

ATTACHMENT A



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number OLT OPA 1-2023

To **amend** the Official Plan of the City of Brampton Planning Area

The Ontario Land Tribunal approves 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 the Official Plan.

Approved by the Ontario Land Tribunal on May 26, 2023 pursuant to Order No. OLT-22-004205

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AMENDMENT NUMBER OP 2006 – OLT OPA 1-2023

To the Official Plan of the
City of Brampton Planning Area

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AMENDMENT NUMBER OP 2006 – _____ OLT OPA 1-2023
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit broader range of housing typologies that incorporate executive housing elements in the form of townhouses (including back-to-back and rear-lane units), semi-detached and detached dwellings with an increased density. The amendment addresses the principles of a complete community and incorporates an updated perspective to increase the types of permitted housing typologies and density for the subject site in the context of current Provincial, Regional and local planning policies. The amendment creates a 'Special Policy Area 4B' in the Official Plan as identified on Schedule 'A'. The amendment also creates a 'Special Policy Area 2' in the Vales of Humber Secondary Plan (Area 50) and Vales of Humber Block Plan 50 -2 and 50-2 as identified on Schedules 'B' and 'C'.

2.0 Location:

The lands subject to this amendment are municipally known as 6875 and 6889 Mayfield Drive, which are located on the west side of McVean Drive and side of Mayfield Road. The lands are legally described as Part of Lot 17, Concession 8 (Toronto Gore Township).

3.0 Amendments and Policies Relative Thereto:

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

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 1: Vales of Humber Secondary Plan as set out in Part Two: Secondary Plans and Part Three: Block Plans 50-1 and 50-2, thereof, Amendment Number OP 2006-_____
- (2) By amending Schedule A1 'Executive Housing Policy Areas' of the Brampton Official Plan to identify a 'Special Policy Area 4B' as shown on Schedule A to this amendment.
- (3) By adding the following as site-specific policy section, 4.2.2.10 Special Policy Area 4B as follows:

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"4.2.2.10 Special Policy Area 4B

Notwithstanding the density and lot sizes policies of Section 4.2.2 Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 1,000 units for Special Policy Area 4 (Vales of Humber Secondary Plan) has been satisfied, the lands designated as Special Policy Area 4B on Schedule A1 may be developed for a wider range of housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation."

- 3.2 The document known as Secondary Plan Area 50 – Vales of Humber Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- (1) By amending Schedule SP50(a) of the Vales of Humber Secondary Plan, as shown on Schedule B to this Amendment, to identify the lands as 'Special Policy Area 2'.
- (2) By adding to Section 5.6.2 Special Policy Areas, a new sub-section, 5.6.2 Special Policy Area 2 as follows:

"5.6.2 Special Policy Area 2

Notwithstanding Section 5.1.2 and Section 5.1.3, the lands designated 'Special Policy Area 2', 'Executive Transition' and 'Executive Residential' located on the south side of Mayfield Road, approximately 300 metres west of McVean Drive, the following policies will apply:

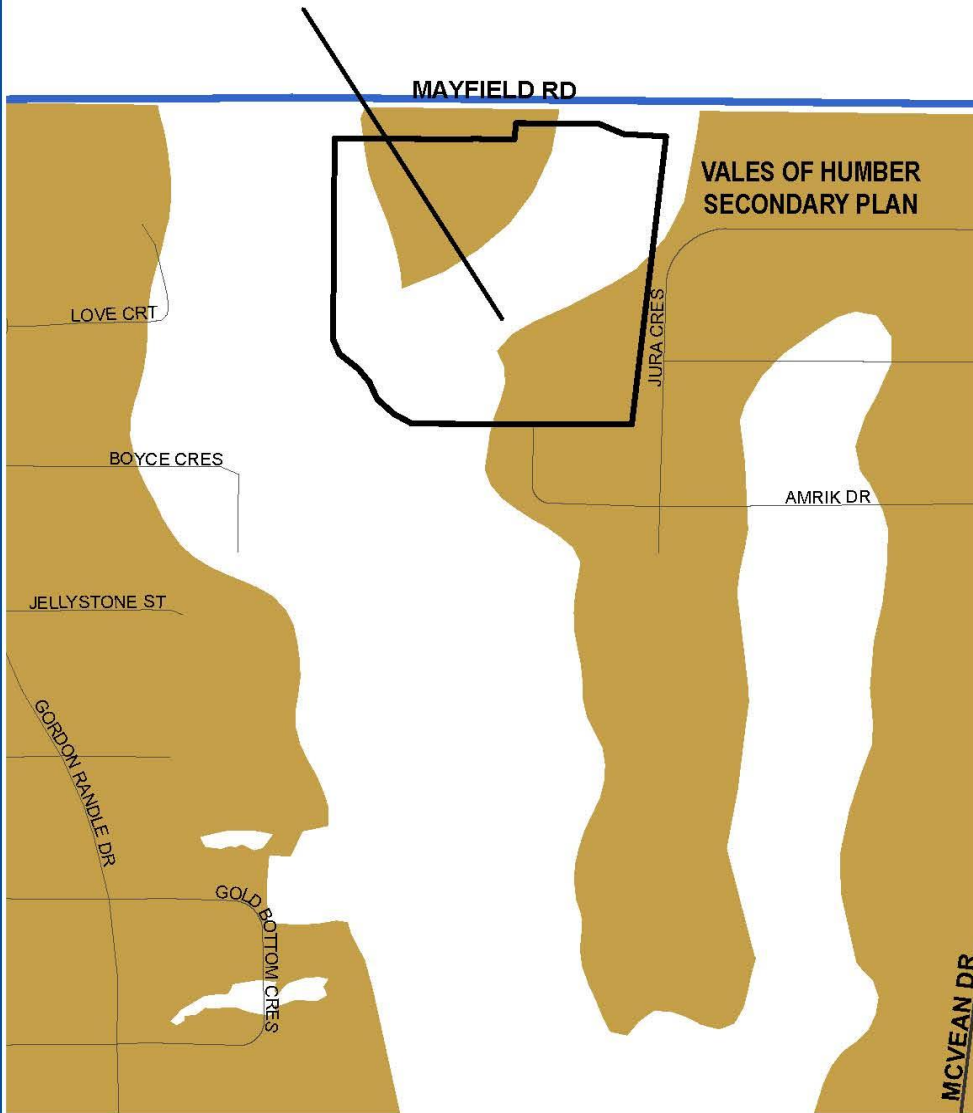
- i) Permitted uses shall include townhouse, semi-detached and detached dwellings.
- ii) A maximum combined density of 61 units per net hectare.
- iii) Appropriate transition and interface with existing and/or proposed residential land uses to the east.
- iv) Detached dwellings shall have a minimum lot frontage of 12.2 metres.
- v) Rear lane townhouses shall have a minimum lot frontage of 6.4 metres and contain a maximum of 8 units per block.
- vi) Back-to-Back Townhouses shall contain a maximum of 16 units per block.
- vii) Development will be characterized by high-quality architecture, landscaping and urban design that supports the objectives of the Upscale Executive Housing designation and identity of the Secondary Plan Area.

