



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, 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 Official Plan.

ENACTED and PASSED this 8th day of December, 2021.

Approved as to
form.

20__/_/month/day

[insert name]

Patrick Brown, Mayor

Approved as to
content.

20__/_/month/day

[insert name]

Peter Fay, City Clerk

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 permit the development of townhouse dwelling units on the former Peel Regional Police Association lands. The amendment removes the Special Policy Area (Peel Regional Police Association) in the Mount Pleasant Secondary Plan (Area 51) and Block Plan 51-1 to permit residential uses, as outlined on Schedule A to C of this amendment.

2.0 Location:

The lands subject to this amendment are located on the east side of Mississauga Road, north of Sandalwood Parkway and south of Wanless Drive. The lands have a frontage of approximately 154 metres (505 feet) on Mississauga Road and an area of 6.22 hectares (15.37 acres). The lands are located at 10675 Mississauga Road, and are legally described as Part of Lot 14, Concession 4, W.H.S. in the City of Brampton.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By amending Schedule E – Major Recreational Open Space, to delete the “Private Commercial Recreation” designation as shown on Schedule ‘A’ to this amendment;
- (2) By adding to the list of amendments pertaining to Secondary plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006 - _____;

3.2 The document known as the Mount Pleasant Secondary Plan Area 51, being Part II of the 2006 Official Plan of the City of Brampton, as amended, is hereby further amended:

- (1) By amending Schedule 51(a) of Chapter 51: Mount Pleasant Secondary Plan, by changing the land use designations of a portion of the lands shown on Schedule ‘B’ of this amendment from “Low/Medium Density Residential” to “Medium Density Residential”;
- (2) By amending Schedule SP51(a) of Chapter 51: Mount Pleasant Secondary Plan, to delete the “Peel Regional Police Association Special Policy Area” designation as shown on Schedule “B” to this amendment;
- (3) By deleting subsection 5.1.3.3 Special Policy Area (Peel Regional Police Association) in its entirety;

3.3 The document known as Mount Pleasant Block Plan Sub-Area 51-1 of Chapter 51 of the Mount Pleasant Secondary Plan (Part III Block Plan of the City of Brampton 2006 Official Plan of the City of Brampton, as amended, is hereby further amended:

