.

[Insert Name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

[Insert Name]

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NO. OP 2021-\_\_\_\_\_  
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 on Schedules A and B to this amendment to permit low/median density residential units by removing a portion of the 'Upscale Executive Housing Special Policy Areas' lands north of Embleton Road and east of Heritage Road and re-designating these lands from 'Executive Residential' to 'Low/Medium Density Residential'.

2.0 Location:

The lands subject to this amendment are located on the east side of Heritage Road, north of Embleton Road, and west of the village of Huttonville. The subject lands have a frontage of approximately 45 metres on Heritage Road, a depth of approximately 490.33 metres and a gross area of approximately 12.64 hectares (31.23 acres). The developable net area is approximately 1.71 hectares (4.22 acres). The valley land and the buffer to be conveyed to the City have an area of approximately 10.43 hectares (25.77 acres). The subject lands are legally described as Part lot 7 Con 5, WHS Chinguacousy Parts 1,2,3 and 4, Plan 43R32142, City of Brampton (Pin: 1409- 20335).

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:

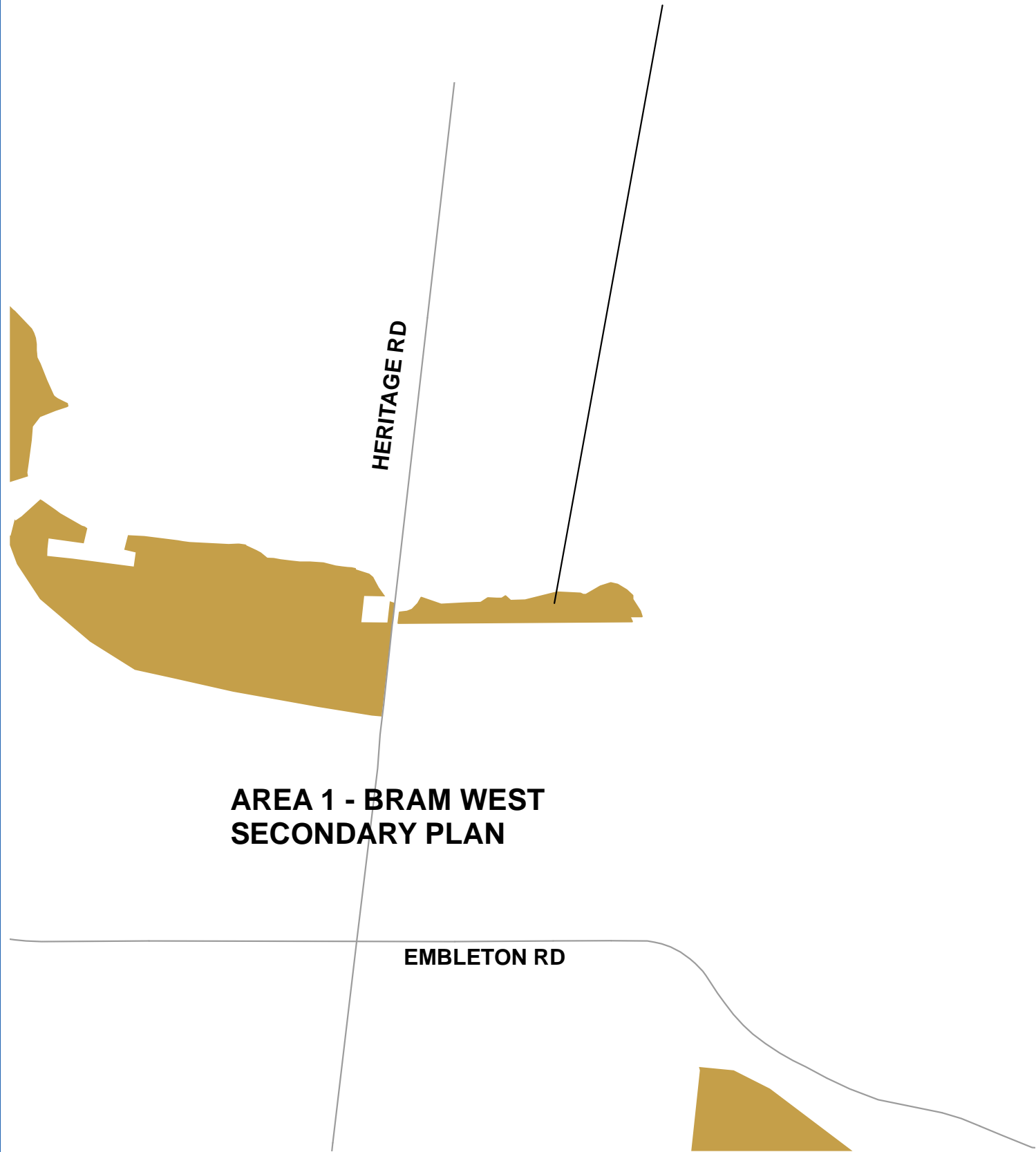
3.1.1 By removing from Schedule A1, Upscale Executive Housing Special Policy Areas, the "Upscale Executive Housing Special Policy Areas" designation on the east side of Heritage Road, north of Embleton Road as shown on Schedule A to this amendment;

