



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 185 - 2023

To adopt Amendment Number OP 2006- 257 to the Official Plan of the City of  
Brampton Planning Area.

WHEREAS the Council of the Corporation of the City of Brampton in accordance with the provisions of the Planning Act R.S.O. 1900, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006- 257 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 1<sup>st</sup> day of November, 2023.

Approved as to  
form.

2023/10/25

SDSR

Approved as to  
content.

2023/10/23

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

(OZS-2020-0029)

AMENDMENT NUMBER OP 2006- 257  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to revise the Credit Valley Secondary Plan land use designations and policies for the subject lands outlined on Schedules A and B to this amendment to reflect a residential development with mid-rise, townhouse and single detached buildings on the subject lands.

2.0 Location:

The lands subject to this amendment are located on the north side of Queen Street West and west of Creditview Road. The subject lands have a frontage of approximately 142 metres (466 feet) on Queen Street West. The subject lands are legal described as Part of Lot 6, 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 2006 Official Plan of the City of Brampton Planning Area is hereby amended by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 257.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

a. By amending Schedule SP45(A) to the Credit Valley Secondary Plan the land use designations:

- i. to delete "Low Density 1" and add "Secondary Valleyland" as shown on Schedule A to this amendment;
- ii. to delete "Low Density 1" and add "Parkette" as shown on Schedule A to this amendment;
- iii. to delete "Executive Residential" and add "Low Density 1" as shown on Schedule A to this amendment;
- iv. to delete "Low Density 1" and add "Medium Density Residential" as shown on Schedule A to this amendment;
- v. to delete "Executive Residential" and add "Medium Density Residential" as shown on Schedule A to this amendment;
- vi. to delete "Executive Residential" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment;
- vii. to delete "Low Density 1" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment;
- viii. to delete "Springbrook Settlement Area" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment; and,
- ix. to delete "Springbrook Settlement Area" and add "Springbrook Tertiary Plan" and "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment;

- b. By amending Schedule SP45(A) to the Credit Valley Secondary Plan, to delete the "Neighbourhood Park (NP)" designation as shown on Schedule A to this amendment;
- c. By amending Schedule SP45(B) to the Credit Valley Secondary Plan:
  - i. to delete "Low-Medium Density Residential" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule B to this amendment; and,
  - ii. to add "Springbrook Tertiary Plan" and "Medium Density Residential (Mid-Rise)" as shown on Schedule B to this amendment;
- d. By adding the following as Section 5.2.4. and renumbering the subsequent sections:

**5.2.12 Medium-High Density Residential (Mid-Rise)**

**5.2.12.1** Development on lands designated Medium-High Density Residential (Mid-Rise) on Schedule SP45(A) shall be subject to Section 5.2.1 of this Chapter and the following:

- i) Mid-rise residential apartment buildings ranging between five (5) to twelve (12) storeys in height is the permitted building type;
- ii) Commercial or institutional uses and street frontage, or alternatively convertible frontage, are encouraged at grade fronting onto a public street. Convertible frontage at grade shall mean residential frontage that is designed and permitted to transition to retail, commercial or institutional frontage in the future;
- iii) Notwithstanding (i) above, a below-grade stormwater management facility and ancillary structures are also permitted on lands municipally known as 1654 Queen Street West;
- iv) Urban Design policies under Development Policies in Section 5.2.7.3 of this plan shall apply;

**5.2.12.2** Lands designated Medium-High Density Residential (Mid-Rise) within the Springbrook Tertiary Plan shall be developed in accordance with the Medium Density Residential (Mid-Rise) policies and other policies of Section 5.2.7.3 of this plan;

