

**SNELGROVE-HEART LAKE
SECONDARY PLAN
Area 1**

March 2020

EXPLANATORY NOTES

Snelgrove-Heart Lake Secondary Plan Area 1

General

- i. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- ii. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- iii. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- iv. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

Specific (Pertaining to Secondary Plan 1, The Snelgrove-Heart Lake Secondary Plan)

The Snelgrove-Heart Lake Secondary Plan consists of Chapter 1 of the document known as the 2006 City of Brampton Official Plan.

Chapter 1 is based on Official Plan Amendment OP2006-149 to the document known as the 2006 Official Plan, as adopted by City Council on September 12, 2018 (By-Law 177-2018).

The following Official Plan Amendments as approved by Council have also been incorporated:

OP2006-164 (BL 196-2019) OP2006-179

This document is provided for convenience only. For official reference, resource should be had to the original documents noted above.

Part Two, Chapter 1

Planning Context

The lands subject to the policies contained in the Snelgrove Heartlake Secondary Plan Area 1 are generally bounded by Mayfield Road to the north, Bovaird Drive East to the south, Highway 410 to the east, and McLaughlin Road and the Orangeville Brampton (OBRY) Railway to the west.

Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods, local commercial uses, and the industrial area south of Wanless Drive and west of Hurontario Street. The following land use designations are contained with the Snelgrove-Heartlake Secondary Plan Area:

- Low Density Residential
- Low Density 1 Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- General Employment 1
- General Employment 2
- Mixed Employment Commercial
- District Retail
- Highway and Service Commercial
- Highway Commercial
- Service Commercial
- Convenience Retail
- Neighbourhood Retail
- Private Commercial Recreation
- Institutional
- Utility
- Special Site Areas
- Natural Heritage System
- Recreational Open Space
- Places of Worship
- Cemeteries

Land Use Designations and Permissions

1.1 Low Density Residential

- 1.1.1 Lands designated Low Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

1.2 Low Density 1 Residential

1.2.1 Lands designated Low Density 1 on Schedule 1 shall only be developed for single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

1.3 Medium Density Residential

1.3.1 Lands designated Medium Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

1.4 Medium High Density Residential

1.4.1 Residential development within the Medium High Density designation on Schedule 1 shall not exceed a density of 75 units per net residential hectare.

1.5 High Density Residential

1.5.1 Lands designated High Density Residential on Schedule 1 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

2. Commercial

2.1 Neighbourhood Retail

2.5.1 Lands designated Neighbourhood Retail on Schedule 1 shall permit the range of uses and be developed in accordance with the Neighbourhood Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.2 Convenience Retail

2.1.1 Lands designated Convenience Retail on Schedule 1 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.3 Service Commercial

2.3.1 Lands designated Service Commercial on Schedule 1 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

2.4 Highway Commercial

2.4.1 Lands designated Highway Commercial on Schedule 1 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bars, motor vehicle washing establishments and related activities.

2.5 Highway and Service Commercial

2.5.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 1 may include:

- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
- ii.) automobile service stations, gas bars and repair facilities;
- iii.) restaurants;
- iv.) convenience stores;
- v.) personal service shops;
- vi.) offices;
- vii.) banks, trust companies or financial institutions;
- viii.) retail establishments; and
- ix.) hotels/motels.

3. Employment

3.1 General Employment 1

3.1.1 Uses permitted on lands designated General Employment 1 on Schedule 1 shall include:

- a. A broad range of industrial uses including but not limited to:
 - i.) warehousing and storage of goods;
 - ii.) manufacturing;
 - iii.) processing;
 - iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
 - v.) outdoor storage areas, only as accessory to an industrial use.
- b. Ancillary uses that serve the principal industrial use.
- c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

3.2 General Employment 2

3.2.1 In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 1 may also include the following uses:

- i.) distribution centres;
- ii.) motor vehicle repair and body shops;
- iii.) waste processing and transfer station;
- iv.) public utility installations; and,
- v.) public uses and works.

3.3 Mixed Employment Commercial

3.3.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 1 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.

3.3.2 Permitted industrial uses may include:

- i.) manufacturing;
- ii.) assembling;
- iii.) warehousing;
- iv.) repairing and servicing operations, but excluding motor vehicle body shops.

3.3.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation of this Plan.

3.3.4 Retail establishments as defined in the Zoning By-law shall be permitted to a maximum gross floor area of 40 percent of the building. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.

