

Attachment 3 - Summary Table of Revisions

Brampton Plan

Table 1. Revisions made to *Brampton Plan*, and their rationale, after the Planning and Development Committee meeting of October 23, 2023 based on correspondence received at the Committee meeting.

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
Table of Contents	<p>2-2 PART 2.1. ESTABLISHING OUR CITY STRUCTURE</p> <p>Establishes the City Structure that will define how and where Brampton will accommodate growth over the next 30+ years.</p>	<p>2-2 PART 2.1. ESTABLISHING OUR CITY STRUCTURE</p> <p>Establishes the City Structure that will define how and where Brampton will accommodate growth over the next 30+ years.</p> <p><u>2-3 Principles for the City Structure</u></p> <p><u>2-5 City-Wide Growth Management Framework</u></p> <p><u>2-25 Mobility Framework</u></p>	Housekeeping addition to include sub-headings in Part 2.1 in the Table of Contents.
Section 2.2.4 – Boulevards and Major Transit Station Areas (Preamble)	There are eight Secondary Urban Boulevards shown on Schedule 1A.	There are eight ten Secondary Urban Boulevards shown on Schedule 1A.	To correct number of Secondary Urban Boulevards as shown on Schedule 1A (no changes proposed to the mapping).
Special Land Use Policy - Preamble	The Special Land Use Policy Area designation shown on Schedule 12 and identified by numbers represent areas/sites within which the City will permit specific provisions that are exceptions to the general intent and purpose of the designation that they fall within. These provisions are historic, and it is not intended that they be treated as precedents for further exceptions.	<p>The Special Land Use Policy Area designation shown on Schedule 12 and identified by numbers represent areas/sites within which the City will permit specific provisions that are exceptions to the general intent and purpose of the designation that they fall within. These provisions are historic, and it is not intended that they be treated as precedents for further exceptions.</p> <p><u>Where a conflict exists between a Special Land Use Policy Area and the remainder of Brampton Plan, the Special Land Use Policy Area will prevail.</u></p>	The preamble has been modified to address instances where there is a conflict between the Special Land Use Policy Areas and other policies of Brampton Plan.

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Chapter 4 – Mississauga Road Corridor (Bram West)	<p>The primary function of the Mississauga Road Corridor Office Centre will be protected and enhanced by:</p> <p>a) Aligning with the Mixed-Use Employment designation in this Plan and the Office Centre designation in the Bram West Secondary Plan, the following uses are permitted and may be refined through the Bram West Secondary Plan review process, without an amendment to this Plan:</p> <p>i) Office, research and development facilities, lab space and aerospace;</p> <p>ii) Light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;</p> <p>iii) Hotels, and conference/convention centres; and,</p> <p>iv) Limited retail and service commercial uses that provide support to the permitted employment uses.</p>	<p>The primary function of the Mississauga Road Corridor Office Centre will be protected and enhanced by:</p> <p>a) Aligning with the Mixed-Use Employment designation in this Plan and the Office Centre designation in the Bram West Secondary Plan, the following uses are permitted and may be refined through the Bram West Secondary Plan review process, without an amendment to this Plan:</p> <p>i) Office, research and development facilities, lab space and aerospace;</p> <p>ii) Light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;</p> <p>iii) Hotels, and conference/convention centres; and,</p> <p>iv) Limited retail and service commercial uses that provide support to the permitted employment uses; and.</p> <p><u>v) Opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.</u></p>	<p>The addition to this policy is intended to provide flexibility while maintaining the intent of the Mixed-Use and Office Centre designations.</p>
Special Land Use Policy Area 3	<p>“To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Secondary Plan Amendment and Zoning By-law for Special Land Use Policy Area 3 to ensure that higher order, higher density employment uses will be located within the Mixed-Use Employment designation. The Mixed-Use Employment designation</p>	<p>“To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Secondary Plan Amendment and Zoning By-law for Special Land Use Policy Area 3 to ensure that higher order, higher density employment uses will be located within the Mixed-Use Employment designation. <u>Notwithstanding</u></p>	<p>To ensure that the Special Policy Area 3 policies prevail over any other Brampton Plan policies in case of a conflict.</p>