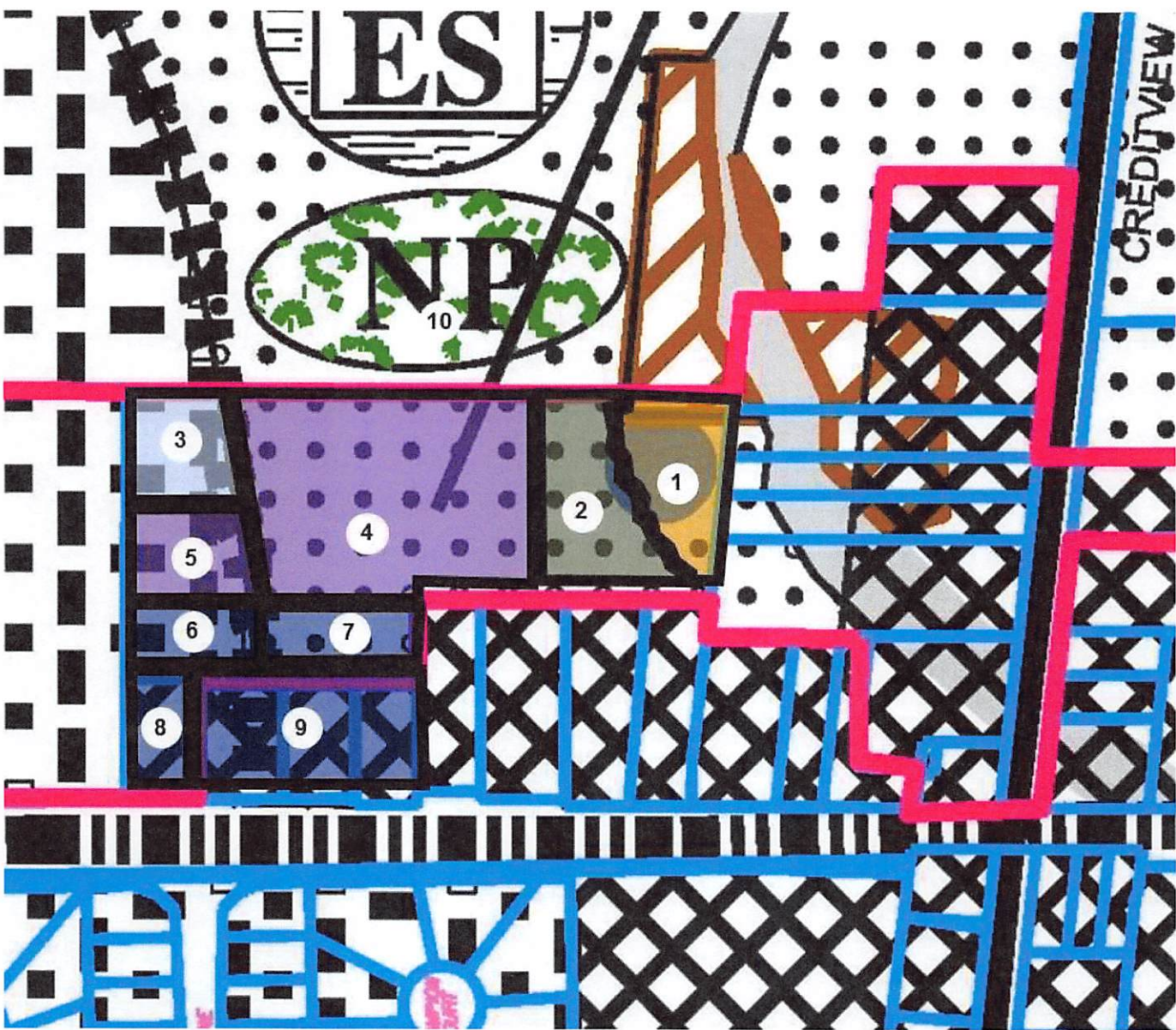
**5.2.12.3** Where water, wastewater, and stormwater servicing improvements are required by the development, cost appointment and construction requirements will be secured through cost-sharing agreements or any other agreements as deemed to be appropriate by the City of Brampton and the Region of Peel;

**5.2.12.4** In accordance with Section 4.12 and other relevant policies of the Official Plan, the City and the Region may require servicing or phasing agreements with developers as conditions of approvals to ensure that development only proceeds in a manner that does not outpace the provision of sewer, water, and stormwater services;













e. By deleting the Parkette policy (policy (g)) in Section 5.2.7.3;

f. By adding the following policy in Section 5.4.6:

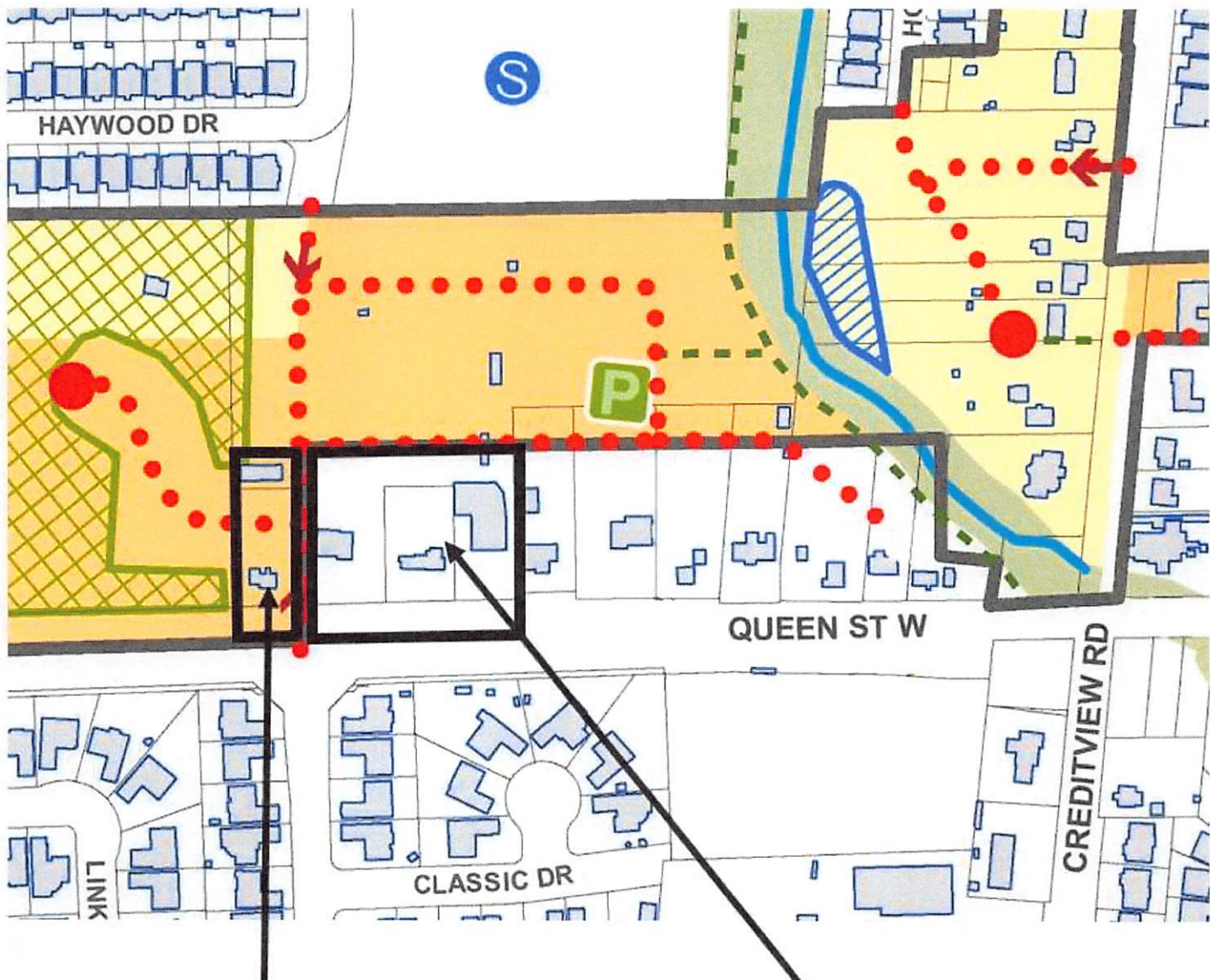
**5.4.6.8** Notwithstanding Policies 5.4.6.3 and 5.4.6.6, Parkette located north of Queen Street West shall have a minimum of one street frontage and one natural heritage system frontage, and with a minimum area of 0.4 hectares (1.0 acre) in size.



- 1. Lands to be redesignated from “Low Density 1” to “Secondary Valleyland”
- 2. Lands to be redesignated from “Low Density 1” to “Parkette”
- 3. Lands to be redesignated from “Executive Residential” to “Low Density 1”
- 4. Lands to be redesignated from “Low Density 1” to “Medium Density Residential”
- 5. Lands to be redesignated from “Executive Residential” to “Medium Density Residential”
- 6. Lands to be redesignated from “Executive Residential” to “Medium-High Density Residential (Mid-Rise)”
- 7. Lands to be redesignated from “Low Density 1” to “Medium-High Density Residential (Mid-Rise)”
- 8. Lands to be redesignated from “Springbrook Settlement Area” to “Medium-High Density Residential (Mid-Rise)”
- 9. Lands to be redesignated from “Springbrook Settlement Area” to “Springbrook Tertiary Plan” and “Medium-High Density Residential (Mid-Rise)”
- 10. “Neighbourhood Park (NP)” designation to be removed.

RESIDENTIAL			Springbrook Settlement Area
	Executive Residential		Neighbourhood Park
	Low Density 1		Potential Stormwater Management Ponds
	Low Density 2	INFRASTRUCTURE	
	Medium Density 2		Minor Arterial Roads
OPEN SPACE			Collector Roads
	Secondary Valleyland		Springbrook Tertiary Plan Boundary
	Terrestrial Features		





Lands to be redesignated from  
“Low-Medium Density Residential” to  
“Medium Density Residential (Mid-Rise)”

Lands to be designated  
“Springbrook Tertiary Plan” and  
“Medium Density Residential (Mid-Rise)”

Legend

- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor
- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Parkette - Conceptual

- Low Density Residential
- Low-Medium Density Residential
- Conceptual Road
- Conceptual Trail Opportunity
- Conceptual Access



Number 2023-008

## **City Council Meeting – Adoption of By-laws**

Under the *Municipal Act, 2001*,

I, Patrick Brown, Mayor of the City of Brampton, hereby approve the following by-laws passed at the Brampton City Council meeting of November 1, 2023, in accordance with subsection 284.11(4)(a)(i) of the *Municipal Act, 2001*:

- By-laws as considered and enacted under the By-laws Section (Council Agenda Item 18)
- Confirming By-law (Council Agenda Item 20)

Dated at Brampton, this 1<sup>st</sup> day of November, 2023.

  
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Patrick Brown  
Mayor