



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

\_\_\_\_\_  
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 bylaw.

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to  
form.

20 \_\_/month/day

[insert name]

Approved as to  
content.

20 \_\_/month/day

[insert name]

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

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-\_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

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**1.0 PURPOSE:**

The purpose of this Amendment is to amend the Official Plan and Springdale Secondary Plan to change the land use designations of the lands shown in Schedule 'A' and Schedule 'B' and to provide guiding policies for the development of a nursing home and/or retirement home, day care centre, and public and private schools.

**2.0 LOCATION:**

The lands subject to this amendment are municipally known as 2959-2989 Bovaird Drive East and 9960-9990 Airport Road. The lands are located on the south side of Bovaird Drive East west of Airport Road. They are approximately 7 hectares in size and have a frontage of approximately 423 metres on Bovaird Drive East and 171 metres on Airport Road.

**3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:**

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby as follows:

- 1) By amending the Official Plan to permit residential and noise sensitive land uses on the lands shown outlined on Schedule A to this amendment.
- 2) By adding to the list of the amendments pertaining to the Secondary Plan Number 2: Springdale Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006 – \_\_\_\_.
- 3) By amending Schedule A: General Land Use Designations, of the Official Plan by deleting the 'Special Study Area' designation, as shown outlined on Schedule 'B' to this amendment.

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby further amended:

- 1) By deleting Section 4.2.1.16 in its entirety.

3.3 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby further amended by as follows:

- 1) By adding to Section 4.6.15.1.10, Aircraft Noise Policies, a new sub-section and the following additional policies will apply:

“4.6.15.1.10b

Notwithstanding Policy 4.6.15.1.10 above, a nursing home and/or retirement home, day care centre, and public and private schools shall be permitted on the property located at 2959-2989 Bovaird Drive East and 9960-9990 Airport Road at the south west corner of the Bovaird Drive East and Airport Road intersection.

i) Completion of a noise impact assessment study from a qualified acoustical engineer certifying the level of noise impact on any noise sensitive uses to the satisfaction of the City of Brampton, at the time of a future Zoning By-law Amendment application.

The stationary noise assessment, shall be undertaken to ensure that airport noise issues are addressed in accordance with Provincial government guidelines. Findings of that study should serve as a guideline for architectural design work aimed at mitigating indoor noise levels.

ii) Establishment of a tripartite Aircraft Noise Warning

Agreement between the developer/property owner, City of Brampton and the Greater Toronto Airports Authority for the subject lands. This Agreement would stipulate that as a condition of approval, the Developer must enter into a Development Agreement, registerable on title. The Agreement will contain but is not limited to elements such as construction conditions and warning clauses for development on the site. Furthermore, the agreement requires such warning clauses acknowledging potential interference from both indoor and outdoor activities to be made available to all prospective users and residents of buildings with noise sensitive uses on the subject lands.

iii) The Greater Toronto Airports Authority must receive post-construction inspection and certification from a qualified acoustical engineer, to the satisfaction of the City of Brampton, that buildings with noise sensitive uses are in compliance with all applicable Ministry of Environment interior noise guidelines.”

3.4 The document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as it related to the Springdale Secondary Plan (being Part Two Secondary Plans), as amended is hereby further amended:

- 1) By adding Schedule 2 of Part Two: Secondary Plan, the lands shown on Schedule A to this amendment, located at the south west corner of Airport Road and Bovaird Drive, is hereby amended as 'Special Site Area 6 – District Retail'.
- 2) By adding Section 7.6 'Special Site Area 6 – District Retail', to Section 7 of the Springdale Secondary Plan as follows:

“7.6           The lands designated 'Special Site Area 6 – District Retail' located at the south west corner of Airport Road and Bovaird Drive may be used for:

- (a) High density residential;
- (b) a nursing and/or retirement home;
- (c) public and private schools; and,
- (d) a day care centre.”

(3) By adding the following as Section 7.6.1 'High Density Residential – Special Site Area 6' to Section 7.6 "Special Site Area 6" as follows:

“7.6.1.1       In areas designated 'High Density Residential – Special Policy Area 6' on Schedule 2 of the Springdale Secondary Plan the following shall apply:

- (i) The following shall apply for high density residential uses:
  - a. Maximum permitted building height of seven (7) storeys.”

Approved as to Content:

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Allan Parsons, MCIP, RPP

Director, Development Services

Planning and Building Division