



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To [amend/appoint/authorize something]

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 the Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this day of 2022.

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

DRAFT

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 amend the Official Plan to create a 'Special Policy Area 4B' that permits townhouse and semi-detached dwellings as well as specific density. The Secondary Plan is further amended to create a 'Special Policy Area 2' to permit townhouse and semi-detached dwellings, site specific density and minimum lot widths. The Block Plan is also updated to identify the site as 'Special Policy Area 2'.

2.0 Location:

The lands subject to this amendment are municipally known as 6875 and 6889 Mayfield Drive, which are located on the west side of McVean Drive and side of Mayfield Road. The lands are legally described as Part of Lot 17, Concession 8 (Toronto Gore Township).

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 adding to the list of amendments pertaining to Secondary Plan Area Number 1: Vales of Humber Secondary Plan as set out in Part Two: Secondary Plans and Part Three: Block Plans 50-1 and 50-2, thereof, Amendment Number OP 2006-_____
- (2) Amending Schedule A1 'Executive Housing Policy Areas' to the Brampton Official Plan to identify a 'Special Policy Area 4B' as shown on Schedule A to this amendment.
- (3) By adding the following as 4.2.10 Special Policy Area 4B:

"4.2.2.10 Special Policy Area 4B

4.2.2.10.1 The property is located in Special Policy Area 4B and subject to the policies of 4B.

The lands designated as Area 4B on Schedule A1 may be developed for a wider range of housing types and densities that incorporate the other executive housing elements and design policy objectives of the Upscale Executive Housing designation."

4.2.2.10.2 The overall maximum development density permitted on the lands designated Special Policy Area 4B may be 61 units per net hectare.

3.2 The document known as Secondary Plan Area 50 – Vales of Humber Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- (1) By amending Schedule SP50(a) of the Vales of Humber Secondary Plan, as shown on Schedule B to this Amendment, to identify the lands as ‘Special Policy Area 2’ as shown on Schedule B
- (2) By adding the following as 5.6.2 Special Policy Area 2:

“5.6.2 Special Policy Area 2

5.6.2.1 “Special Policy Area 2” designated Executive Residential and Executive Transition Residential, located on the south side of Mayfield Road, approximately 300 metres west of McVean Drive shall permit townhouse and semi-detached dwellings alongside with detached dwellings.

5.6.2.4 The maximum combined density of 61 units per net hectare.

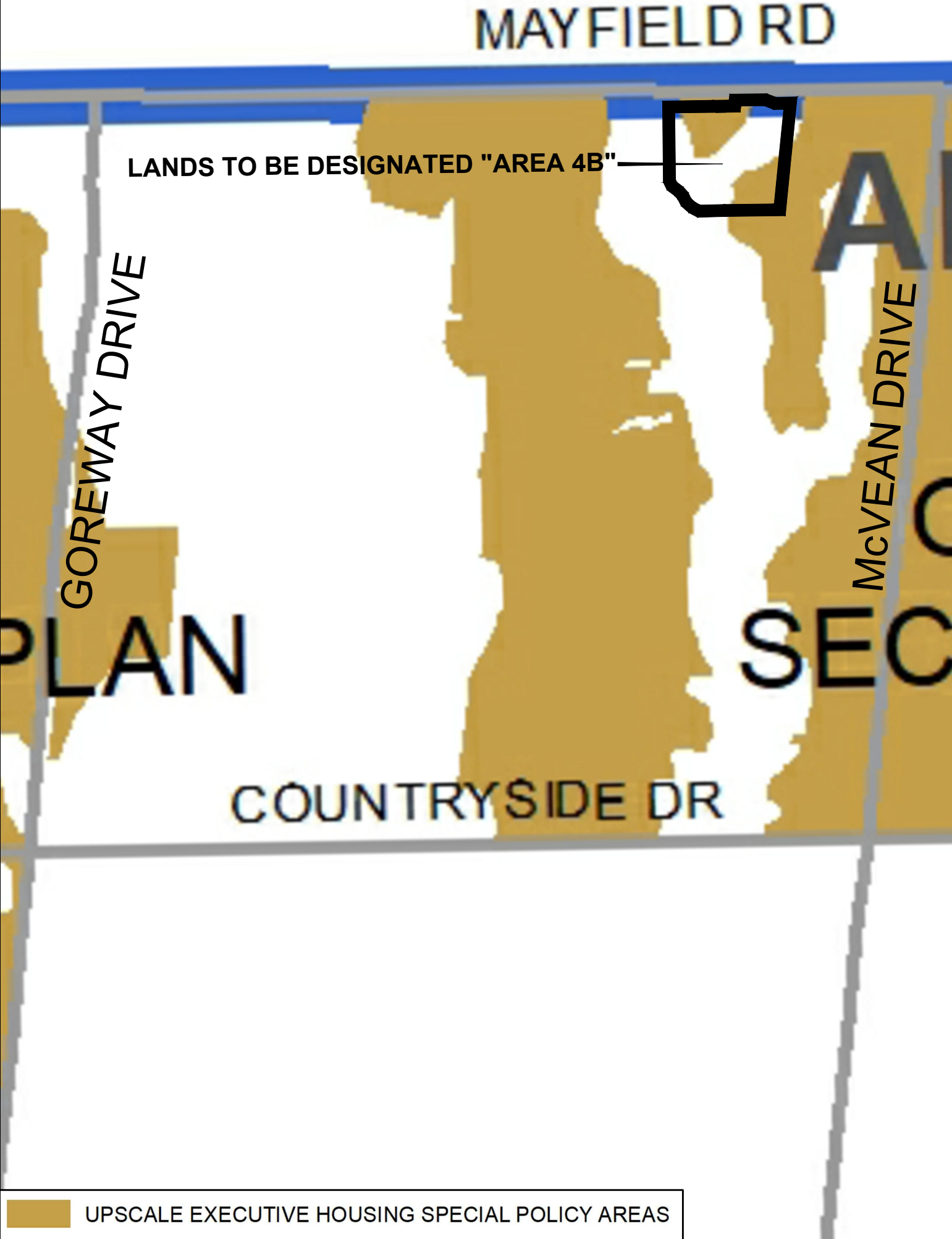
5.6.2.5 Appropriate transition and interface with existing and/or proposed residential land uses to the east.


