



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 344-2007

To Adopt Amendment Number OP93- 289 and OP2006- 010  
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 OP93- 289 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. Amendment Number OP2006- 010 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 24 day of October 2007.

Susan Fennell - Mayor

Kathryn Zammit - Clerk

Approved as to Content:

Adrian Smith, M.C.I.P., R.P.P.  
Director of Planning and Land  
Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
CG
DATE 19   10   07

AMENDMENT NUMBER OP93-**289**  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies to the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) The addition of a new Schedule H-1, entitled Interim Growth Management Areas, as shown on Schedule A attached.
- (2) Section 4. Policies, is amended by adding the following as new Section 4.14 and renumbering Section 4.14 to Section 4.15 accordingly:

4.14 Interim Growth Management Policies

In addition to the other policies of this plan, all applications being considered by Council for residential intensification outside of the Central Area, and for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an "Intensification Corridor" shall mean an application for residential intensification on a property with at least

one property boundary that abuts the right-of-way defining the “Intensification Corridor” as identified on Schedule H-1, Interim Growth Management Policy Areas.

Residential Intensification within a “Transit Supportive Node” shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the “Transit Supportive Node” as identified on Schedule H-1, Interim Growth Management Policy Areas.

“Employment Area” is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

“Central Area” is defined as that area designated on Schedule H-1 – Interim Growth Management Policy Areas.

#### 4.14.1 General Intensification Policies

##### Introduction

4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of the Central Area, shall submit supporting justification to demonstrate the following to the satisfaction of the City:

- Compatibility, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
- That the proposal meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system.
- That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
- That there are no potential reductions in levels of service for hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.
- That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
- That the development minimizes surface parking.
- That the site is in close proximity to community facilities.
- That the site is in close proximity to neighbourhood retail facilities and services.
- Through a storm water management plan acceptable to the City and Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development.

- 4.14.1.2 Notwithstanding the above, Policy 4.14.1.1 shall not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis and Highway 407 as identified as Area A on Schedule H-1.
- 4.14.2 Transit Supportive Nodes and Intensification Corridors
- 4.14.2.1 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node and Intensification Corridor along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare.
- 4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor and outside of the specific area outlined in Policy 4.14.2.2, that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys, and a maximum density of 200 units per net residential hectare.
- 4.14.3 All Other Areas of the City
- 4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.
- 4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.
- 4.14.3.3 Notwithstanding the above, policies 4.14.3.1 and 4.14.3.2 shall not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis and Highway 407 as identified as Area A on Schedule H-1.
- 4.14.4 Employment Land Conversions
- 4.14.4.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature, pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.

4.14.4.2 Notwithstanding the above, Policy 4.14.4.1 shall not apply to the Bram West Secondary Plan, as approved by Official Plan Amendment 93-270 and 93-271, and indicated as Area B on Schedule H-1 Interim Growth Management Areas.