3.1.2 By adding to the list of amendments pertaining to Secondary Plan Area 40(a), Chapter 40(d): (BramWest as set out in Part II: Secondary Plans, Amendment Number OP 2020-\_\_\_\_;

3.2 The portions of the document known as the BramWest Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan, as amended), are hereby further amended as follows:

- 3.2.1 By changing on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, the land use designations shown on Schedule B to this amendment, from “Executive Residential” to “Low/Medium Density Residential”.
- 3.3 The portions of the document known as Block Plan for Sub Area 40-3 of Chapter 40(d) of the Bram West Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), are hereby further amended:
  - 3.3.1 By amending Schedule Riverview Heights Block Plan Stage 2 Area 40-3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C to this amendment.

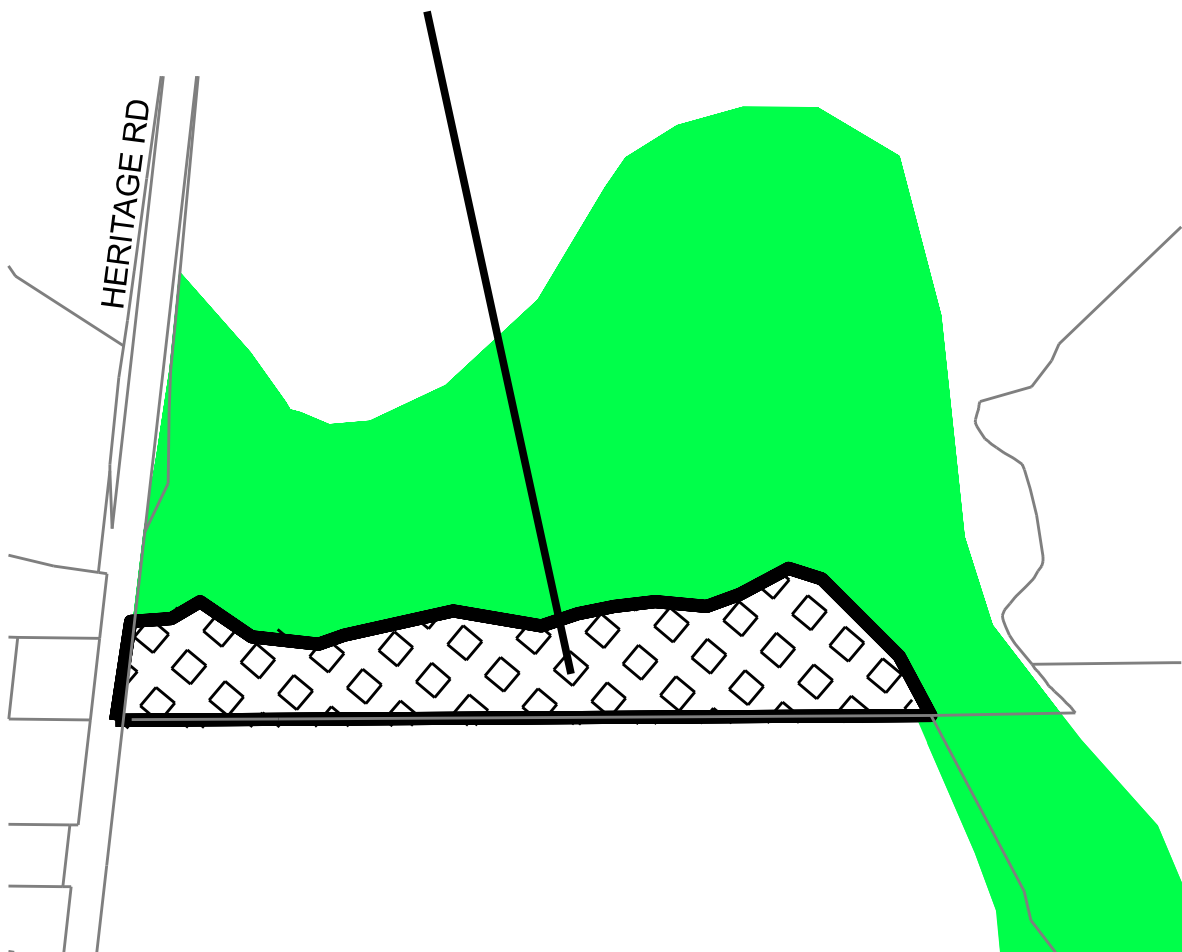
LANDS TO BE REMOVED FROM UPSCALE  
EXECUTIVE HOUSING SPECIAL POLICY AREAS



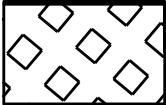

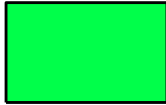
EXTRACT FROM SCHEDULE SPA1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS)  
FROM THE DOUCMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN



LANDS TO BE REDESIGNATED FROM  
"EXECUTIVE RESIDENTIAL" TO  
"LOW/MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP40(d) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

- RESIDENTIAL:
-  Executive Residential
  -  Low/Medium Density Residential
- OPEN SPACE:
-  Valleyland



