



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To Adopt Amendment Number OP 2006 -

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 the Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL  
this day of 2023.

Approved as to  
form.  
20\_\_/month/day  
[insert name]

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Patrick Brown, Mayor

Approved as to  
content.  
20\_\_/month/day  
[insert name]

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Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – \_\_\_\_\_

To the 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 is to permit the development of high density residential uses. The amendment removes a portion of the 'Convenience Retail' land use designation located at the north-east corner of Mississauga Road and Sandalwood Parkway on Schedule 'A2' – Retail Structure as identified on Schedule 'A'. The amendment also re-designates the subject lands from 'Convenience Commercial' and 'Motor Vehicle Commercial' to 'High Density Residential' in the Mount Pleasant Secondary Plan (Area 51) and Block Plan 51-1 as identified on Schedules 'B' and 'C'

2.0 Location:

The lands subject to this amendment are located on the east side of Mississauga Road and north of Sandalwood Parkway West. The lands are municipally known as 10629 Mississauga Road and are legally described as Part of Lot 14, Concession 4, West of Hurontario Street in the City of Brampton.

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 51: Mount Pleasant Secondary Plan as set out in Part Two: Secondary Plans, thereof, Amendment Number OP 2006-\_\_\_\_\_
- (2) By amending Schedule A2 'Retail Structure' to the Brampton Official Plan to delete a portion of the "Convenience Retail" designation that

applies to the subject lands as shown on Schedule 'A' to this amendment.

3.2 The document known as Secondary Plan Area 51 – Mount Pleasant 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 1 of the Mount Pleasant Secondary Plan, as shown on Schedule 'B' to this Amendment, to add a new 'High Density Residential' designation and to re-designate the lands from '*Motor Vehicle Commercial*' and '*Convenience Retail*' to '*High Density Residential*'.

(2) By adding a new Section - 5.1.3.6 High Density Residential as follows:

"5.1.3.6 High Density Residential

Notwithstanding Section 5.2, the following shall apply to lands designated 'High Density Residential' within Mixed Use Area 1 at the northeast corner of Mississauga Road and Sandalwood Parkway West:

i) Permitted uses shall include an apartment dwelling.

ii) A maximum floor space index of 4.49.

iii) A maximum building height of 30 storeys.

iv) Retail, commercial, office and restaurant uses shall be provided on the ground floor of each apartment building to provide active and animated uses that have direct access to the sidewalk along Mississauga Road and Sandalwood Parkway West.

v) Residential amenity space and access to residential uses above the ground floor are permitted along the Mississauga Road and Sandalwood Parkway West frontages.