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	will have a minimum area of three hectares (7.5 acres) and will be developed to accommodate a minimum of 860 jobs.	the Mixed-Use Employment <u>(Office Mixed Use) policy (c)vi designation, the subject lands</u> will have a minimum area of three hectares (7.5 acres) and will be developed to accommodate a minimum of 860 jobs.	
Policy 5.5.19	5.5.19 Precinct Plans will be approved to the satisfaction of the City through an Official Plan Amendment, prior to approval of any Draft Plan of Subdivision or significant Zoning not sure By-law Amendment application within that Precinct, in accordance with the policies of Brampton Plan.	5.5.19 Precinct Plans will be approved to the satisfaction of the City through an Official Plan Amendment, prior to approval of any Draft Plan of Subdivision or significant Zoning not sure By-law Amendment application within that Precinct, in accordance with the policies of Brampton Plan.	To correct a drafting error in the policy. The change does not change the intent of the policy.
Chapter 5 – Glossary	None.	<i>New Definition</i> <u>Missing Middle Housing means forms of housing that fall between the densities of single-detached homes and mid- to high-rise apartments. This includes duplexes, triplexes and fourplexes, townhouses, live/work buildings and courtyard apartments that achieve medium density yields.</u>	This new definition has been added to clarify the use of missing middle terminology throughout the Plan, consistent with the existing preamble for missing middle in Chapter 3.

Major Transit Station Areas (Chapter 4)

Table 2. Revisions made to the Major Transit Station Area (MTSA) policies in Chapter 4 of *Brampton Plan*, and their rationale, after the Planning and Development Committee meeting of October 23, 2023 based on correspondence received at the Committee meeting.

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
Schedules 13a, b, d, f, g, h, i and j	TRCA Flood Plain colour shown in blue.	TRCA Flood Plain colour changed.	TRCA requested a change in the colour of the flood plain to avoid confusion with the 'proposed public or private street network' that is shown in blue on the MTSA schedules.
Schedules 13c and n	CVC Flood Plain shown.	CVC Regulation Limit shown.	Information on the CVC's open data hub represents CVC's regulation limits (regulated area consistent with Ontario Regulation 160/06) and not flood plain mapping. Correct terminology has been requested by CVC to be shown on the MTSA land use schedules.
All schedules with a 'natural system' designation.	Did not include a note from the Conservation Authorities with respect to flood plain spill areas.	<p>Following note has been added:</p> <p><i>"Note: The legal basis for delineating conservation authority regulated areas is defined in the text of the respective regulations issued in accordance with Section 28 of the Conservation Authorities Act. The information identifying regulated areas shown on this schedule, including the limits of regulated features and hazards, may be updated as new information becomes available. Reference should be made to the text and mapping of the relevant conservation authority regulation. Site investigations and detailed studies requested at the time of an application may further refine or delineate the regulated area, including flood plain spill areas."</i></p>	This flood plain spill area note has been requested to be added to all applicable MTSA schedules by the Conservation Authorities.

Major Transit Station Areas (Chapter 4)

