

NOTE: The Brampton Flowertown Secondary Plan does not apply to lands municipally known as 30 McLaughlin Rd. South. This property is subject to OP2006-121 (BL145-2016), in accordance with the Minutes of Settlement dated December 18, 2018 and Case File Nos. PL160821 and PL170269. See a copy of OP2006-121 at the end of the secondary plan text.

**BRAMPTON FLOWERTOWN
SECONDARY PLAN
Area 6**

EXPLANATORY NOTES

Brampton Flowertown Secondary Plan Area 6

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any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.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 6, The Brampton Flowertown Secondary Plan)

The Brampton Flowertown Secondary Plan consists of Chapter 6 of the document known as the 2006 City of Brampton Official Plan.

Chapter 6 is based on Official Plan Amendment OP2006-153 to the document known as the 2006 Official Plan, as adopted by City Council on September 12, 2018 (By-Law 181-2018).

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

OP2006-168 (BL 200-2019)

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

Part Two, Chapter 6

Planning Context

The lands subject to the policies contained in the Brampton Flowertown Secondary Plan are generally bounded by Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west, as shown on Schedule 6.

Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods and local commercial uses in the secondary plan area. The following land use designations are contained within the Brampton Flowertown Secondary Plan Area:

- Low Density Residential
- Low Density Residential 1
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Institutional (Place of Worship, Schools)
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Highway Commercial
- Service Commercial
- Highway and Service Commercial
- General Employment 1
- Recreational Open Space
- Natural Heritage System
- Special Site Area
- Special Policy Area

Land Use Designations and Permissions

1. Residential

1.1 Low Density

- 1.1.1 Lands designated Low Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of 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 6 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

- 1.2.1 Lands designated Medium Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

1.3 Medium High Density

- 1.3.1 Residential development within the Medium High Density designation on Schedule 6 shall not exceed a density of 75 units per net residential hectare.

1.4 High Density

- 1.4.1 Uses permitted on lands designated High Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

2. Commercial

2.1 Neighbourhood Retail

- 2.1.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 6 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 District Retail

- 2.2.1 Uses permitted on lands designated District Retail on Schedule 6 shall permit the range of uses and be developed in accordance with the District Retail policies of Section 4.3.4 and other relevant policies of the Official Plan.

2.3 Highway Commercial

- 2.3.1 Lands designated Highway Commercial on Schedule 6 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

2.4 Service Commercial

- 2.4.1 Uses permitted on lands designated Service Commercial on Schedule 6 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

2.5 Convenience Retail

- 2.5.1 Uses permitted on lands designated Convenience Retail on Schedule 6 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.

2.6 Highway and Service Commercial

- 2.6.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 6 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 6 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.

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
- viii.) Greenbelt Plan Natural System

5. Recreational Open Space

5.1 Lands designated Recreational Open Space, including Cemeteries, 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 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 Policy Area

8.1 The area shown as Special Policy Area on Schedule 6 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Schedule 6, shall only be permitted subject to the following:

- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
- ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;
- iii.) where it is technically impractical to flood proof a building or structure in accordance with Section 8.1 ii), new buildings or structures, including new additions, shall only be permitted, if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- iv.) notwithstanding Sections 8.1 ii) and 8.1 iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 6, if they would be subject to flows which, due to their velocity and/or depth would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority,

- may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
- vi.) any new zoning by-laws shall contain provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
 - vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.

8. Special Site Areas

- 8.1 Lands shown on Schedule 6 as **Special Site Area 1** shall be used only for detached single unit dwellings, and shall be developed in accordance with the following principles:
- i.) no more than 3 dwellings shall be permitted;
 - ii.) vehicular and pedestrian access shall only be from an abutting interior street and not from Steeles Avenue. However, until such time as access is provided from an interior street, a single access from Steeles Avenue shall be permitted only to an existing single detached dwelling unit; and,
 - iii.) to minimize the impact of new residences upon abutting residential uses, appropriate rear, front and side yard setback requirements will be imposed.
- 8.2 Lands shown as **Special Site Area 2**, located on the north side of Archibald Street, approximately 36.6 metres west of Main Street North shall be developed for either two single family detached dwellings, or one single family detached dwelling on the westerly portion of the property, and one office building on the easterly portion of the property and shall be subject to the following:
- i.) The low density residential character of the property is to be maintained through the careful renovation and maintenance of existing buildings, the judicious use of landscaping, the control and limited use of signs and external lighting, and the prohibition of outside storage of equipment or materials associated with a commercial undertaking;
 - ii.) Permitted commercial uses shall be limited to professional offices for a non-profit organization;
 - iii.) The maximum gross commercial floor area to be used for professional offices for a non-profit organization shall not exceed 330 square metres;