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- 3.3 The portions of the document known as The Vales of the Humber Block Plan 50-of the Vales of Humber Secondary Plan (Part III Block Plan of the City of Brampton 2006 Official Plan of the City of Brampton, as amended) is hereby further amended:
- a) By adding on Schedule BP50 of Chapters 50-1 and 50-2 of Part III: Block Plans 50-1 and 50-2, as "Special Policy Area 2" designation for the lands shown outlined on Schedule 'C' to this amendment.

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LANDS TO BE ADDED TO "SPECIAL POLICY AREA 4B"



EXTRACT FROM SCHEDULE A1 (UPSACLE EXECUTIVE HOUSING SPECIAL POLICY AREAS) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  UPSACLE EXECUTIVE HOUSING SPECIAL POLICY AREAS
-  SPECIAL POLICY AREA 4B



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2006# OLT OPA 1-2023

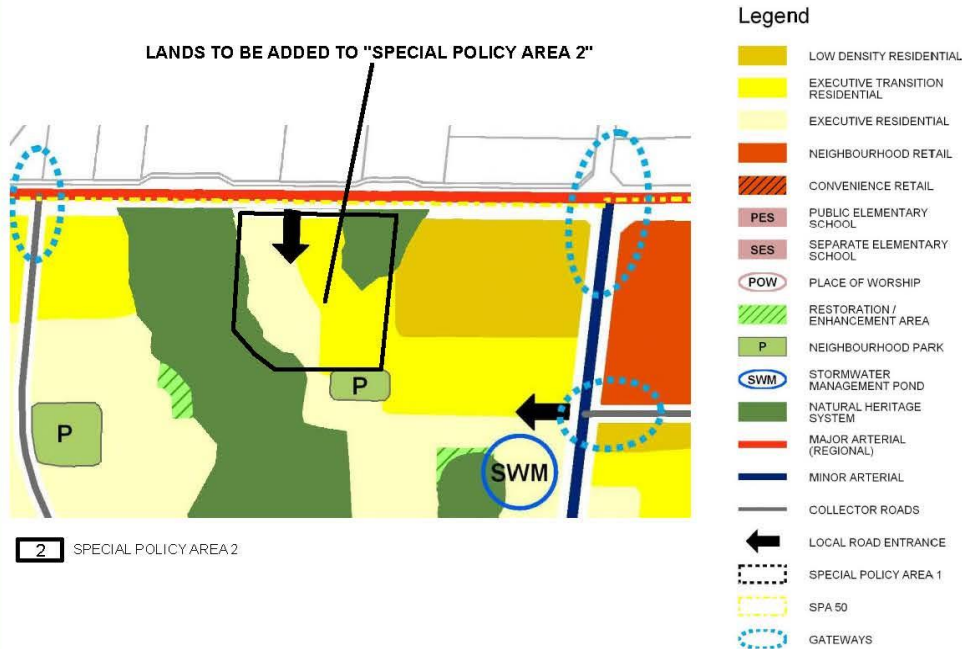
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Date: 2023/03/08

Author: ckovac

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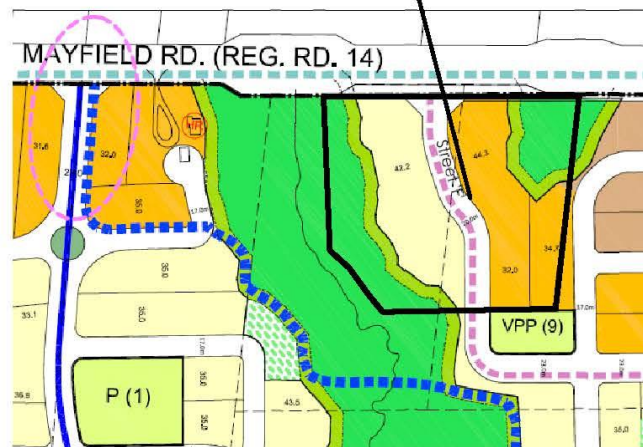
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EXTRACT FROM SECONDARY PLAN 50(a) OF THE DOCUMENT KNOWN AS THE VALES OF HUMBER SECONDARY PLAN



LANDS TO BE ADDED TO "SPECIAL POLICY AREA 2"



EXTRACT FROM BLOCK PLAN 50-1 KNOWN AS THE VALES OF HUMBER BLOCK PLAN