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
Schedule 13n (Steeles @ Mississauga)	Shows a 'natural system' land use designation on the properties that have frontage on the south side of Steeles Avenue West, between Mississauga Road and Financial Drive.	The 'natural system' land use designation has been removed from the properties that have frontage along the south side of Steeles Avenue West, between Mississauga Road and Financial Drive.	Received confirmation from the City's environmental group that the trees in the area are not actually representative of a natural system feature and that the 'natural system' designation can be removed.
All schedules	Date: September 2023	Date: October 2023	To be consistent with the date of the schedules in Brampton Plan.
Preamble (Last Sentence)	"Until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary MTSA, the MTSA policies in Chapters 2 and 4 of this Plan take precedent over any land use and minimum density existing Secondary Plan policies, except in cases where a property is located in a Provincial Special Policy Area, the applicable Special Policy Area policies shall continue to apply."	"Until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary MTSA, the MTSA policies in Chapters 2 and 4 of this Plan take precedent over any land use and minimum density <u>in</u> existing Secondary Plan policies, except in cases where a property is located in a Provincial Special Policy Area, <u>in which case</u> , the applicable Special Policy Area policies shall continue to apply."	Administrative wording changes recommended by the Region of Peel and the TRCA.
Mixed-Use (Low-Rise, Low-Rise Plus, Mid-Rise and High-Rise) Policies, Subsection b)	"For lands designated 'Mixed-Use' (High-Rise) on Schedules 13A-13N , commercial, institutional and retail uses shall be provided on the ground floor of buildings facing Primary Urban Boulevards and Secondary Urban Boulevards on Schedule 1 to activate the frontage. These uses are also encouraged throughout the Mixed-Use designation."	Subsection b) deleted and replaced with: "For lands designated Mixed-Use (High Rise) fronting onto Boulevards as identified on Schedule 1A , active frontages shall be provided on the ground floor, and shall include an appropriate mix of residential, commercial, retail and institutional uses."	Clarifies the intent that active frontages shall be provided along Boulevards and shall include a mix of uses.
Mixed-Use (Low-Rise, Low-Rise Plus, Mid-Rise and High-Rise) Policies, Subsection c)	"Notwithstanding policy b) above, changes to the location of non-residential ground floor area will not require an amendment to this Plan, provided that appropriate justification is provided to demonstrate that the ground floor area requirement can be sufficiently provided elsewhere on the site and that the	Subsection c) deleted and replaced with: "Notwithstanding policy b) above, the ground floor of a building fronting onto Boulevards may be developed solely for residential purposes, provided that appropriate justification demonstrates	Rewording the policy to clarify the intent.

Major Transit Station Areas (Chapter 4)

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
	general intent and purpose of the Plan is maintained."	that a mix of uses can be sufficiently accommodated elsewhere on the site, and that the general intent and purpose of the Plan is maintained."	
Mixed-Use (Low-Rise, Low-Rise Plus, Mid-Rise and High-Rise) Policies, Subsection d)	"Residential uses on the ground floor are only permitted within the portion of a building that does not have frontage along Primary Urban Boulevards and Secondary Urban Boulevards ."	Subsection d) has been deleted.	Not required as residential uses are permitted on the ground floor along any street frontage, subject to satisfying subsections b) and c) in the Mixed-Use MTSA land use designation.
Downtown Mixed-Use Preamble	"Downtown is Brampton's economic, cultural, institutional, and transit hub, which comprises the historic core of the city, referred to as the "Four Corners". The Downtown Mixed-Use designation applying to the Four Corners represents a number of buildings of significant heritage and civic value."	"Downtown is Brampton's economic, cultural, institutional, and transit hub, which comprises the historic core of the city, referred to as the "Four Corners". The Downtown Mixed-Use designation applying to the Four Corners represents includes a number of buildings of significant heritage and civic value."	Administrative wording change requested by the Region of Peel.
Mixed-use Employment (Office Mixed-Use) Subsection b)	"Secondary uses, such as professional offices, retail, commercial, restaurants, personal service and day nursery, are also permitted, provided their function will not restrict the development of the primary use. Secondary uses shall be integrated within the primary use building and are not permitted to be developed as a stand alone building."	"Secondary uses, such as professional offices Major Office Employment , retail, commercial, restaurants, personal service, social services and day nursery day care centres , are also permitted, provided their function will not restrict the development of the primary use. Secondary uses shall be integrated within the primary use building." and are not permitted to be developed as a stand alone building.	<p>The term "professional offices" has been replaced with the Brampton Plan defined term of 'Major Office Employment' which provides a broader definition for the type of secondary uses that may be included within this designation.</p> <p>The inclusion of 'social services' is at the request of the Region of Peel and aligns with the type of uses permitted within this designation.</p> <p>The term 'day nursery' is replaced with 'day care centre' to be consistent with the terminology used in Brampton Plan.</p>