LANDS SUBJECT TO THIS AMENDMENT



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEIGHTS BLOCK PLAN

<b>LEGEND</b>				
EXECUTIVE RESIDENTIAL (36.3 ha)	SERVICE COMMERCIAL (8.9 ha)	VISTAS (1.5 ha)	MNR Mapped Wetlands (approx. from air photography)	<b>DEVELOPMENT LIMITS</b> Limit of Development Approximate Limit of Development Staked Drpline of Mature Forest Staked Edge of Wetland (MNR July 2008) Staked Top of Bank Stable Top of Slope  Surveyed Feature Limits prepared by: MMM Group 10m buffer applied to dripline of mature forest top of bank & floodline 15m buffer applied to staked wetland & centreline of creek unless alternative approved in EIR  Date: July 20, 2011 Revised: September 19, 2011 MALONE GIVEN PARSONS LTD.
VILLAGE RESIDENTIAL (4.1 ha)	SPECIALTY OFFICE AND SERVICE COMM'L. (7.7 ha)	INSTITUTIONAL & SCHOOLS (30.0 ha)	NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED	
LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)	CONVENIENCE COMMERCIAL (8.2 ha)	OPEN SPACE/ WOODLOTS (126.8 ha)	DESIGNATED HERITAGE PROPERTY	
MEDIUM DENSITY RESIDENTIAL (14.7 ha)	NEIGHBOURHOOD COMMERCIAL (7.8 ha)	SWM POND (21.6 ha)	LISTED HERITAGE PROPERTY	
MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)	OFFICE CENTRE (4.2 ha)	ROADS/ WIDENINGS (76.7 ha)	PRIMARY GATEWAY	
MIXED USE (4.0 ha)	PRESTIGE INDUSTRIAL (10.7 ha)	<b>TOTAL AREA 485 ha</b>	MISSISSAUGA RD. STREETSCAPE ENHANCEMENT	Access to ponds L2 and L5 to be determined at the subdivision stage of development. Limited turn movements
	PARKS & PARKETTES (17.5 ha)			