

**OFFICIAL PLAN AMENDMENT**

THE CORPORATION OF THE CITY OF  
BRAMPTON BY-LAW

Number \_\_\_\_\_

To Adopt Amendment  
Number OP 2020-XX 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:

1.0 Amendment Number OP 2020 – XX to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PATRICK BROWN – MAYOR

PETER FAY – CLERK

Approved as to Content:

\_\_\_\_\_

Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Economic Development

AMENDMENT NUMBER OP 2020 – XX  
to the Official Plan of the City of  
Brampton Planning Area

AMENDMENT NUMBER  
OP 2020 – XX TO THE  
OFFICIAL PLAN OF THE  
CITY OF BRAMPTON  
PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to change the land use designations of the lands shown on Schedules B and C to this amendment, to permit more residential units by removing a large portion of the Upscale Executive Housing Special Policy Area lands north of Embleton Road and east of Heritage Road and re-designating these lands from Executive Residential to Low/Medium Density Residential.

In addition, this OPA re-designates approximately 1 hectare of Service Commercial lands south of Embleton Road to Low/Medium Density Residential and Medium Density Residential.

Special Policy Area 15 which permitted increased density on approximately half of the Executive Residential lands north of Embleton Road will be deleted as the lands will become Low/Medium Density.

This Amendment also reclassifies the Parkette identified in Schedule C as a Neighbourhood Park and permits a limited number of lots with direct frontage on the North-South Collector Road.

2.0 Location:

The lands subject to this amendment are located north and south of Embleton Road, east of Heritage Road and west of the Village of Huttonville. The northern portion of the property has a frontage of approximately 523 metres (1716 feet) on Heritage Road and a frontage of approximately 427 metres (1400 feet) on Embleton Road, while the southern portion has a frontage of approximately 93 metres (305 feet) on Heritage Road and a frontage of approximately 183 metres (600 feet) on Embleton Road. The lands are legally described as part of east and west halves of Lot 6, part of east and west halves of Lot 5, part of the original road allowance between the east halves of lots 5 & 6 and part of the original road allowance between the west halves of Lots 5 & 6, Concession 5, west of Hurontario Street, in the City of Brampton.

3.1 Amendments and Policies Relative Thereto:

3.2 The document known as the Official Plan of the City of Brampton

Planning Area is hereby amended:

- (1) By removing on Schedule A1, Upscale Executive Housing Special Policy Areas, the “Upscale Executive Housing Special Policy Area” designation at the northeast corner of Embleton Road and Heritage Road as shown on Schedule B to this amendment;
- (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 - \_\_\_\_;

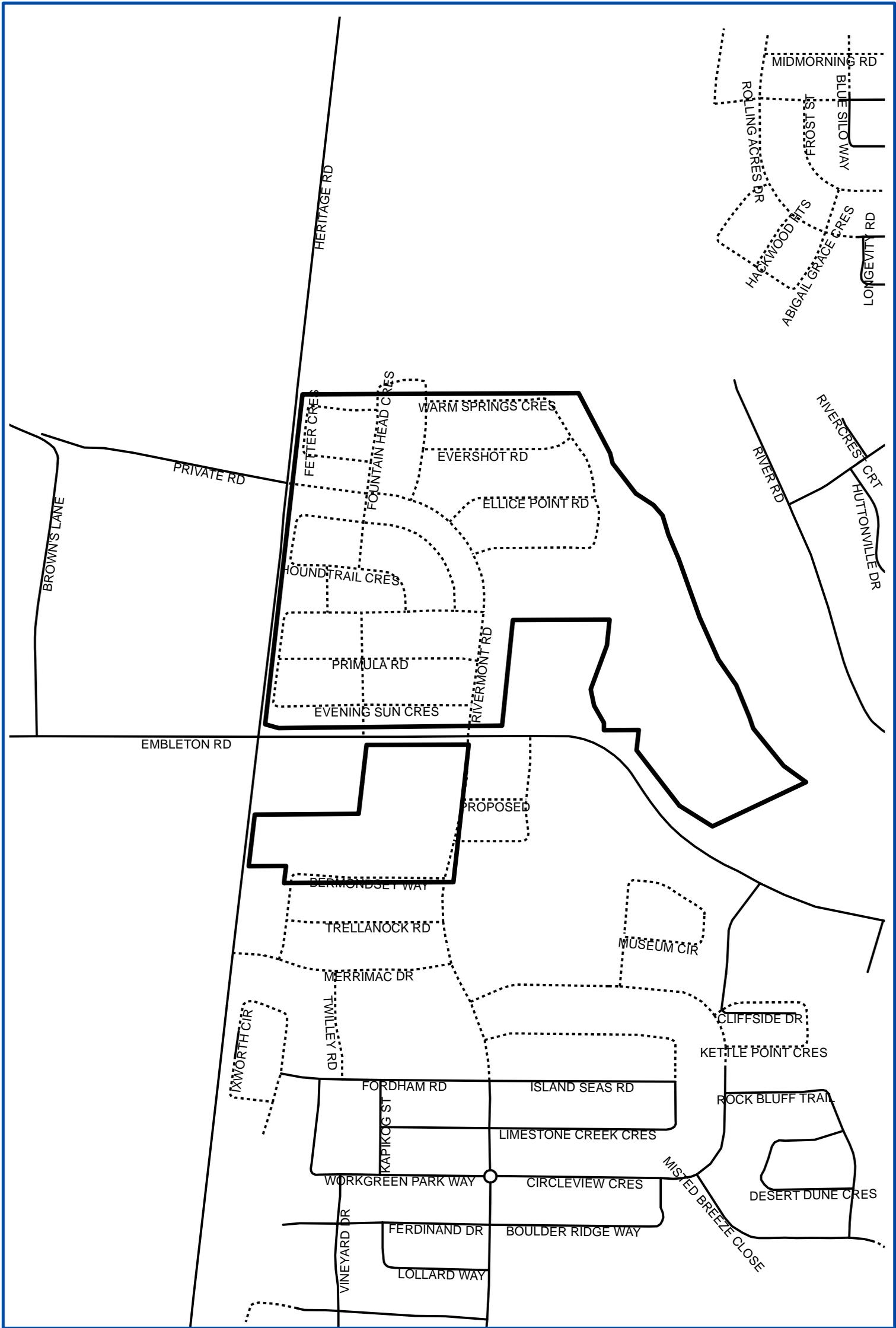
3.3 The portions of the document known the BramWest Secondary Plan Area 40(a), Chapter 40(d) (Part II Secondary Plan, as amended), are hereby further amended:

