



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 implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a change in land use designations of the lands shown outlined on Schedule 'A' to this amendment to permit a broader range of land uses and higher densities.

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 lands subject to this amendment are comprised of a parcel totaling 12.32 hectares (30.44 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 150 metres (492 feet) on Mayfield Road. The lands are legally described as Part of Lot 16, 17 & 18, Concession 5; and Parts of Road Allowance Between Lot 17 & 18, 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 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 adding to the list of amendments pertaining to the Secondary Plan Area 48b: The Countryside Villages Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2006-_____.
- 3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as it relates to the Countryside Villages Secondary Plan Area 48(b) (being Part Two Secondary Plans), as amended is hereby further amended:

- 1) By adding to Section 5.2.1 Residential Policy: The Countryside Villages Secondary Plan Area 48(b) thereof, the following text:
- 2) By adding Section 5.2.2.2, to Section 5.2.2 of the Countryside Villages Secondary Plan Area 48(b) as follows:

“5.2.1.2 Notwithstanding Section 5.2.2.1(ii), the L-shaped lands designated ‘Low/Medium Density Residential’ located south of Mayfield Road, east of Bramalea Road and west of Torbram Road shall have a maximum density of 58 units per net hectare (24 units per net residential acres).”
- 3) By adding Section 5.2.3.2, to Section 5.2.3 of the Countryside Villages Secondary Plan Area 48(b) as follows:

“5.2.3.2 Notwithstanding Section 5.2.3.1(ii), the L-shaped lands designated ‘Low/Medium Density Residential’ located south of Mayfield Road, east of Bramalea Road and west of Torbram the Road shall have a maximum density of 58 units per net hectare (24 units per net residential acres).”
- 4) By amending Schedule 2 of Part Two: Secondary Plan, the lands shown on Schedule ‘A’ of this amendment, located south of Mayfield Road, east of Bramalea Road and west of Torbram Road, is hereby amended from ‘Medium Density Residential’ to ‘Medium-High Density Residential- Special Policy Section 4’.
- 5) By adding Section 6.4.1 ‘Medium-High Density Residential- Special Policy Section 4’, to Section 6.4 ‘Special Policy Area 4’ of the Countryside Villages Secondary Plan Area 48(b) as follows:

“6.4.1 In areas designated ‘Medium-High Density Residential – Special Policy Section 4’ on Schedule SP 48(b) of the Countryside Villages Secondary Plan the following shall apply:

 - (i) The lands located south of Mayfield Road, west of Torbram Road legally described as Part of Lot 16 & 17, Concession 5 East of Hurontario (Chinguacousy) shall permit medium and high rise apartments to a maximum density of 929 units per net hectare (375 units per net residential acres) up to a maximum of 22 storeys on.”
- 6) By amending Section 5.2.5.3, by deleting the requirement that the L-shaped lands located along the north side of Inspire Boulevard, directly east of the lands designated “District Retail” as outlined on Schedule ‘A’ of this amendment, shall only permit mid-rise apartments.

Approved as to Content:

Allan Parsons, MCIP, RPP

Director, Development Services

Planning and Building Division