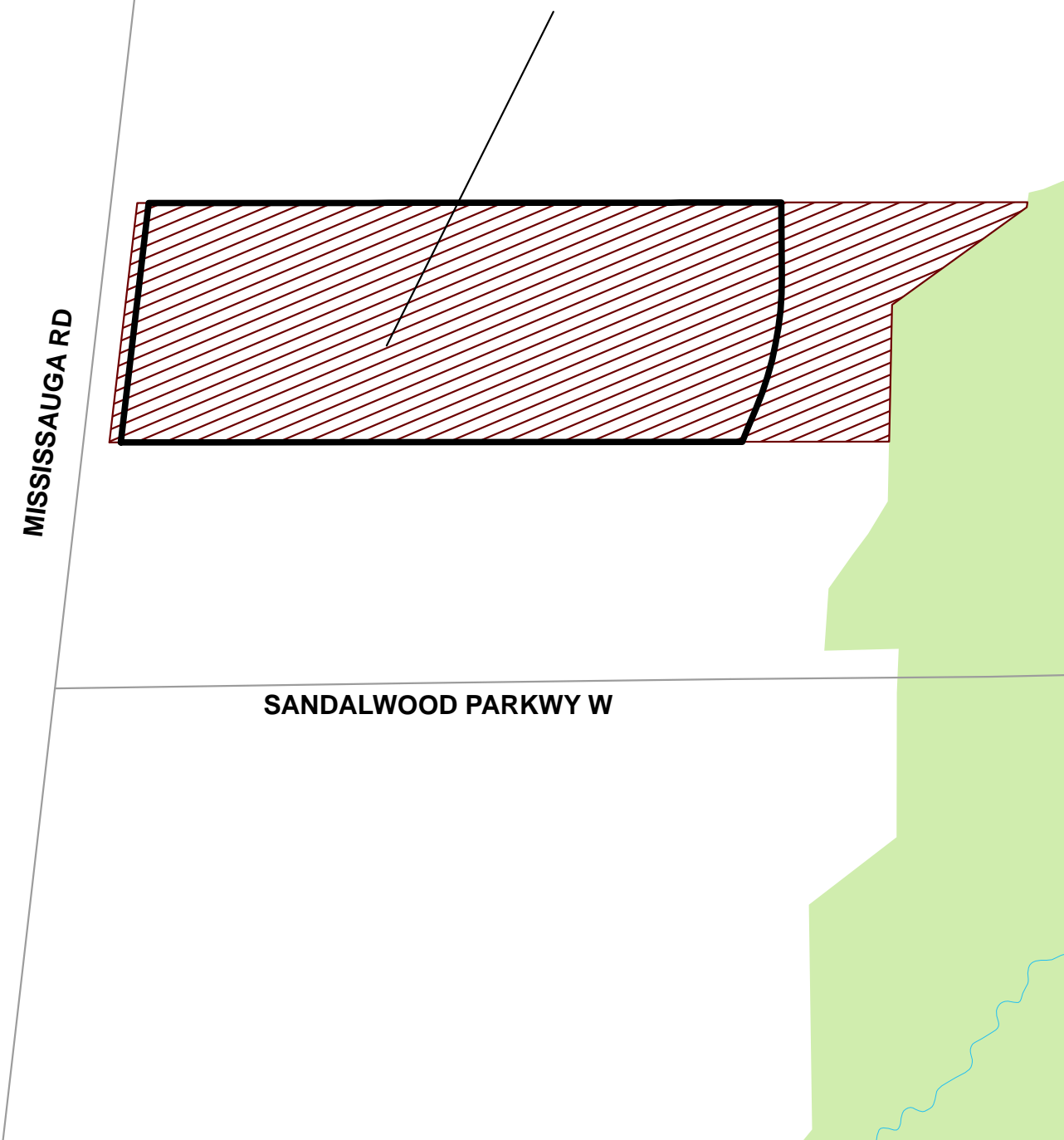
- (1) By amending Schedule 51-1 Mount Pleasant Block Plan to change the road network and lotting of the lands, as shown on Schedule “C” to this amendment;

- (2) By amending Schedule 51-1 Mount Pleasant Block Plan to change the land use designations of a portion of the lands shown on Schedule 'C' to this amendment from "Low/Medium Density Residential" to "Medium Density Residential".






Approved as to Content:

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

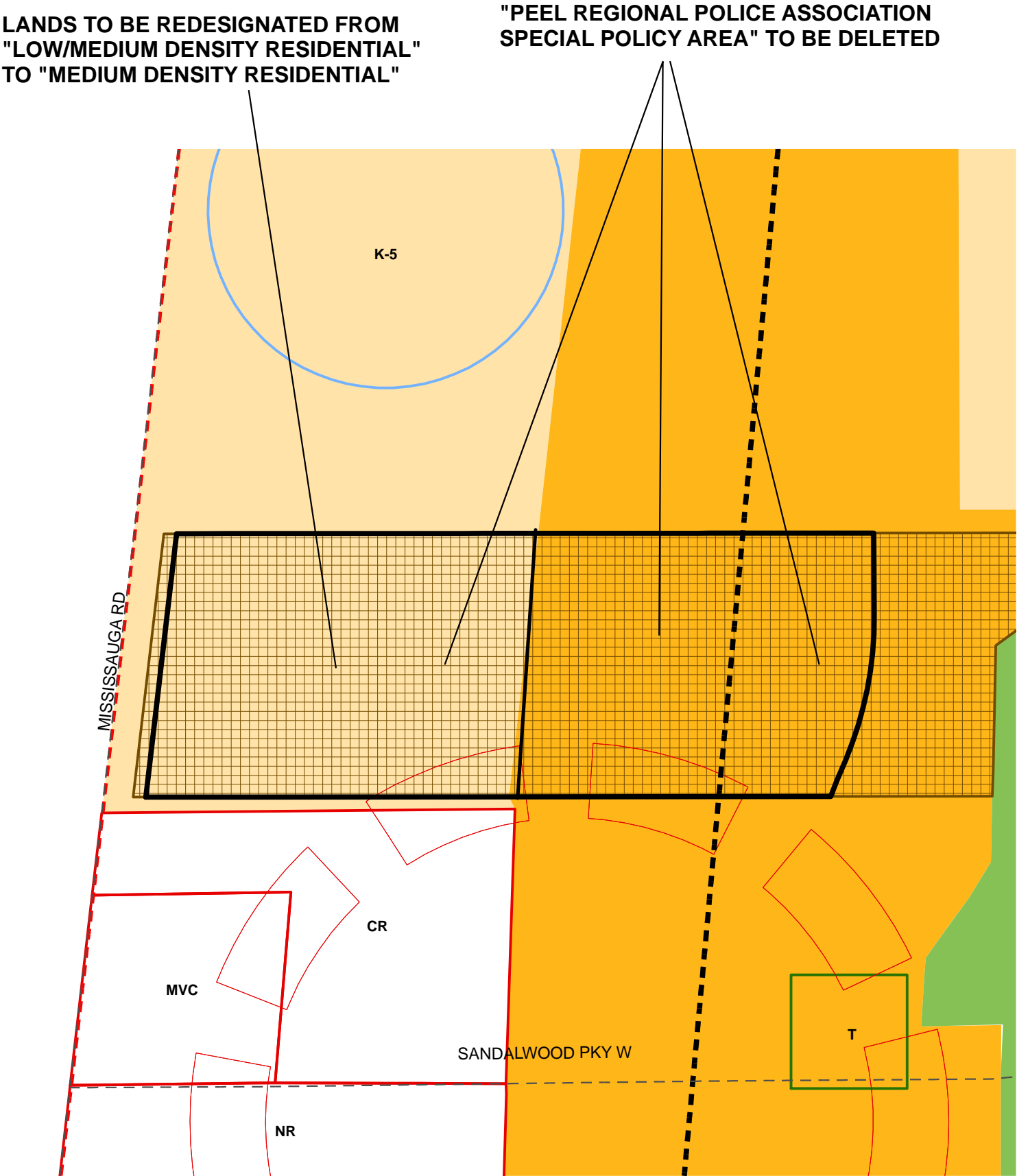
"PRIVATE COMMERCIAL RECREATION
DESIGNATION" TO BE DELETED



EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|--|---|
|  COMMUNITY PARK |  CONSERVATION AREA |
|  CITYWIDE PARK |  CEMETERY |
|  PRIVATE COMMERCIAL RECREATION | |



