



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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 by-law.

ENACTED and PASSED this 26th day of January, 2022.

Approved as to
form.

2022/Jan/17

SDSR

Approved as to
content.

2022/01/17

AAP

Patrick Brown, Mayor

(File: C04E11.008)

Peter Fay, City Clerk

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

1.0 Purpose:

The purpose of this amendment is to permit the development of eight, three-storey townhouse units, located on the west side of Bramalea Road, approximately 600 metres (1,968 feet) north of Bovaird Drive East, and 300 metres (984 feet) south of Black Forest Drive. The amendment removes the lands from the Natural Heritage System as identified on Schedule D and redesignates the lands from Open Space to Residential on Schedule A. The amendment to the Official Plan and Springdale Secondary Plan (Area 2) is shown on Schedules 'A' to 'D' of this document. The amendment will add a new Special Land Use Policy Area in the Official Plan.

2.0 Location

The lands subject to this amendment are known municipally as 10196 Bramalea Road. The lands are located approximately 600 metres (1,968 feet) north of Bovaird Drive East, 300 metres (984 feet) south of Black Forest Drive/Larkspur Road, having frontage of approximately 45.83 metres (150.36 feet) along the west side of Bramalea Road. The lands are legally described as Part of Lot 11, Concession 4, E.H.S., in the City of Brampton, in the Regional Municipality of Peel.

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 further amended:

- 1) By adding to the list of amendments pertaining to Secondary Plan Area Number 2: Springdale Secondary Plan as set out in Part II: Secondary Plans, thereof, 'Amendment Number OP2006-_____
- 2) By amending on Schedule '1' – City Concept, the land use designation of the lands shown outlined on Schedule 'A' of this amendment from "Open Space" to "Communities".
- 3) By amending on Schedule 'A' – General Land Use Designations, the land use designation of the lands shown outlined on Schedule 'B' of this amendment from "Open Space" to "Residential" and adding "Special Policy Area 22".
- 4) By deleting from Schedule 'D' – Natural Heritage Features, the land use designation 'Woodland' as shown on Schedule 'C' of this amendment .

3.2 By amending Section 4.14.3, Special Land Use Policy Areas, to add the following as Subsection 4.14.3.21 – Special Land Use Policy Area 22:
10196 Bramalea Road:

"4.14.3.21 Special Land Use Policy Area 22: 10196 Bramalea Road:

4.14.3.21.1 The lands subject to Special Land Use Policy 22 located on the west side of Bramalea Road, approximately 600 metres north of Bovaird Drive East, 300 metres south of Black Forest Drive and are municipally known as 10196 Bramalea Road, shall be developed for townhouse units with a maximum density of 45 units per net residential hectare.

- 4.14.3.21.2 Notwithstanding Section 4.6.6.13, where limits of development approved by the City and Conservation Authority do not align with Schedule “D” to the Official Plan, a boundary re-alignment or re-designation of a natural feature or area on Schedule “D” may be permitted, at the sole discretion of the City.
 - 4.14.3.21.3 To achieve the City’s target of enhancing, improving and restoring the Natural Heritage Feature for the subject site, a Holding Provision shall be applied to the implementing Zoning By-law and shall only be removed at such time as adequate arrangements have been made to gratuitously convey to the City a 15 metre wide buffer to the existing woodlot and the completion of technical studies including a Site Restoration Plan and an Environmental Impact Study.
- 3.3 The document known as the Springdale Secondary Plan, being Chapter 2 of Part II of the Official Plan of the City of Brampton, as amended, is hereby further amended:
 - (1) By amending on Schedule 2 thereto, the land use designation of the lands shown outlined on Schedule ‘D’ to this amendment from “Natural Heritage System” to “Medium Density Residential”.