



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 this by-law

ENACTED and PASSED this 31<sup>st</sup> day of May, 2023.

Approved as to  
form.

2023/05/25

SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

2023/05/25

AAP

\_\_\_\_\_  
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 amend the Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of a high-rise residential building for the purposes of a retirement community on site in addition to permitting townhomes.

2.0 Location:

The lands subject to this amendment comprise of three municipal parcels (2247, 2257 and 2271 Mayfield Road) of record, totaling 1.03 hectares in area, located on the south side of Mayfield Road, east of Edenbrook Hill Drive and west of McLaughlin Road. The lands are legally described as Lot 17, Concession 2, West of Hurontario Street, City of Brampton, Region of Peel.

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:

1. By adding to the list of amendments pertaining to Secondary Plan Area 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-\_\_\_\_\_

3.2 The document known as Secondary Plan Area 51: Mount Pleasant Secondary Plan, as amended, is hereby further amended:

1. By changing on Schedule SP51(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Low and Medium Density Residential" to "High Density Residential - Special Policy Area 1", and by adding a "High Density Residential" designation to the legend;
2. By adding Section 5.1.4 "High Density Residential" to Section 5.1 Residential as follows, and renumbering the following sections in Section 5.1 accordingly:

"5.1.4 High Density Residential

5.1.4.1 Lands designated High Density on Schedule SP51(a) permit a density of up to 247 units per net residential hectare (100 units per net residential acre).

"5.1.4.2 High Density Residential – Special Policy Area 1

In areas designated "High Density Residential – Special Policy Area 1" on Schedule SP 51(a) the following apply:

- (i) permitted uses will be limited to a nursing home and retirement community, with related ancillary uses, as well as stacked townhouses, back-to-back stacked townhouses, back-to-back townhouses and street townhouses.
- (ii) The following are to apply for a nursing home or retirement community:
  - a. Maximum permitted building height of eight storeys.
  - b. Maximum permitted density of 200 units per net residential hectare (80 units per net residential acre).

- c. Maximum permitted Floor Space Index of 3.0 (exclusive of underground parking garage).
  - (iii) A retirement community is to be defined as “a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.
  - (iv) The following apply for townhouse forms of development:
    - a. Maximum permitted building height of four storeys.
    - b. Additional technical supporting studies may be required with the Site Plan Approval application.”
3. The portions of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 as amended, are hereby further amended:
- (i) by changing the land uses shown on Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 from “Low/Medium Density Residential” to “High Density Residential – Special Policy Area 1” for the lands shown outlined on Schedule ‘B’ to this amendment;
  - (ii) by adding “High Density Residential” to the legend of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2.