

**Draft Official Plan Amendment**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Approved as to  
form.

\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_  
[Approver's Name]

\_\_\_\_\_  
PATRICK BROWN - MAYOR

Approved as to  
content.

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\_\_\_\_\_  
[Approver's 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 change the land use designation of the lands shown outlined on Schedule 'A', 'B' and 'C' to permit the development of a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the north-west corner of Chinguacousy Road and Queen Street West. The lands have frontages of approximately 55 metres on Chinguacousy Road, 60 metres on Queen Street West, and an area of approximately 0.34 hectares, and are legally described as Part of Lot 6, Concession 3, WHS.

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:

- a) by changing on Schedule A General Land Use Designations the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Open Space" to "Residential".
- b) by adding to the list of amendments pertaining to Secondary Plan Area Number 45: The Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-\_\_\_\_\_.

3.2 The portions of the document known as Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP45 (A) of Credit Valley Secondary Plan, the land use designation of the lands shown outlined on Schedule 'B' to this amendment from "Low Density 2 Residential", "Community Park" and "Heritage Resource" to "High Density 1 Residential";
- b) by adding on Schedule SP45 (A) of Credit Valley Secondary Plan, "High Density 1" to the list of Residential land use designations; and,

- c) by adding to Section 5.2, a new “High Density 1 Residential” designation category, as follows:

5.2.12 High Density 1 Residential

5.2.12.1 On lands designated High Density 1 Residential located on the north west corner of Chinguacousy Road and Queen Street West as shown on Schedule SP45(A) of Credit Valley Secondary Plan, Part II Chapter 45, the following shall apply, subject to Section 5.2.1 of this chapter:

- i) Permitted uses shall include an apartment dwelling.
- ii) A maximum density of 612 units per net residential hectare (248 units per net residential acre).
- iii) A maximum floor space index of 5.7.

3.3 The portions of the document known as Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan is hereby further amended:

- a) by changing the land uses shown on Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan from “Heritage” and “Park” to “Residential” for the lands shown outlined on Schedule ‘C’ to this amendment.

## **EXPLANATORY NOTE**

### **THE PURPOSE OF BY-LAW \_\_\_\_\_**

The purpose of By-law \_\_\_\_\_ is to amend the Official Plan pursuant to an application by Umbria Development Inc. (File: OZS-2020-0034).

### **EFFECT OF THE BY-LAW**

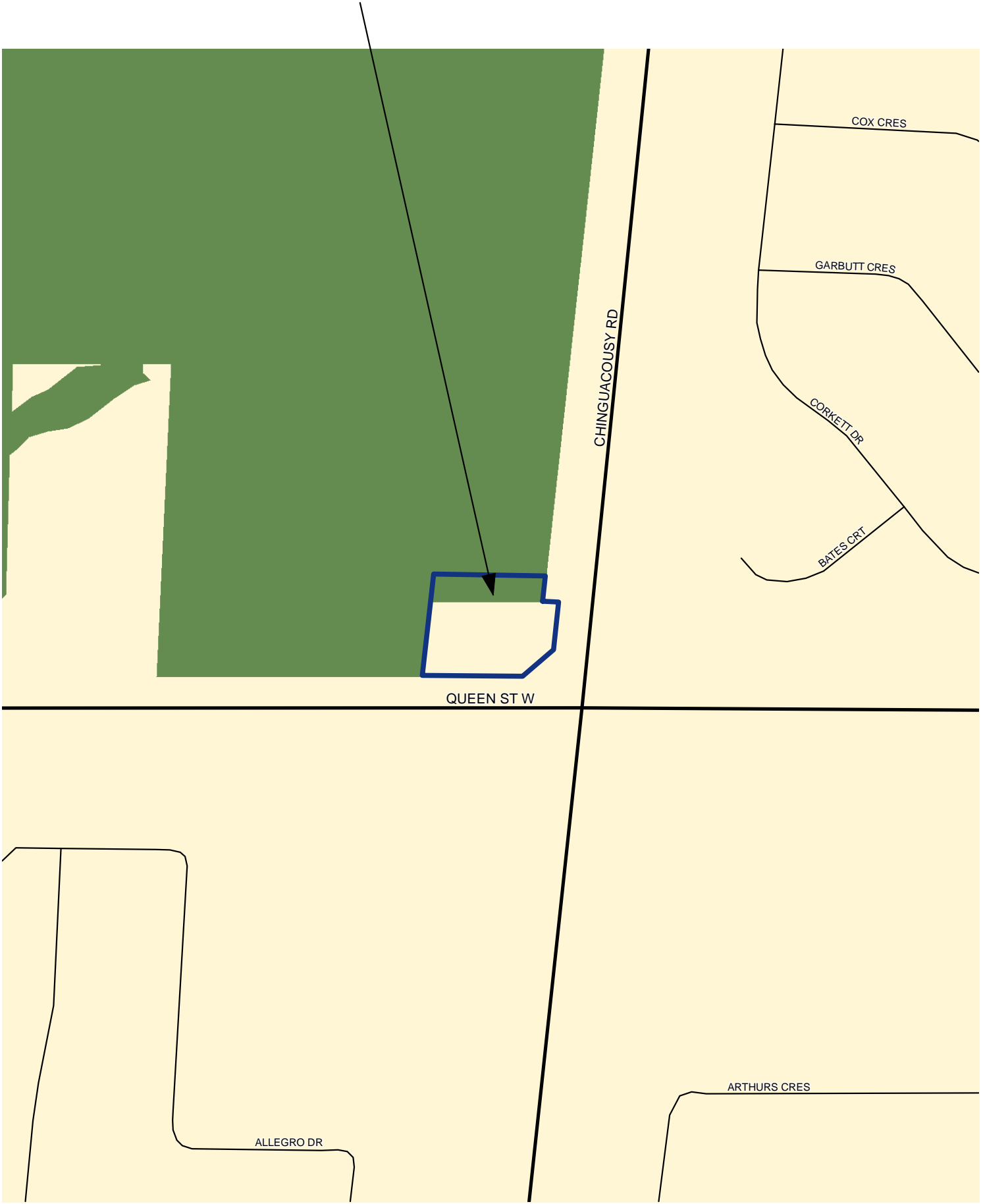
The effect of By-law \_\_\_\_\_ is to change the land use designation of the lands shown outlined on Schedule 'A', 'B', and 'C' to permit the development of a residential apartment building.