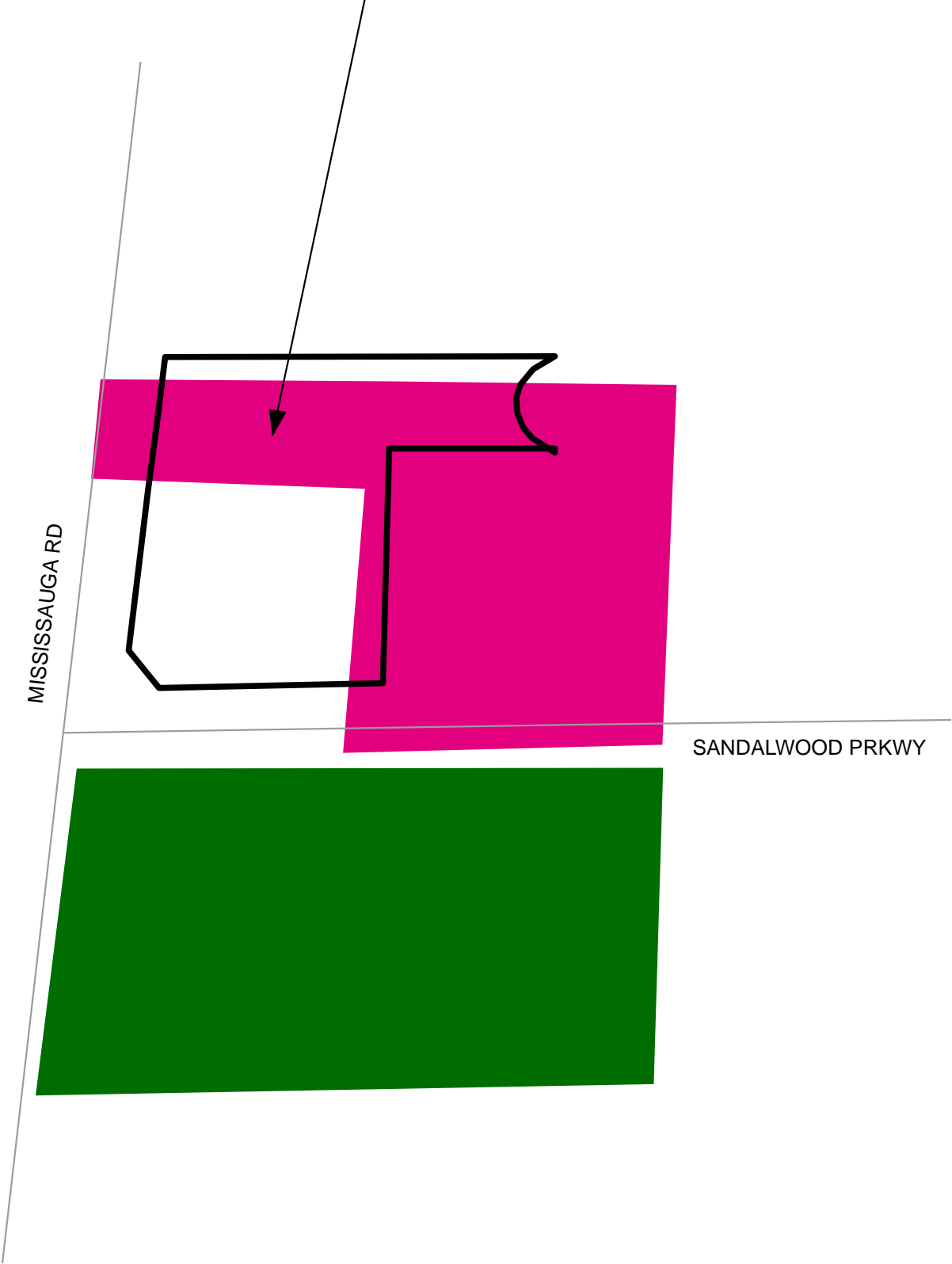
vi) Development will be characterized by high-quality architecture, landscaping, and urban design that will contribute to the character and identity of the Secondary Plan Area.

vii) The building shall include appropriately scaled podiums and tower heights to successfully transition to adjacent lower scale uses.”

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 changing the land uses shown on Community Block Plan 51-1 from *‘Convenience Commercial’* and *‘Motor Vehicle Commercial’* to *‘High Density Residential’* as shown on Schedule ‘C’ to this amendment.

LANDS TO BE REMOVED FROM "CONVENIENCE RETAIL"



