



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 by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this _____ day of _____ 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 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 –
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a change in land use designation of the lands identified on Schedule 'A' to permit a broader range of land uses and higher density.

This amendment to Chapter 48(b) of the Countryside Villages Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective to increase the uses and density for the subject site in the context of current Provincial, Regional and local planning policies.

2.0 LOCATION

The subject lands comprise an area of approximately 3.97 hectares (9.81 acres) in area, located on the south side of Mayfield Road, east of Bramalea Road and west of Torbram Road. The lands have a frontage of approximately 67.2 metres (220.5 feet) on Mayfield Road.

The lands are legally described as Part of Lot 17, Concession 5, East of Hurontario (Chinguacousy) Street City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Countryside Villages Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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 48b: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-_____.

3.2 The document known as the 2006 Official Plan of the of the City of Brampton Planning Area which remain in force, as they relate to the Countryside Villages Secondary Plan (being Part Two Secondary Plans, as amended) is hereby further amended:

- (1) by adding the following as 5.2.6:

“5.2.6 High Density Residential

5.2.6.1 In areas designated High Density Residential on Schedule 48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) Permitted use is apartment buildings;
- ii) A maximum density of 601 units per net hectare (244 units per net residential acre) shall be permitted; and,
- iii) A minimum building height of 6 storeys and a maximum building height of 12 storeys shall be permitted.”

- (2) by adding the following as 6.4 Special Policy Area 4:

“6.4 Special Policy Area 4

6.4.1 Notwithstanding Section 5.2.2.1 ii) in the “Low / Medium Density Residential” designation, lands within Special Policy Area 4 are permitted to

have a maximum density of up to 35 units per net hectare (14 units per net acre).”

- (3) by changing on Schedule 48(a) of Chapter 48 (b) of Part Two : Secondary Plans, the lands shown on Schedule A to this amendment from “Medium Density” and “Medium/High Density” to “High Density” and adding the “High Density” designation to the legend.
- (4) by adding to Schedule 48(a) of Chapter 48 (b) of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as “Special Policy Area 4”.

LANDS TO BE DESIGNATED "SPECIAL POLICY AREA 4"



NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT

- VALLEYLAND
 SWM STORMWATER MANAGEMENT FACILITY
 WOODLOT

 LOW DENSITY
 MEDIUM DENSITY
 MEDIUM / HIGH DENSITY RESIDENTIAL
 LIVE / WORK
 HIGH DENSITY

BY-LAW _____