- iv.) Residential or commercial parking shall be located in the rear yard only, and be appropriately screened and buffered from adjacent residential properties;
- v.) Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, or residents, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;
- vi.) No floodlights or illuminated signs shall be permitted on the subject site;
- vii.) All garbage and refuse storage containers shall be located within a building on the subject site, and
- viii.) One non-illuminated sign shall be permitted, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres.

8.3 Lands designated Highway Commercial within **Special Site Area 3** shall only be used for a dining room restaurant and a single family dwelling unit. The development of the site shall proceed on the basis of a renovation to the existing dwelling and the erection of a small one-storey addition to the rear of the dwelling. Further, the development shall be regulated by an appropriate zoning by-law and shall be subject to site plan control to ensure that the impact of the development to the adjacent residential areas will be minimized.

8.4 The lands on the east side of Main Street North, approximately 125.14 metres north of Linkdale Road within **Special Site Area 4** may be developed for either a single family detached dwelling with a home occupation or office uses, other than the offices for a doctor, dentist or drugless practitioner or real estate offices, but not both, and shall be subject to the following development principles:

- i.) Provision shall be made for adequate landscaping and buffering to minimize the adverse influence of development upon abutting residential and open space uses and to retain the residential character of the subject lands;
- ii.) Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;
- iii.) No flood lights or illuminated signs shall be permitted on the subject site;

- iv.) All garbage and refuse storage containers shall be located within a building on the subject site;
 - v.) The maximum gross commercial floor area to be used for offices other than for offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;
 - vi.) Personal service uses shall not be permitted on the subject site;
 - vii.) Policies 8.4i.) to 8.4vi.) shall only apply in the event that the building on the site is used for offices, other than the offices of a doctor, dentist or drugless practitioner, or real estate offices.
- 8.4 The lands designated Service Commercial on **Special Site Area 5**, located east of Main Street North approximately 158 metres north of Vodden Street are intended to permit a limited range of commercial uses and one residential dwelling unit that would be compatible with each other and in recognition of the size and shape of the subject lands and the land use designation of the abutting lands.

NOTE: Plate 7 of the former Secondary Plan Area 16 applies only to the property municipally known as 30 McLaughlin Rd. S., in accordance with the Minutes of Settlement issued on December 13, 2018 (LPAT Case Files PL160821 and PL170269). OP2006-121 applies to this property.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

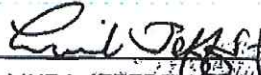
Number 145-2016


To Adopt Amendment Number OP 2006-121
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 - 121 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 6th day of July 2016.


LINDA JEFFREY - MAYOR


PETER FAY - CLERK



Approved as to Content:

AP
Allan Parsons, MCIP, RPP
Acting Director, Development Services

Approved as to Form:

MR
Matthew Rea
Legal Services

**AMENDMENT NUMBER OP 2006 -121
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006 -121
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A, B, C, D and E to this amendment to permit the development of the subject lands for Live-Work, Service Commercial and Open Space uses and to provide specific policies for the development of the subject lands.

2.0 Location:

The property subject to this amendment is located at the northeast corner of McLaughlin Road South and Bufford Drive. The property has a frontage of approximately 64 metres (209 feet) on McLaughlin Road South and approximately 81 metres (265 feet) on Bufford Drive. The property is located in part of Lot 5, Concession 1, W.H.S., in the City of Brampton.

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:

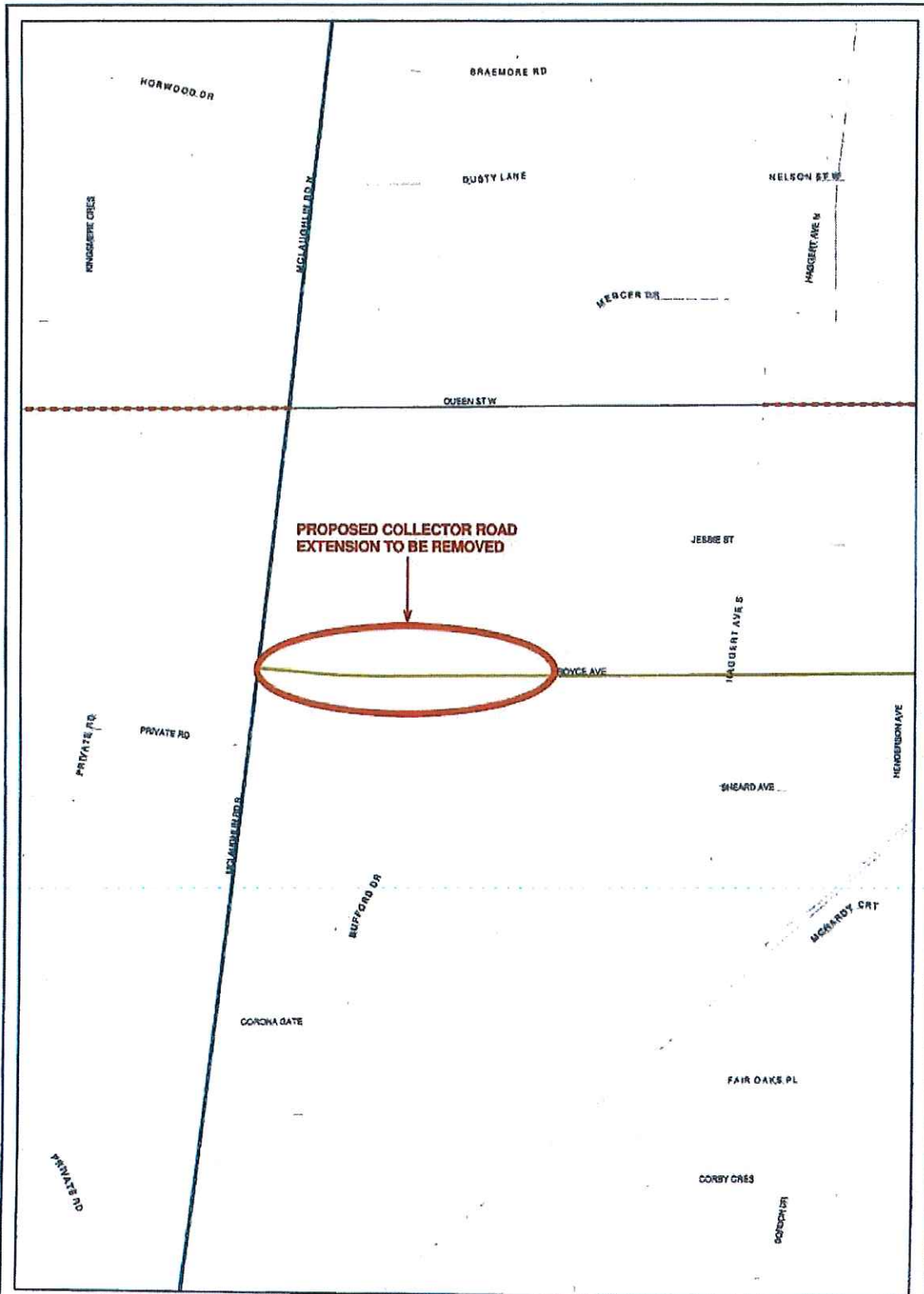
- (1) by removing the "Collector Road" designation of Royce Avenue from Schedule B – City Road Hierarchy thereto, as shown on Schedule A to this amendment.
- (2) by removing the "Collector Road" designation of Royce Avenue from Schedule B1 – City Road Right-of-Way Widths thereto, as shown on Schedule B to this amendment.
- (3) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 121 .
- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 16: Brampton South Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 121 .

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 Downtown Brampton Secondary Plan (Area 7) (being Part Two Secondary Plans, as amended) are hereby further amended:

- (1) by removing the "Collector Road" designation of Royce Avenue from Schedule SP7(A) thereto, as shown on Schedule C to this amendment.
- (2) by removing the "Collector Road" designation of Royce Avenue from Schedule SP7(B) thereto, as shown on Schedule D to this amendment.
- (3) by deleting Policy 6.2.4 (ii) and replacing it with the following:
"further to the west, Wellington Street shall be extended to Elliot Street, then along Royce avenue to terminate at Fletcher's Creek".