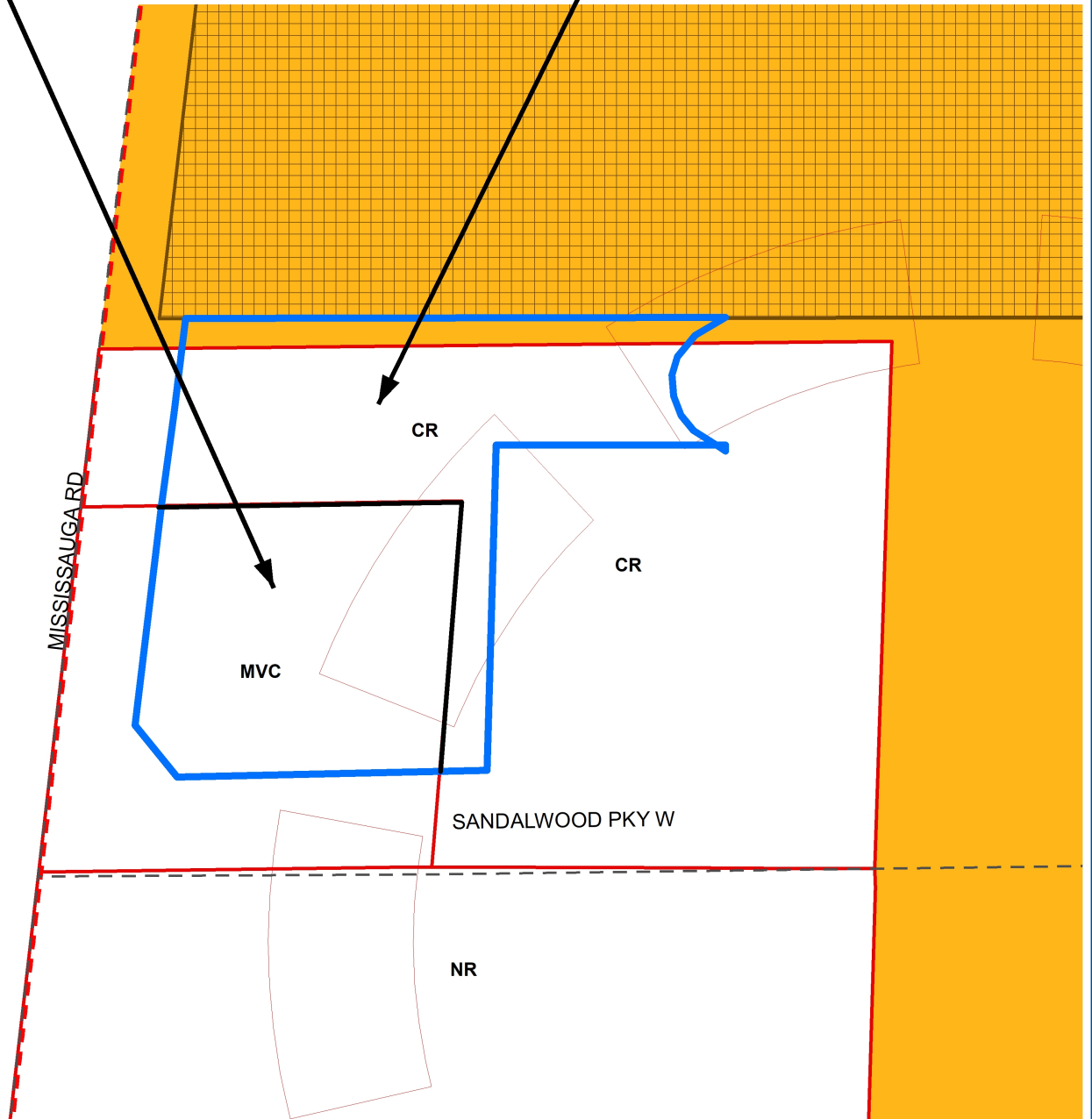
EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- REGIONAL RETAIL
- DISTRICT RETAIL