3.3.5 Medical, dental and drugless practitioners' offices shall not be permitted.

4. **Natural Heritage System**

4.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

4.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors;
- ii.) Woodlands;
- iii.) Wetlands;
- iv.) Storm Water Management Ponds;
- v.) Environmentally Sensitive/Significant areas;
- vi.) Areas of Natural and Scientific Interest (ANSI);
- vii.) Fish and Wildlife Habitat, and;
- viii.) Greenbelt Plan Natural System.

5. Recreational Open Space

- 5.1 Lands designated Recreational Open Space, including Cemeteries and lands designated Private Commercial Recreation shall be developed in accordance with the Recreational Open Space policies of Section 4.7 of the Official Plan.
- 5.2 Cemeteries will also be subject to the Institutional and Public Uses policies of Section 4.9.13 of the Official Plan.

6. Utility

- 6.1 Lands designated Utility (including the TransCanada Gas Pipeline) shall be subject to the Infrastructure and Utilities policies of Section 4.8 of the Official Plan.

7. Institutional

- 7.1 Lands designated Institutional (including Schools, and Fire Stations) on Schedule 1 shall include the range of uses and be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.
- 7.2 Places of Worship shall be developed in accordance with Sections 4.9.8, 4.2.1.1, 4.3.1.8, 4.4.1.2, 4.4.2.5, and other relevant policies of the Official Plan.

8. Special Site Areas

The following area and/or site-specific policies apply to the lands identified on Schedule 1 with the corresponding section number reference.

- 8.1 **Special Site Area 1**, designated as Convenience Retail and located at the northwest corner of Hurontario Street and Collingwood Avenue shall only be developed as an office. The development agreement shall contain urban design guidelines for this property to ensure that the

character of the building is residential and is compatible with the surrounding residential area.

8.2

Lands designated **Special Site Area 2**, located between Hurontario Street and Kennedy Road, south of Mayfield Road, shall be developed in accordance with the Upscale Executive Housing policies of Section 4.2.2 of the Official Plan.

OP2006-179
Section 8.2
This highlighted paragraph applies on a site specific basis only to lands located at the south-west corner of Mayfield Road and Kennedy Road

Notwithstanding the density and lot sizes policies of Section 4.2.2 of the Official Plan regarding Upscale Executive Housing, and in acknowledgement that the housing unit requirement of 200 units for Area 3 (Snelgrove-Heart Lake Secondary Plan) has been satisfied, the lands designated as Special Site Area 2 on Schedule 1 may be developed for a broader range of structural housing types that incorporate the executive housing elements and design policy objectives of the Upscale Executive Housing designation. The overall maximum development density permitted on the lands designated Special Site Area 2 may be 37 units per net residential hectare (15 units per net residential acre).

PL200070 &
PL200071
Appealed to the LPAT
(Tiere Eftalea
Sharma)
(not in effect)

8.3

The lands designated as **Special Site Area 3** may be used for Convenience Retail purposes, in accordance with Section 4.3.5 of the Official Plan, as an alternative to or in conjunction with the following, and in accordance with Section 3.2.8.4 of the Official Plan:

- i.) Condominium or street townhouses at a maximum height of 4 storeys;
- ii.) Residential apartments at a maximum height of 6 storeys; and,
- iii.) A maximum combined residential density of 2.0 FSI.

8.4

The lands designated as **Special Site Area 4** and located at the northwest corner of Conestoga Drive and Sandalwood Parkway are to be developed for 'Medium-High Density' residential uses, subject to the following requirements:

- i.) The lands shall be developed for townhouse dwellings, and may include semi-detached dwellings, on public roads;
- ii.) A minimum density of 54 units and a maximum density of 75 units per net residential hectare (22 to 30 units per net residential acre) shall be permitted;
- iii.) A maximum building height of three (3) storeys shall be permitted, and;
- iv.) Dwellings are to be designed with a high degree of architectural articulation and with the use of high quality building materials of primarily brick and stone.

- 8.5 **Special Site Area 5**, designated Service Commercial and located on the south side of Sandalwood Parkway, east of Van Kirk Drive is intended to accommodate commercial and industrial uses. The implementing zoning by-law shall establish a limit on the type and amount of retail uses to be permitted.
- 8.6 Lands designated Highway Commercial within **Special Site Area 6** will predominantly be used for commerce, and designed to accommodate such uses as drive-in restaurants and other eating establishments, motels, hotels and similar uses, and will also include vehicle sales and service establishments such as service stations, gas bars and car washes.

This designation will not prevent limited sales to the general public from certain industrial activities where such sales would constitute an integral part of this operation, and provided that no constraint is imposed on highway commercial uses servicing the predominant use being industry.