3.3 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton South Secondary Plan (Area 16) (being Part Two Secondary Plans, as amended) are hereby further amended:

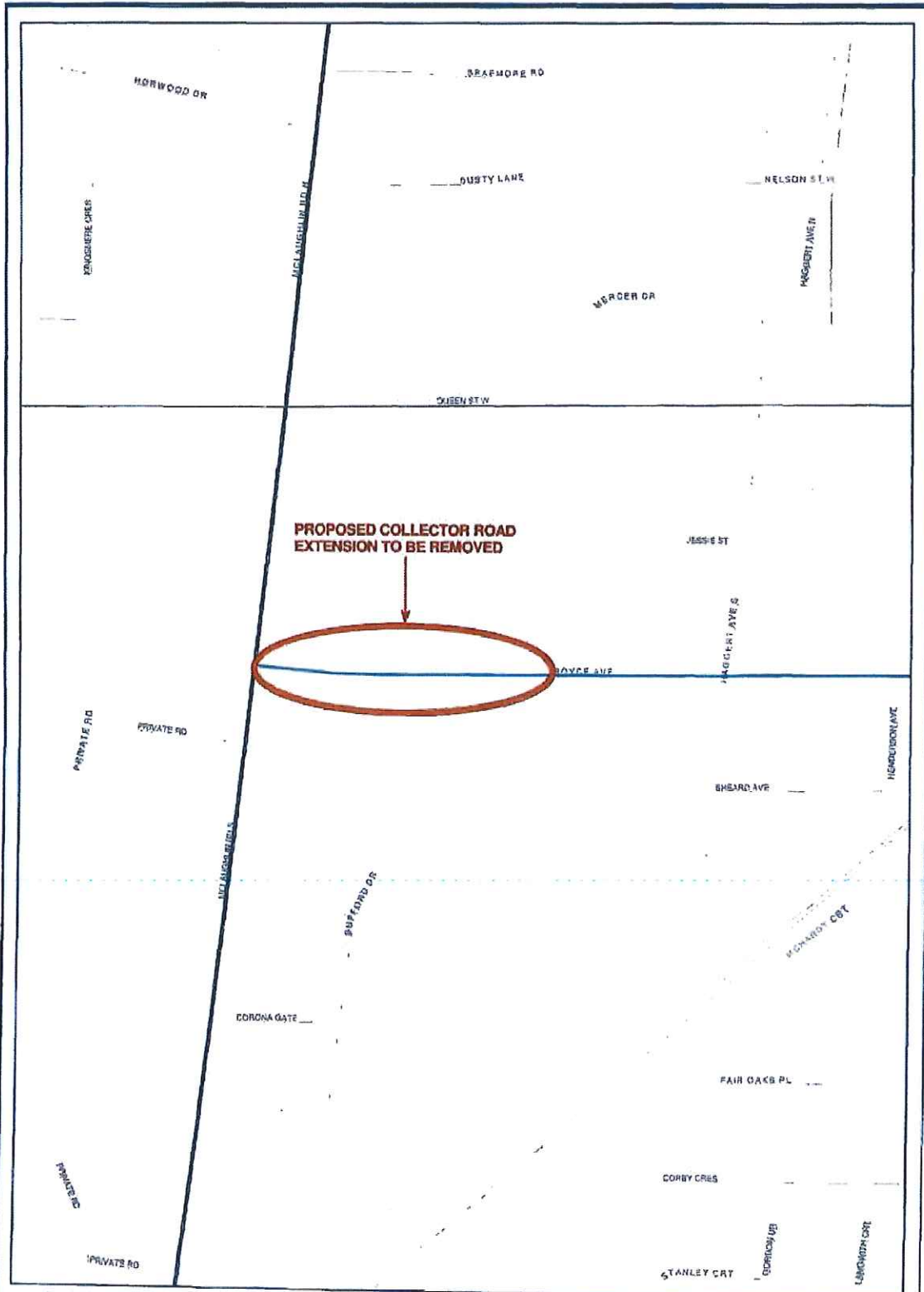
- (1) by changing on Plate 7 thereto, the land use designation "Residential Low Density" to "Service Commercial" and "Park and Open Space", as shown on Schedule E to this amendment.
- (2) by adding the following policy after Policy 4.6:
"4.7 The "Service Commercial" designation located at the northeast corner of McLaughlin Road and Bufford Drive shall be developed in conjunction with the permissions and restrictions of the applicable Zoning By-law."