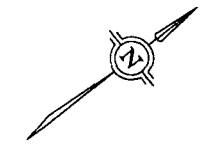
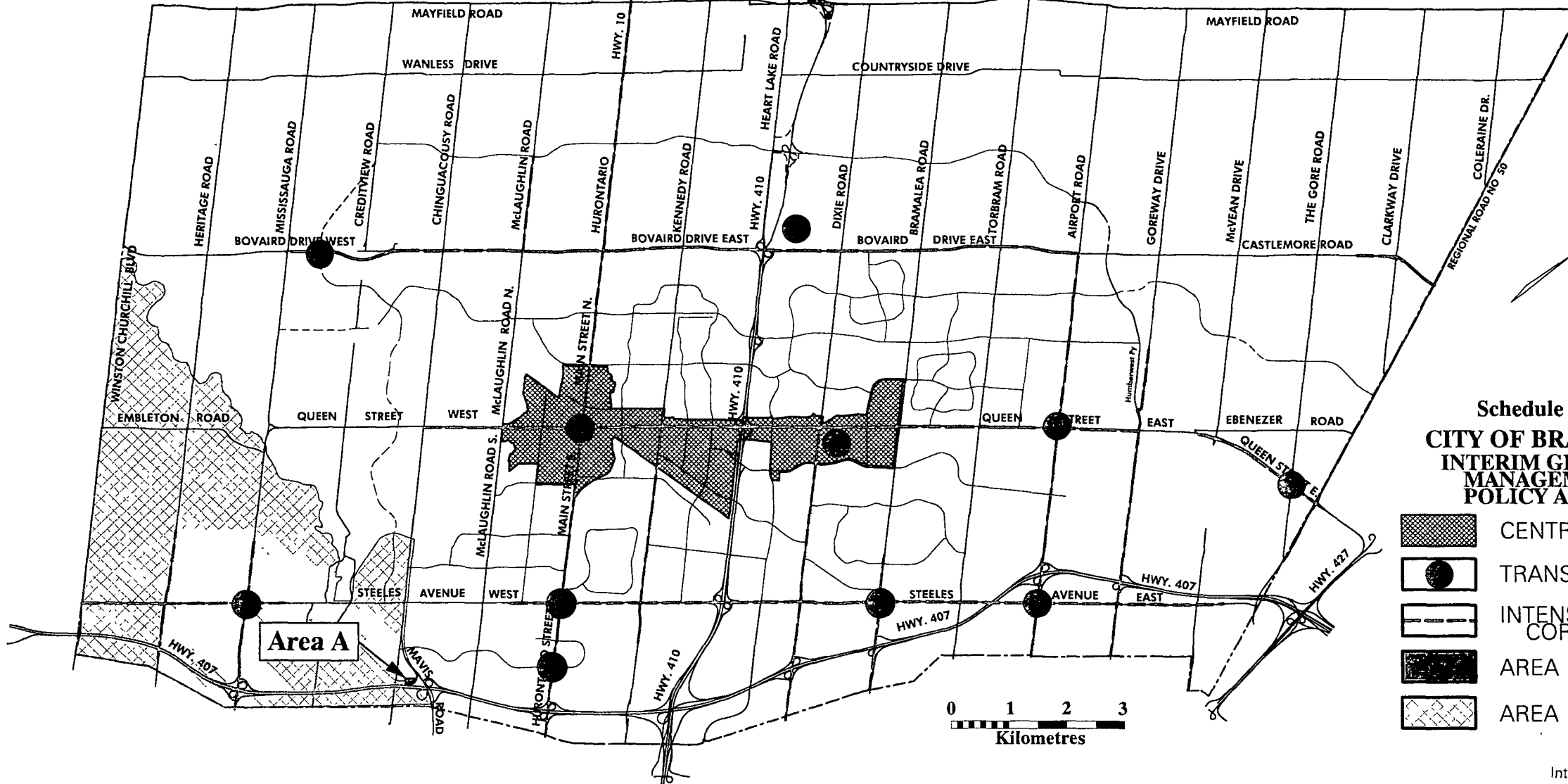


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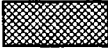




Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services



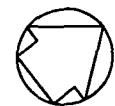
**Schedule H-1  
CITY OF BRAMPTON  
INTERIM GROWTH  
MANAGEMENT  
POLICY AREAS**

-  CENTRAL AREA
-  TRANSIT NODES
-  INTENSIFICATION CORRIDORS
-  AREA A
-  AREA B



Interim\_Growth1a.dgr  
Sept 24, 2007

**CITY OF BRAMPTON**



**Schedule A to OFFICIAL PLAN AMENDMENT NUMBER OP93- 289**

**Schedule H-1 INTERIM GROWTH MANAGEMENT POLICY AREAS**

Date: Rev 09/24/2007 Drawn By: JK / RB  
File no Interim Growth1a.dgn

AMENDMENT NUMBER OP2006-010  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies to the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) Modifying Schedule A General Land Use Designations to identify Special Land Use Policy Area 11, as shown on the attached Schedule A.
- (2) Section 4. Policies, is amended by adding the following  
A new Section 4.13.3.11 – Special Land Use Policy Area 11:  
Heathwood Homes  
A new Section 4.14 and renumbering Section 4.14 through 4.15 to Section 4.15 and 4.16 accordingly