- (1) By changing on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, the land use designations shown on Schedule C to this amendment, from “Executive Residential” to “Low/Medium Density” Residential, and from “Service Commercial” To “Low/Medium Density” Residential and “Medium Density” Residential;
- (2) By replacing on Schedule SP 40(a), the Parkette shown on Schedule C to this amendment, with a Neighbourhood Park;
- (3) By deleting on Schedule SP 40(b) of Chapter 40(d) of Part II: Secondary Plan, Special Policy Area 15, shown on Schedule D to this amendment;
- (4) By adding new Section 4.1.12 as follows:  
Notwithstanding Section 4.1.4, direct residential frontage shall be permitted on the North-South Collector Road for a limited number of residential units located north of Embleton Road, subject to the satisfaction of the City.
- (5) By deleting Section 3.8.5, Special Policy Area 15 (Executive Residential), in its entirety.

3.4 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:

- (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 E to this amendment

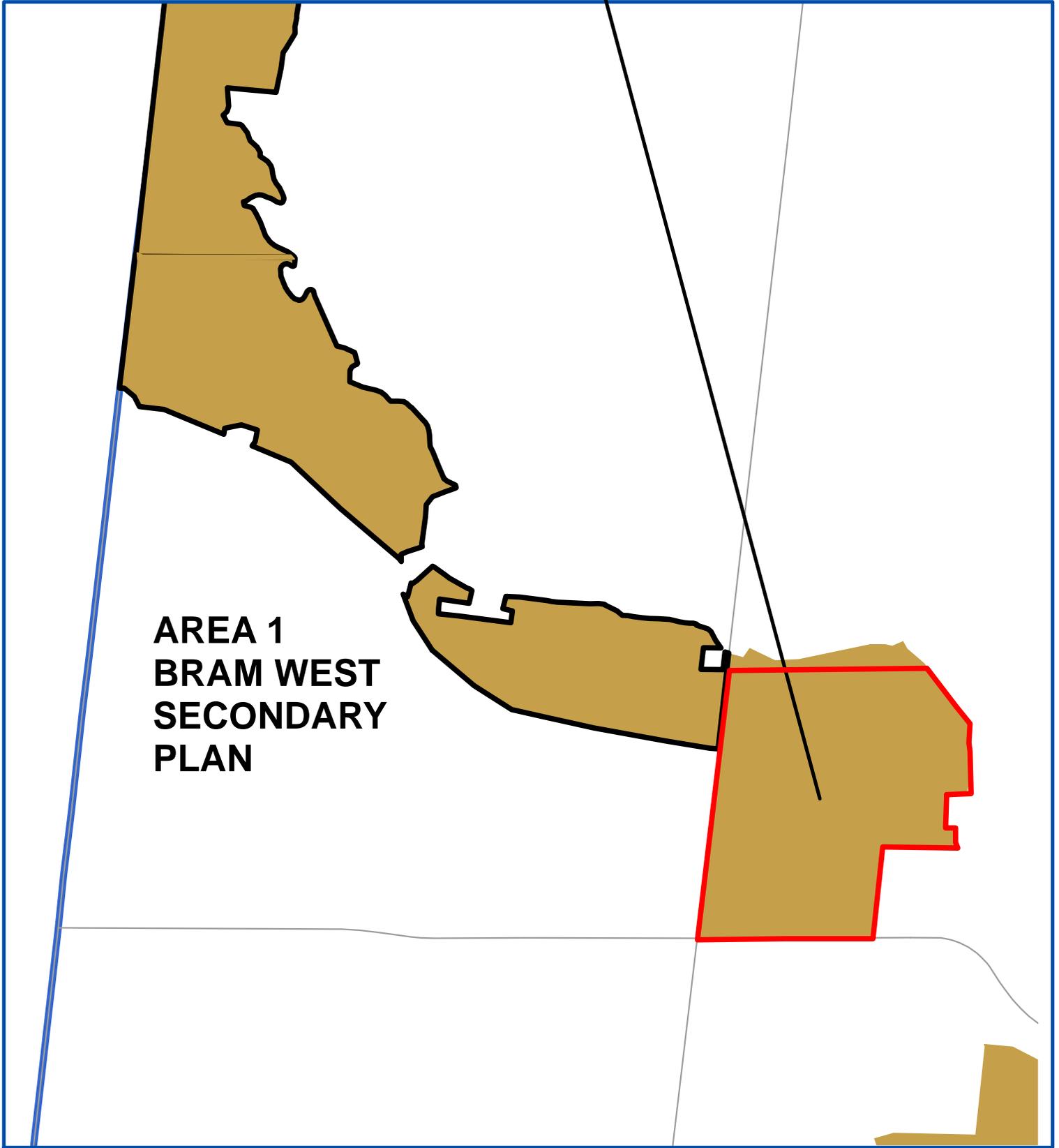


 SUBJECT LANDS



**KEY MAP**

LANDS TO BE REMOVED FROM "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS"



**AREA 1  
BRAM WEST  
SECONDARY  
PLAN**

EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  APPEALED TO THE OMB/LPAT
-  UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS



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

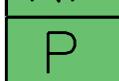
LANDS TO BE REDESIGNATED FROM "OPEN SPACE-PARKETTE" TO "OPEN SPACE-NEIGHBOURHOOD PARK"



LANDS TO BE REDESIGNATED FROM "EMPLOYMENT-SERVICE COMMERCIAL" TO "RESIDENTIAL-LOW/MEDIUM DENSITY"

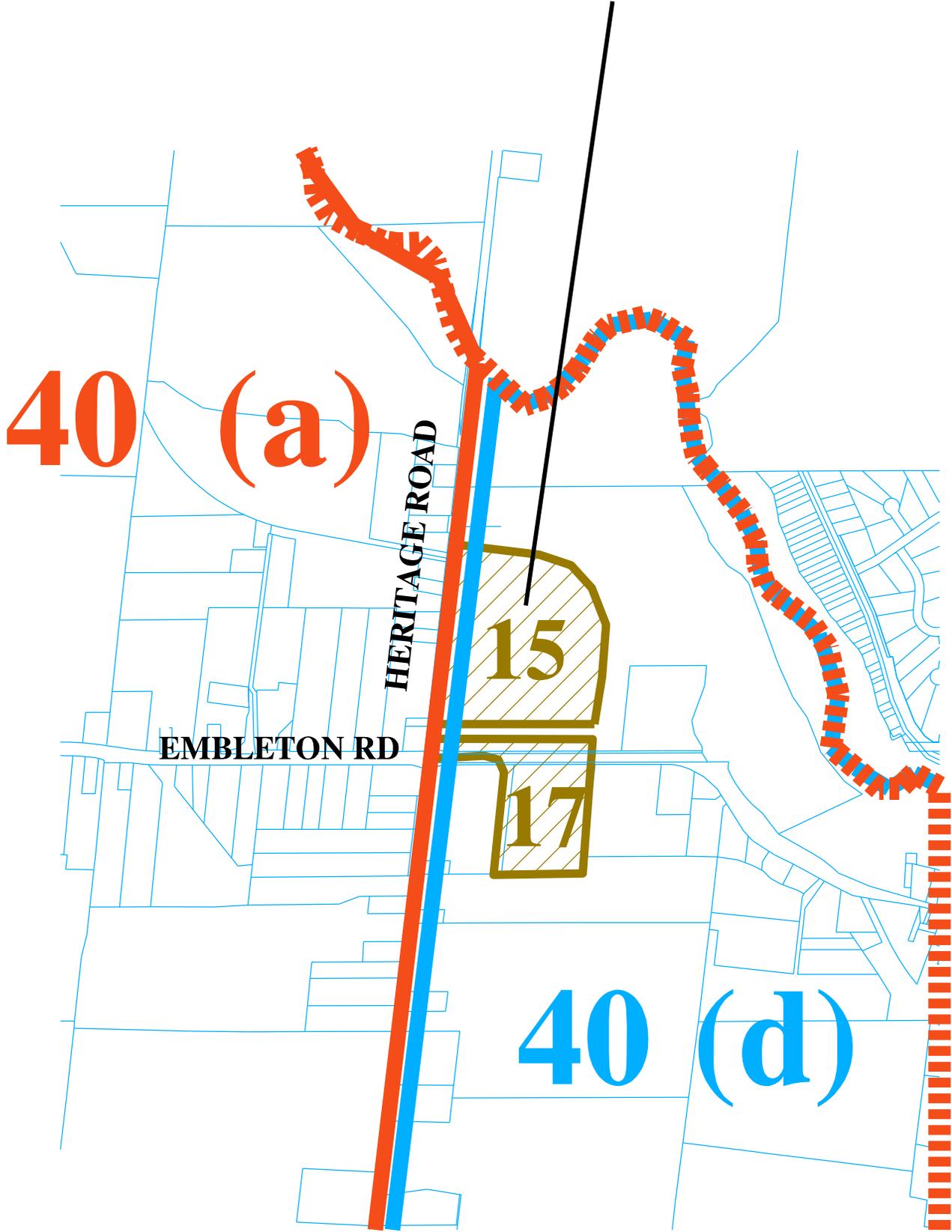
LANDS TO BE REDESIGNATED FROM "EMPLOYMENT-SERVICE COMMERCIAL" TO "RESIDENTIAL-MEDIUM DENSITY"