5.6.2.6 Detached dwellings with a minimum lot frontage of 12.2m are permitted.

3.3 The portions of the document known as Block Plan 50-1 and 50-2 being Chapters 50-1 and 50-2 of Part III of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by adding on Schedule BP50 of Chapters 50-1 and 50-2 of Part III: Block Plans 50-1 and 50-2, a “Special Policy Area 2” designation for the lands shown outlined on Schedule ‘B’ to this amendment.

EXTRACT FROM SCHEDULE A1 -
UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS



 UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

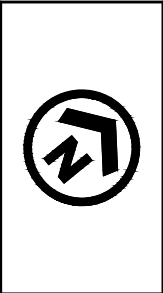


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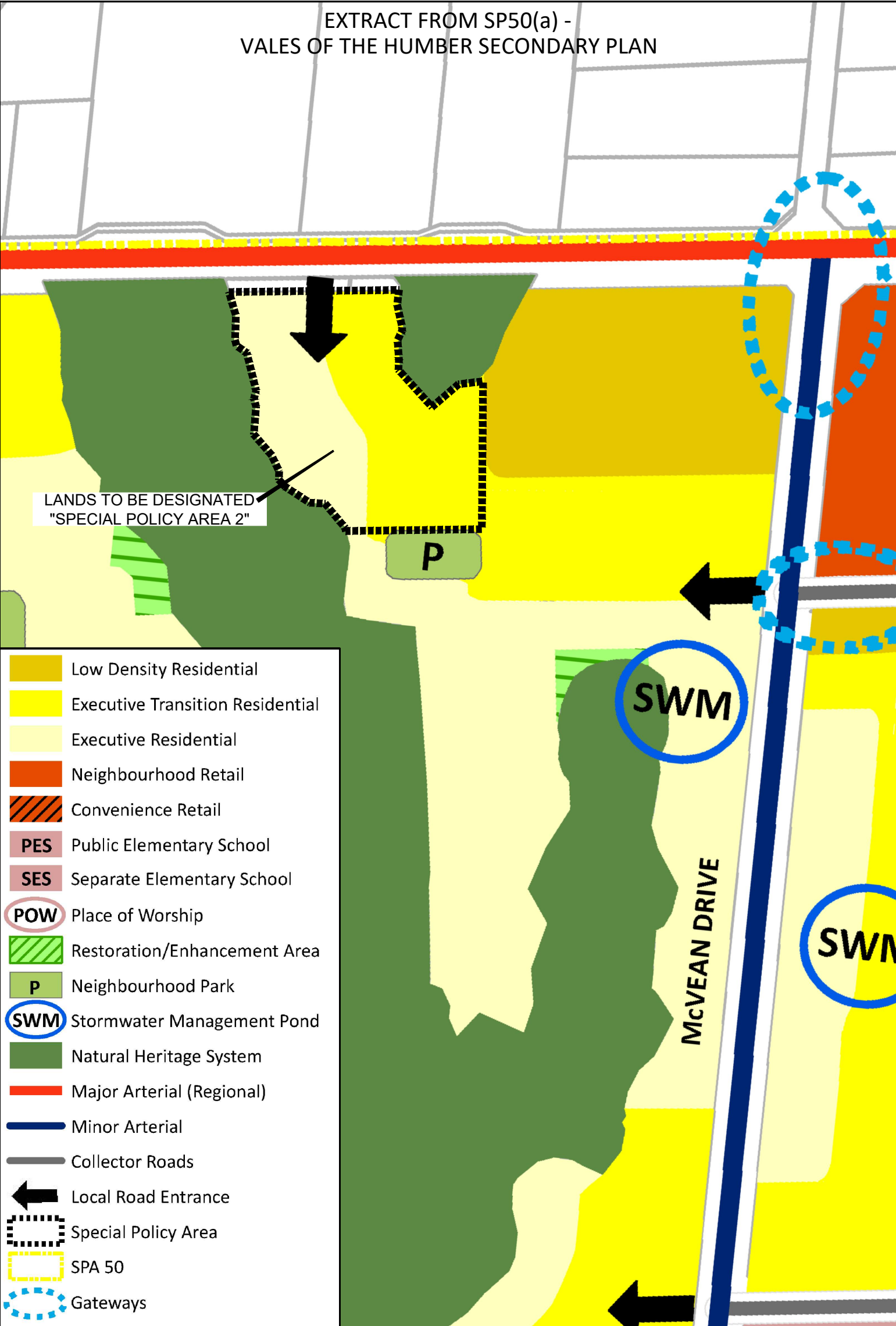
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FILE: OPA SCHEDULES DEC 15 20

DRAWN BY: MP



**SCHEDULE 'A' TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

EXTRACT FROM SP50(a) -
VALES OF THE HUMBER SECONDARY PLAN



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**SCHEDULE 'B' TO OFFICIAL PLAN
AMENDMENT OP2006# _____**

MAYFIELD RD. (REG. RD. 14)