**LANDS TO BE REDESIGNATED FROM "MOTOR VEHICLE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"**

**LANDS TO BE REDESIGNATED FROM "CONVENIENCE RETAIL" TO "HIGH DENSITY RESIDENTIAL"**



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

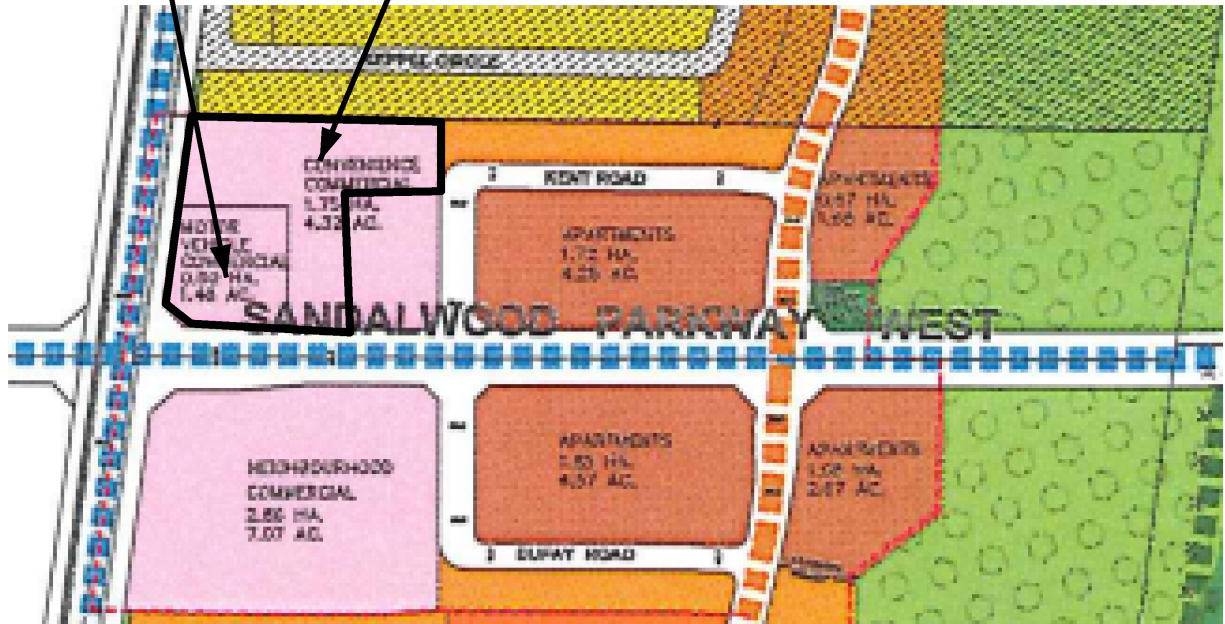
<p><b>ROAD NETWORK</b></p> <ul style="list-style-type: none"> <li>--- Transit Spine Collector Road</li> <li>- - - Arterial Road</li> <li>— Collector Road</li> <li>↔ Potential Connection</li> </ul>	<p><b>INFRASTRUCTURE</b></p> <ul style="list-style-type: none"> <li>— TransCanada Gas Pipeline</li> <li>— CNR Rail Line</li> <li>— Grade Separation</li> <li>⊕ Stormwater Management Facility</li> </ul>	<p><b>RECREATIONAL OPEN SPACE</b></p> <ul style="list-style-type: none"> <li>CP City Park</li> <li>LP Local Park</li> <li>△ Parkette</li> <li>T Town Square</li> <li>▽ Vest Pocket</li> </ul>	<p><b>OTHER</b></p> <ul style="list-style-type: none"> <li>HO Heritage Resource Designation under the Ontario Heritage Act</li> <li>HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties</li> <li>MA Mixed Use Area</li> <li>SPA 1-2 Special Policy Area 1-2</li> <li>PRPA Special Policy Area</li> <li>ASMA Area Subject to this Amendment</li> <li>OSMA Oslington Special Policy Area (Mixed Use Centre)</li> </ul>
<p><b>NATURAL HERITAGE SYSTEM</b></p> <ul style="list-style-type: none"> <li>NHSA NATURAL HERITAGE SYSTEM AREA</li> </ul>	<p><b>INSTITUTIONAL</b></p> <ul style="list-style-type: none"> <li>JKS Public Junior Elementary School Site</li> <li>SEK Public Senior Elementary School Site</li> <li>SES Separate Elementary School Site</li> <li>PS Public Secondary School Site</li> <li>SSP Separate Secondary School Site</li> <li>W Place of Worship</li> </ul>	<p><b>RETAIL</b></p> <ul style="list-style-type: none"> <li>DR District Retail</li> <li>CR Convenience Retail</li> <li>NR Neighbourhood Retail</li> <li>MVC Motor Vehicle Commercial</li> </ul>	
<p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>LM LOW / MEDIUM DENSITY</li> <li>MD MEDIUM DENSITY</li> </ul>			





**LANDS TO BE REDESIGNATED FROM "MOTOR VEHICLE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"**

**LANDS TO BE REDESIGNATED FROM "CONVENIENCE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"**



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

**LEGEND**

- |  |  |  |   |
|--|--|--|---|
| <ul style="list-style-type: none"> <li>— BOUNDARY OF BLOCK PLAN AREA 51-1</li> <li>- - - NODE BOUNDARY</li> <li> NATURAL HERITAGE SYSTEM</li> <li> CITY PARK</li> <li> GO STATION</li> <li> NON PARTICIPATING PROPERTIES</li> <li> FIREHALL</li> <li> LIBRARY</li> </ul> | <ul style="list-style-type: none"> <li> LOW / MEDIUM DENSITY RESIDENTIAL</li> <li> MEDIUM DENSITY RESIDENTIAL</li> <li> HIGH DENSITY RESIDENTIAL</li> <li> COMMERCIAL</li> <li> SWM PONDS</li> <li> OPEN SPACE (NHS) BUFFERS/CHANNELS</li> <li> PARKS/ VEST POCKETS/ PARKETTES/ TOWN SQUARE</li> <li> INSTITUTIONAL</li> <li> SPECIAL POLICY AREA</li> </ul> | <ul style="list-style-type: none"> <li> POTENTIAL LOCATION OF HYDRO ONE BRAMPTON 5m x 7m SWITCH GEAR EASEMENT</li> </ul> | <ul style="list-style-type: none"> <li> MULTI-USE PATH WITHIN BLVDS. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)</li> <li> ON-STREET BIKE LANE (CLASS 2)</li> <li> POTENTIAL SIGNED BIKE ROUTE (CLASS 3)</li> <li> GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)</li> </ul> |
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PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2021-0002\_OPA\_C

Date: 2023/02/15

Author: ckovac



**SCHEDULE C TO OFFICIAL PLAN AMENDMENT OP2006# \_\_\_\_\_**

**BY-LAW \_\_\_\_\_**