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

<b>RESIDENTIAL:</b>		<b>INSTITUTIONAL:</b>	
	Executive Residential		Senior Elementary School
	Low / Medium Density		Retirement Home
	Medium Density		<b>OPEN SPACE:</b>
	Village Residential		Valleyland
	Mixed Use		Neighbourhood Park
	<b>EMPLOYMENT:</b> Service Commercial		Parkette
	<b>ROAD NETWORK:</b> Minor Collector Roads (23-26 metres)		Wetland
			SWM Facilities



# "SPECIAL POLICY AREA 15 TO BE DELETED"



EXTRACT FROM SCHEDULE SP40(b) OF THE DOCUMENT KNOWN AS THE SPECIAL POLICY AREA SCHEDULE



**Bram West Secondary Plan Area Boundary**



**Special Policy Area**



LANDS SUBJECT TO THIS AMENDMENT



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

LEGEND

- EXECUTIVE RESIDENTIAL (36.3 ha)
- VILLAGE RESIDENTIAL (4.1 ha)
- LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)
- MEDIUM DENSITY RESIDENTIAL (14.7 ha)
- MEDIUM/HIGH DENSITY RESIDENTIAL (3.3 ha)
- MIXED USE (4.0 ha)

- SC SERVICE COMMERCIAL (8.9 ha)
- SPECIALTY OFFICE AND SERVICE COMM. (7.7 ha)
- CC CONVENIENCE COMMERCIAL (8.2 ha)
- NC NEIGHBOURHOOD COMMERCIAL (7.8 ha)
- OC OFFICE CENTRE (4.2 ha)
- PRESTIGE INDUSTRIAL (10.7 ha)
- PARKS & PARKETTES (17.5 ha)

- VISTAS (1.5 ha)
- INSTITUTIONAL & SCHOOLS (30.0 ha)
- OPEN SPACE/ WOODLOTS (136.8 ha)
- SWM POND (21.6 ha)
- ROADS/WIDENINGS (76.7 ha)
- TOTAL AREA 465 ha

- MNR Mapped Wetlands (approx. from air photography)
- NON PARTICIPATING LANDS - FURTHER STUDY REQUIRED
- DESIGNATED HERITAGE PROPERTY
- LISTED HERITAGE PROPERTY
- PRIMARY GATEWAY
- MISSISSAUGA RD. STREETSCAPE ENHANCEMENT
- Access to ponds L2 and L5 to be determined at the subdivision stage of development.
- Limited turn movements

DEVELOPMENT LIMITS

- Limit of Development
- Approximate Limit of Development
- Staked Drpline of Mature Forest
- Staked Edge of Wetland (MNR July 2008)
- Staked Top of Bank
- Staked Top of Slope
- Surveyed Feature Limits prepared by: Millist Group
- 10m buffer applied to drpline of mature forest top of bank & floodline
- 15m buffer applied to staked wetland & central line of creek unless alternate approved in EIR.
- Date: September 19, 2011 Revised: September 22, 2020