4.13.3.11 Special Land Use Policy Area 11: Heathwood Homes

Special Land Use Policy Area 11, Heathwood Homes as identified on Schedule A, General Land Use Designations, identifies a 3 acre parcel of land at the north west corner of Mavis Road and Highway 407.

As a result of agreements made between the land owner and the City of Brampton, through a settlement from the Ontario Municipal Board, this land will be contemplated for future high density residential and as such Section 4.14 Interim Growth Management Policies shall not apply to Special Land Use Policy Area 11.

#### 4.14 Interim Growth Management Policies

##### Introduction

In addition to the other policies of this plan, all applications being considered by Council for residential intensification outside of the Central Area, and for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

“Residential Intensification” shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an “Intensification Corridor” shall mean an application for residential intensification on a property with at least one property boundary that abuts the right-of-way defining the “Intensification Corridor” as identified on Schedule 1 – City Concept.

Residential Intensification within a “Transit Supportive Node” shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the “Transit Supportive Node” as identified on Schedule 1 – City Concept.

“Employment Area” is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

“Central Area” is identified as Secondary Plan Area 7 – Downtown Brampton and Secondary Plan Area 36 – Queen Street Corridor on Schedule G – Secondary Plan Areas of the Official Plan.

##### 4.14.1 General Intensification Policies

4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of the Central Area shall submit supporting justification to demonstrate the following to the satisfaction of the City:


- Compatibility, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
- That the proposal meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system.
- That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
- That there are no potential reductions in levels of service for hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.



- That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
- That the development minimizes surface parking.
- That the site is in close proximity to community facilities.
- That the site is in close proximity to neighbourhood retail facilities and services.
- Through a storm water management plan acceptable to the City and Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development.

- 4.14.2 Transit Supportive Nodes and Intensification Corridors
- 4.14.2.1 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node and Intensification Corridor along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare.
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- 4.14.3 All Other Areas of the City
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- 4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.

- 4.14.4 Employment Land Conversions
  - 4.14.4.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.
  - 4.14.4.2 Notwithstanding the above, Policy 4.14.4.1 shall not apply to the Bram West Secondary Plan, as approved by Official Plan Amendment 93-270 and 93-271, and indicated as Bram West Secondary Plan Area 40 on Schedule G of the Secondary Plan.