Major Transit Station Areas (Chapter 4)

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
Mixed-use Employment (Office Mixed-Use) Subsection c)	<p>"Lands designated Mixed-Use Employment (Office Mixed-Use) may also permit sensitive land uses, including mid-rise and high-rise residential uses and a day nursery without an amendment to this Plan, subject to satisfying the following criteria:</p> <ul style="list-style-type: none"> i) The completion of Brampton's Major Transit Station Area Study that satisfactorily addresses the criteria in Section 5.8.36 of the Region of Peel's Official Plan; ii) Can be appropriately designed, buffered and/or separated from existing Employment Areas; iii) Is not impacted by adverse effects from air, vibration, noise, dust, odour and other fugitive emissions arising from adjacent Employment Areas or it can be demonstrated that appropriate mitigation measures can be implemented; iv) Does not compromise the ability of existing nearby employment uses to comply with environmental approvals, registrations, legislations, regulations and guidelines; v) Permits Employment Areas to operate and expand for their intended purpose; and, vi) Maintains the primary employment function of the Mixed-use Employment (Office Mixed-Use) designation." 	<p>"Lands designated Mixed-Use Employment (Office Mixed-Use) may also permit sensitive land uses, including mid-rise and high-rise residential uses and a day nursery day care centre without an amendment to this Plan, subject to satisfying the following criteria:</p> <ul style="list-style-type: none"> i) The completion of Brampton's Major Transit Station Area Study that satisfactorily addresses the criteria in Section 5.8.36 of the Region of Peel's Official Plan; ii) Can be appropriately designed, buffered and/or separated from existing Employment Areas; iii) Is not impacted by adverse effects from air, vibration, noise, dust, odour and other fugitive emissions arising from adjacent Employment Areas or it can be demonstrated that appropriate mitigation measures can be implemented; iv) Does not compromise the ability of existing nearby employment uses to comply with environmental approvals, registrations, legislations, regulations and guidelines; v) Permits Employment Areas to operate and expand for their intended purpose; and, vi) Maintains the primary employment function of the Mixed-use Employment (Office Mixed-Use) designation." 	<p>The term 'day nursery' is replaced with 'day care centre' to be consistent with the terminology used in Brampton Plan.</p> <p>Subsection c) i) has been deleted as the City is responsible for satisfactorily demonstrating to the Region of Peel that the criteria in Section 5.8.36 have been met. The introduction of sensitive land uses within existing industrial areas will only be permitted through the approval of a land use compatibility study submitted by the applicant.</p> <p>The word "primary" has been deleted from subsection c) vi) as the intended employment function of the Mixed-use Employment (Office Mixed-Use) designation is outlined in both the preamble and in subsection a).</p>
Landscape Buffer Preamble	<p>"Landscape Buffers shown on Schedules 13a - 13n are intended to function as a "transitional space" that</p>	<p>"Landscape Buffers shown on Schedules 13a - 13n are intended to function as a "transitional space" that</p>	<p>To be consistent with the terminology used in Brampton Plan.</p>

Major Transit Station Areas (Chapter 4)