EXTRACT FROM SCHEDULE B (CITY ROAD HIERARCHY) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

MAJOR ARTERIAL (REGIONAL) ——— COLLECTOR ——— MINOR ARTERIAL





EXTRACT FROM SCHEDULE B1 (CITY ROAD RIGHT-OF-WAY WIDTHS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

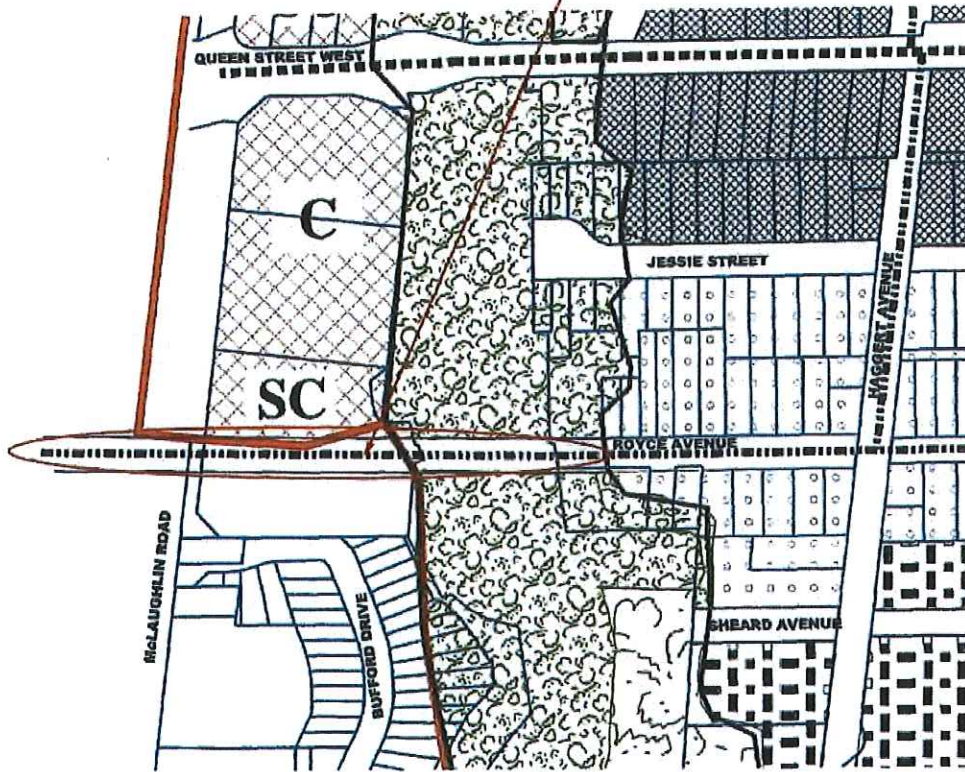
36 METRES (120 FEET)
 26-30 METRES (86-100 FEET)
 23-26 METRES (76-88 FEET)


BRAMPTON
 Flower City
 PLANNING AND INFRASTRUCTURE SERVICES
 Date: 2016/05/02
 File: C01W05.043

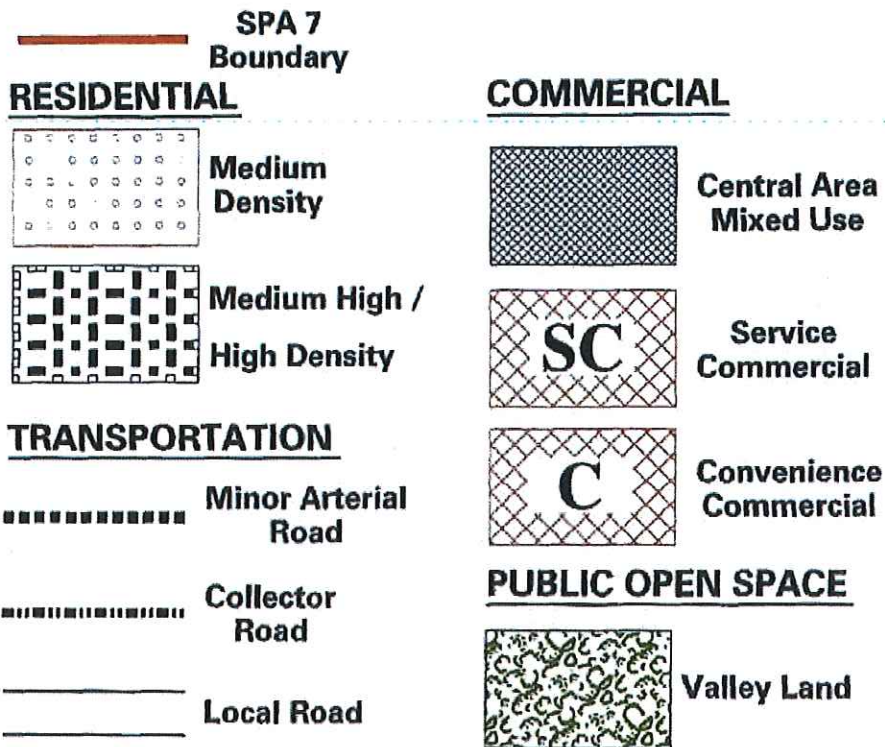
SCHEDULE B TO OFFICIAL PLAN
AMENDMENT OP2006# 121