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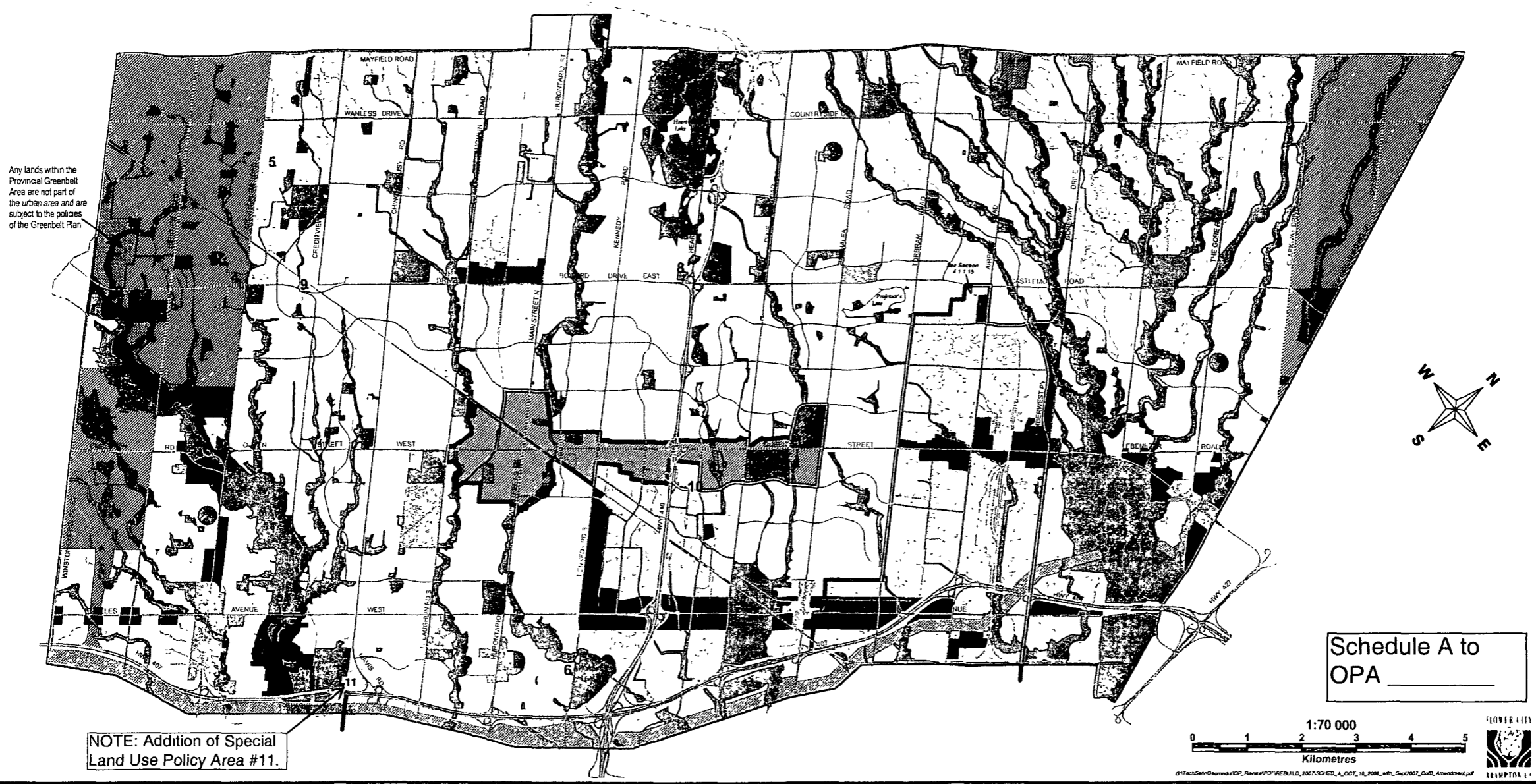
Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON			
CG			
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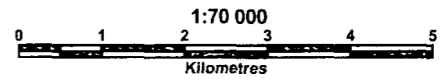
# Brampton



Any lands within the Provincial Greenbelt Area are not part of the urban area and are subject to the policies of the Greenbelt Plan



Schedule A to  
OPA \_\_\_\_\_



NOTE: Addition of Special Land Use Policy Area #11.

LEGEND			
	RESIDENTIAL		OFFICE
	VILLAGE RESIDENTIAL		BUSINESS CORRIDOR
	ESTATE RESIDENTIAL		INDUSTRIAL
	REGIONAL RETAIL		MAJOR INSTITUTIONAL
	OPEN SPACE		PROVINCIAL GREENBELT AREA
	CENTRAL AREA BOUNDARY		NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA
	SPECIAL LAND USE POLICY AREA <small>See Section 4.13</small>		SPECIAL STUDY AREA <small>See Section 4.12</small>
	CORRIDOR PROTECTION AREA		PARKWAY BELT WEST
	PROVINCIAL HIGHWAYS		LBPIA OPERATING AREA

Last Amended Date  
October 10, 2006

Printed Date  
October 10, 2006

NOTES  
This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and alignments of designations on this schedule are approximate and are not intended to be scaled.

## Schedule A GENERAL LAND USE DESIGNATIONS