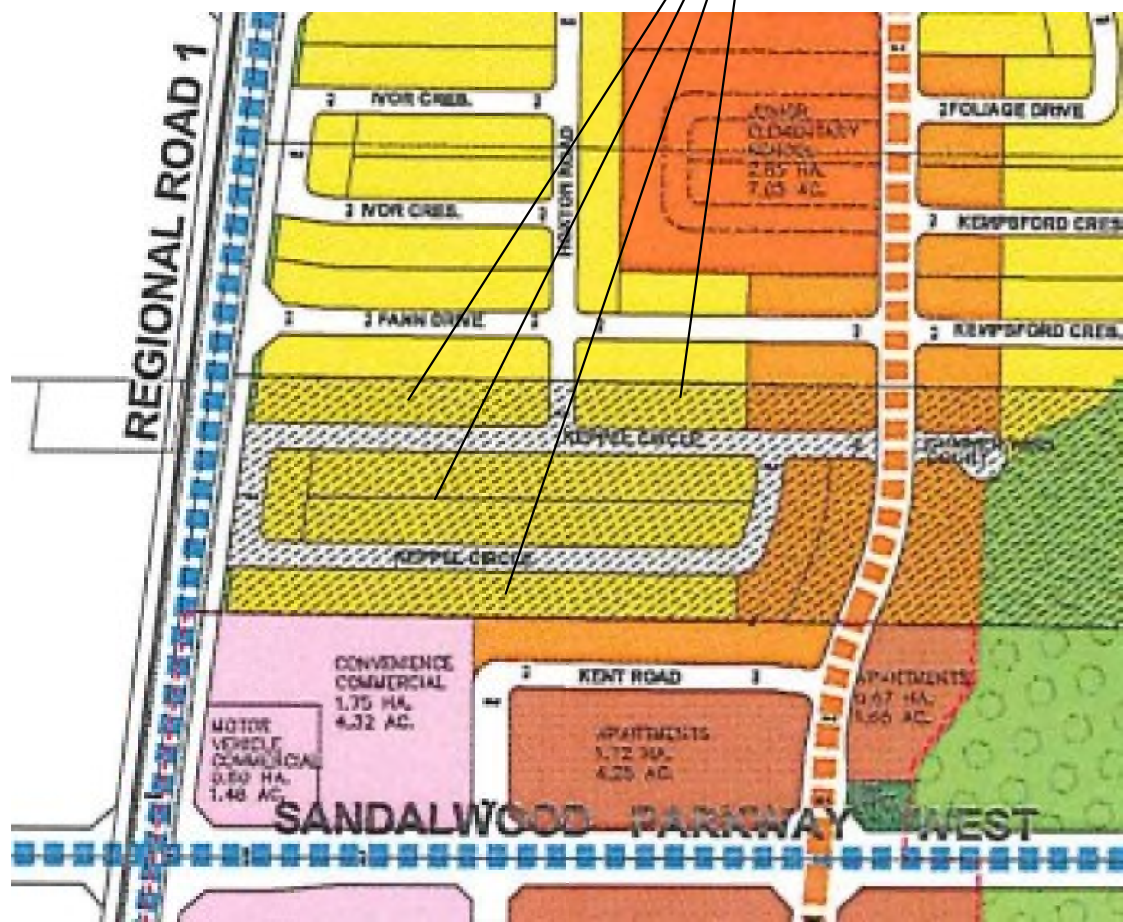


EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

ROAD NETWORK <ul style="list-style-type: none">Transit Spine Collector RoadArterial RoadCollector RoadPotential Connection	INFRASTRUCTURE <ul style="list-style-type: none">TransCanada Gas PipelineCNR Rail LineGrade SeparationStormwater Management Facility	RECREATIONAL OPEN SPACE <ul style="list-style-type: none">City ParkLocal ParkParketteTown SquareVest Pocket	OTHER <ul style="list-style-type: none">Heritage Resource Designation under the Ontario Heritage ActHeritage Resource Listed on the City of Brampton Register of Heritage PropertiesMixed Use AreaSpecial Policy Area 1-2Peel Regional Police Association Special Policy AreaArea Subject to this AmendmentOsmington Special Policy Area (Mixed Use Centre)
NATURAL HERITAGE SYSTEM <ul style="list-style-type: none">NATURAL HERITAGE SYSTEM AREA	INSTITUTIONAL <ul style="list-style-type: none">Public Junior Elementary School SitePublic Senior Elementary School SiteSeparate Elementary School SitePublic Secondary School SiteSeparate Secondary School SitePlace of Worship	RETAIL <ul style="list-style-type: none">District RetailConvenience RetailNeighbourhood RetailMotor Vehicle Commercial	
RESIDENTIAL <ul style="list-style-type: none">LOW / MEDIUM DENSITYMEDIUM DENSITY			



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



EXTRACT FROM BLOCK PLAN 51-1 KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

LEGEND

	BOUNDARY OF BLOCK PLAN AREA 51-1		LOW / MEDIUM DENSITY RESIDENTIAL		OPEN SPACE (RHS) BUFFERS/CHANNELS		POTENTIAL LOCATION OF HYDRO ONE BRAMPTON 5m x 7m SWITCH GEAR EASEMENT		MULTI-USE PATH WITHIN BLVDS. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
	NODE BOUNDARY		MEDIUM DENSITY RESIDENTIAL		PARKS/ VEST POCKETS/ PARKETTES/ TOWN SQUARE				ON-STREET BIKE LANE (CLASS 2)
	NATURAL HERITAGE SYSTEM		HIGH DENSITY RESIDENTIAL		INSTITUTIONAL				POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
	CITY PARK		COMMERCIAL		SPECIAL POLICY AREA				GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)
	GO STATION		SWM PONDS						
	NON PARTICIPATING PROPERTIES								
	FIREHALL								
	LIBRARY								