Drawn By: ARd

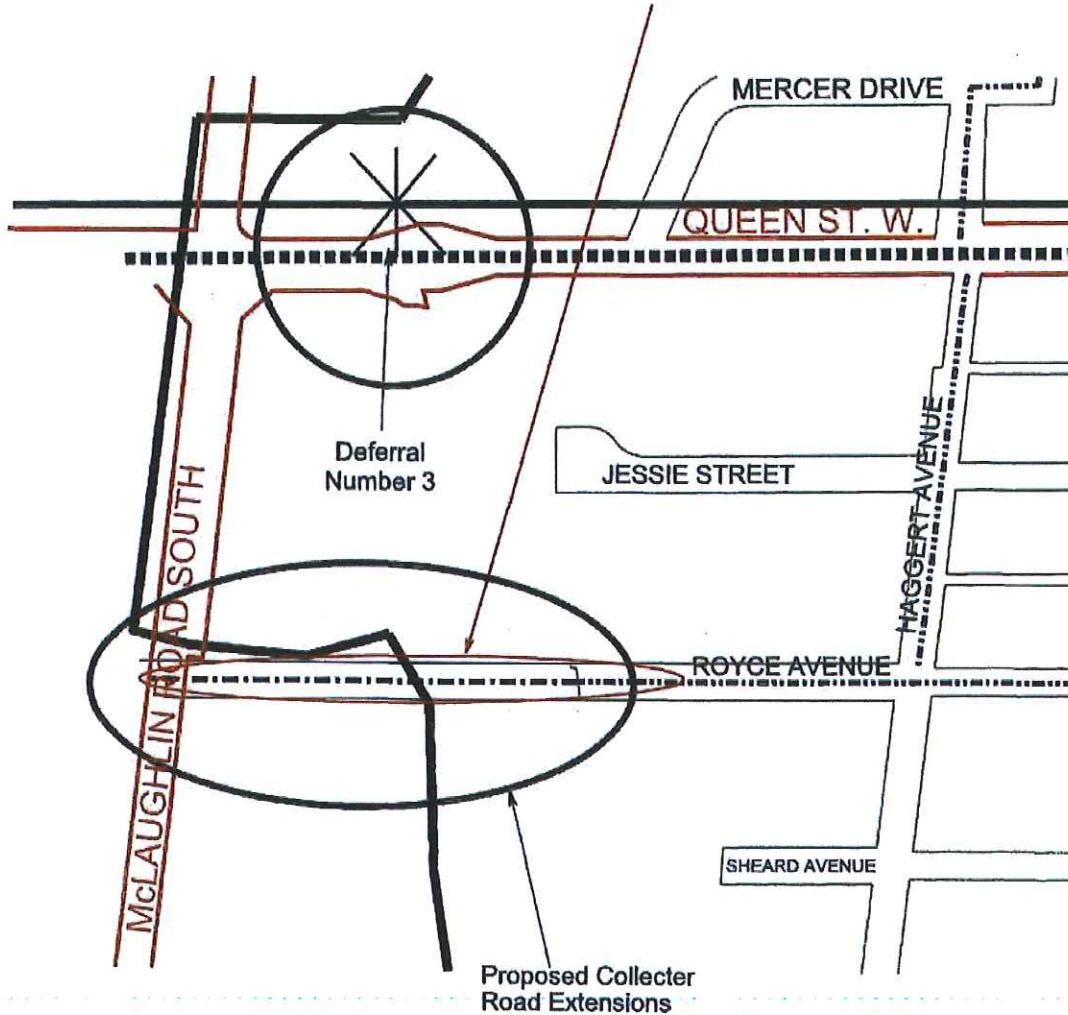
**PROPOSED COLLECTOR ROAD
EXTENSION TO BE REMOVED**



EXTRACT FROM SCHEDULE SPA7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN SECONDARY PLAN









PROPOSED COLLECTOR ROAD EXTENSION TO BE REMOVED



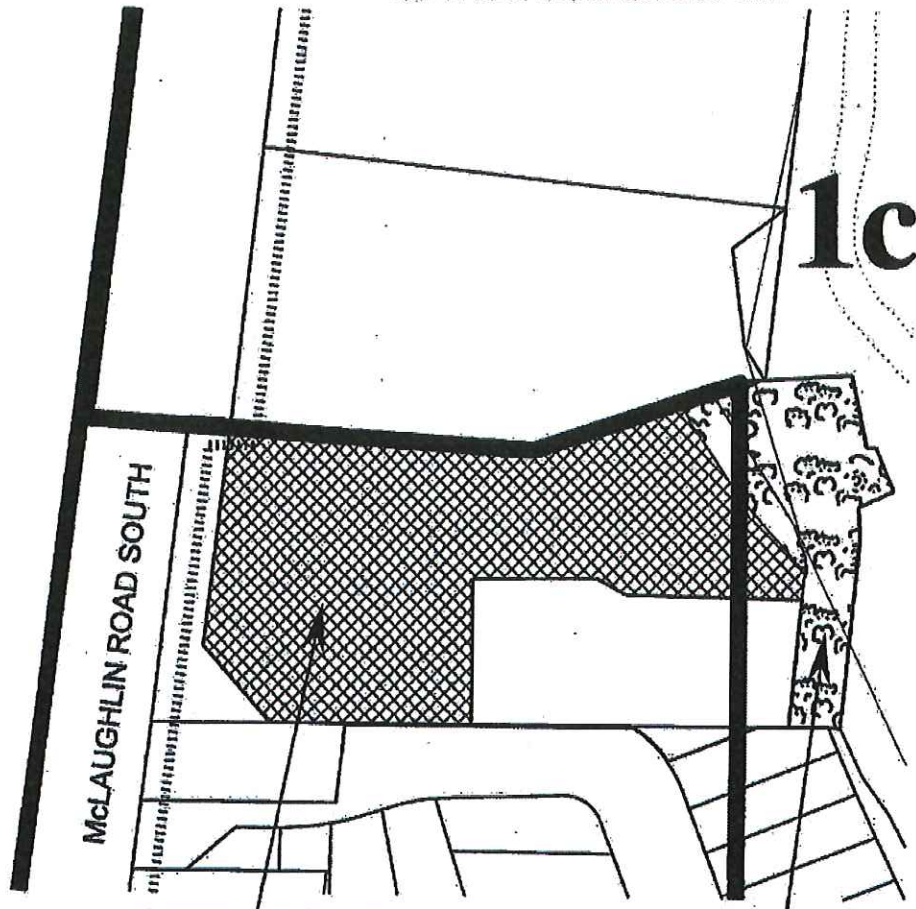
EXTRACT FROM SCHEDULE SPA7(B) OF THE DOCUMENT KNOWN AS THE DOWNTOWN SECONDARY PLAN

TRANSPORTATION

-  Minor Arterial Road
-  Collector Road
-  Local Road
-  Proposed Collector Road
-  Bicycle Trails (Right-of-Ways)
-  Pedestrian / Bicycle Trail Links



REFER TO OFFICIAL PLAN CHAPTER 7



LANDS TO BE RE-DESIGNATED FROM "RESIDENTIAL LOW DENSITY" TO "SERVICE COMMERCIAL"

LANDS TO BE RE-DESIGNATED FROM "RESIDENTIAL LOW DENSITY" TO "PARK AND OPENSACE"

EXTRACT FROM SCHEDULE SPA18(PLATE 7) OF THE DOCUMENT KNOWN AS THE DOWNTOWN SECONDARY PLAN



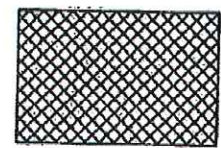
Residential Low Density

1c

Neighbourhood Boundary & Number



Park And Open Space



Service Commercial

BRAMPTON
FlowerCity
PLANNING AND INFRASTRUCTURE SERVICES

Date: 2016 05 02
File: CO1W05.043

Drawn By: A.R.d.



SCHEDULE E TO OFFICIAL PLAN
AMENDMENT OP2006# 121