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### **LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are located on the west side of Chinguacousy Road, north side of Queen Street West within the Credit Valley Secondary Plan Area 45.

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"

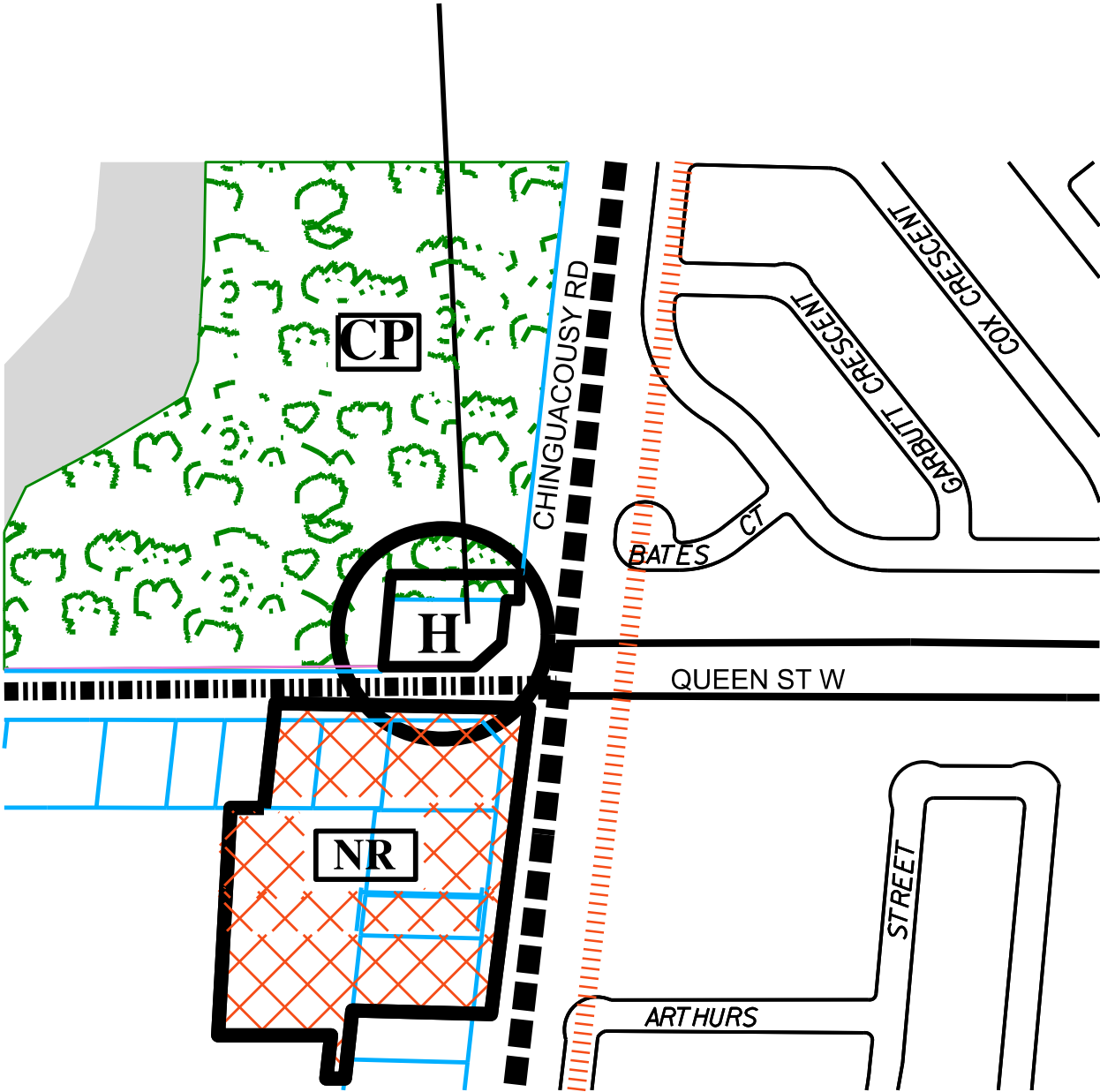


EXTRACT FROM SCHEDULE A( GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- RESIDENTIAL
- OPENSOURCE



LANDS TO BE REDESIGNATED FROM  
"LOW DENSITY 2 RESIDENTIAL",  
"COMMUNITY PARK" AND "HERITAGE  
RESOURCE" TO "HIGH DENSITY 1  