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
	physically separates existing low density from areas that are intended to redevelop for higher density purposes.”	physically separates existing low-density low-rise areas from areas that are intended to redevelop for higher-density high-rise purposes.”	
Flood Plain and Special Policy Areas b)	“ Development and intensification within hazardous lands will be prohibited until an assessment of options for flood plain or access mitigation through an Environmental Assessment or equivalent is approved to the satisfaction of the City, in consultation with the Conservation Authorities and the Region of Peel. The Environmental Assessment shall identify the feasibility of remediation and potential growth areas throughout the Major Transit Station Area .”	“ Development and intensification within hazardous lands will be prohibited unless an assessment of options for flood plain and access mitigation through an Environmental Assessment (EA) or equivalent study is approved to the satisfaction of the City, in consultation with the Conservation Authorities and the Region of Peel, where applicable, Provincial Ministry. The EA or equivalent study or approval shall identify the feasibility of remediation and potential development and intensification throughout the MTSA area. ”	Revised wording provided by the TRCA.
Flood Plain and Special Policy Areas c)	“A holding provision may be placed on lands within a regulatory flood plain , within hazardous lands, or within a Special Policy Area where the ultimate desired use of the lands, as designated on Schedules 13A- 13N , cannot proceed until such time as the conditions set out in this Plan, or in an implementing by-law, are satisfied.”	Deleted and replaced with: “Where required studies have demonstrated that development would not result in any unacceptable risk to public health/safety or property damage, and not create any new or aggravate existing hazards, a holding provision may be placed on lands within a regulatory flood plain or within hazardous lands, where the ultimate desired use of the lands, as designated on Schedules 13A -13N , cannot proceed until such time as the conditions set out in this Plan, the	Revised wording provided by the TRCA. The intent of implementing a holding provision is still maintained.

Major Transit Station Areas (Chapter 4)

Schedule or Text Changes	Approval in Principle by PDC	Revisions for Council Adoption	Reason
		required study or in an implementing by-law, are satisfied.”	
Minimum Density Subsection c)	“Notwithstanding policy b) above, the minimum FSI required for the Mixed-use Employment (Office Mixed-Use) designation does not apply to new or expanded industrial uses.”	Deleted and replaced with: “Notwithstanding policy b) above, new industrial buildings within the Mixed-Use (High Rise) designation shall have a minimum FSI of 0.40.”	To clarify that there is a minimum FSI requirement of 0.40 for new industrial buildings within the Mixed-Use (High Rise) designation.
Land Use Compatibility	“Sensitive land uses shown on Schedules 13a-13n need to be planned, phased and developed to preclude any potential adverse effects from noise, vibration, odour, dust and other contaminants. Where potential adverse effects are unavoidable, mitigation measures, based on applicable Provincial and Regional guidelines, standards and procedures shall be implemented to minimize any risk to public health and safety.”	“Sensitive land uses shown on Schedules 13a-13n need to be planned, phased and developed to preclude any potential adverse effects from noise, vibration, odour, dust and other contaminants, <u>and to ensure the long-term viability of employment uses.</u> Where potential adverse effects are unavoidable, mitigation measures, based on applicable Provincial and Regional guidelines, standards and procedures shall be implemented to minimize any risk to public health and safety.”	Words added to ensure the long-term viability of employment areas, which is consistent with Brampton’s MTSA objectives.
Land Use Compatibility Subsection c)	“As part of a <i>Planning Act</i> application, all proposals for residential or other sensitive land uses adjacent to industrial operations or within the minimum required separation distance of industrial operations shall include the submission of a Land Use Compatibility Assessment undertaken in accordance with applicable Provincial and Regional guidelines, standards and procedures, including but not limited to: i) Noise and Vibration Study; and, ii) Air Quality Report.”	As part of a <i>Planning Act</i> application, all proposals for residential or other sensitive land uses adjacent to industrial operations or within the minimum required separation distance area of influence of industrial operations shall include the submission of a Land Use Compatibility Assessment undertaken in accordance with applicable Provincial and Regional guidelines, standards and procedures, including but not limited to: i) Noise and Vibration Study; and, ii) Air Quality Report.”	To correct terminology.

Major Transit Station Areas (Chapter 4)

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Land Use Compatibility Subsection d)	"Where a Land Use Compatibility Assessment demonstrates that source and/or site receptor mitigation actions are required, the mitigation measures shall be borne at the expense of the owner."	"Where a Land Use Compatibility Assessment demonstrates that source and/or site receptor mitigation actions are required, the mitigation measures shall be borne at the expense of the owner <u>proposing the sensitive land uses.</u> "	To clarify that the cost of any mitigation measures is the responsibility of the owner proposing the sensitive land use and not the responsibility of the owner of an employment use.