RESIDENTIAL"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL



Low Density 2



Community Park

COMMERCIAL



Neighbourhood Retail



INFRASTRUCTURE



Major Arterial Roads



Secondary Plan Boundary



Minor Arterial Roads

OPEN SPACE



Secondary Valleyland

Heritage Resource



BRAMPTON  
FlowerCity

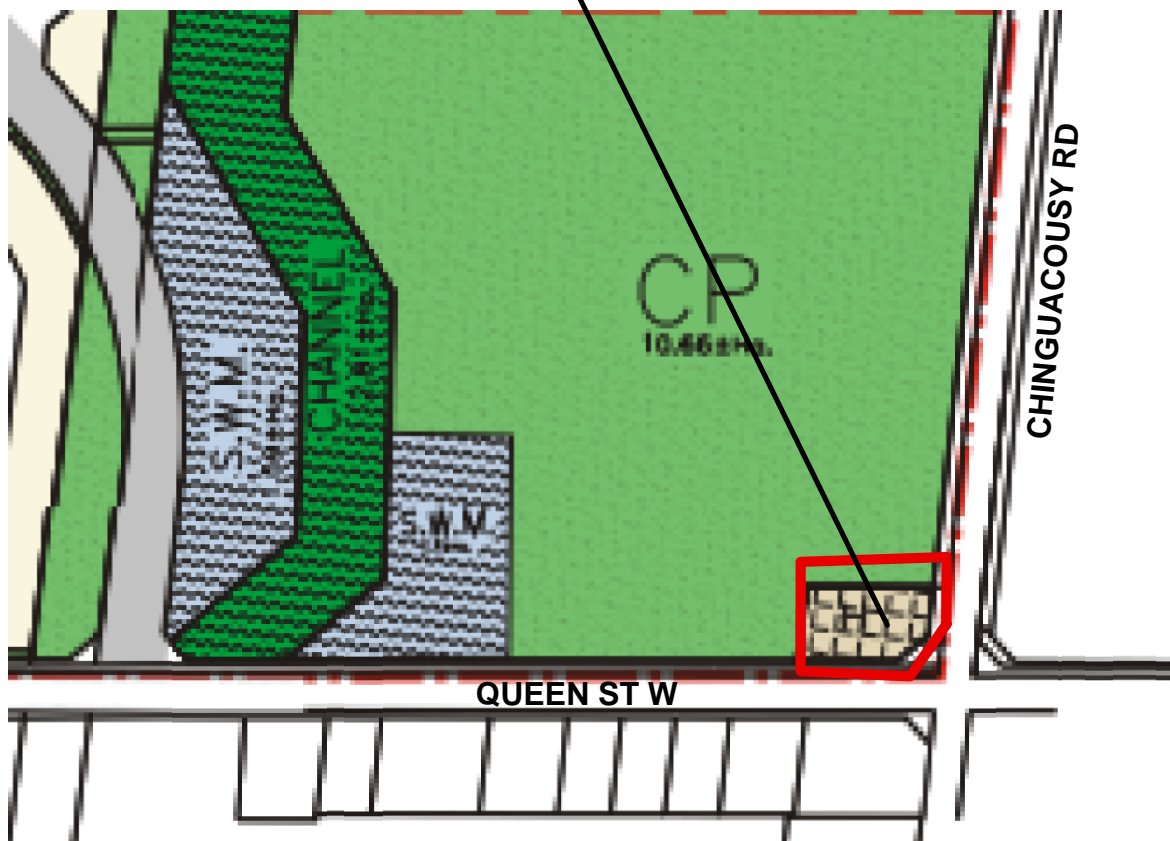
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



SCHEDULE B TO OFFICIAL PLAN  
AMENDMENT OP2006# \_\_\_\_\_



LANDS TO BE REDESIGNATED FROM  
"HERITAGE" AND "PARK" TO  
"RESIDENTIAL"



EXTRACT FROM THE DOCUMENT KNOWN AS THE SUB AREAS 1 AND 3 OF THE CREDIT VALLEY BLOCK PLAN

