

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: February 16, 2017

CASE NO(S): PL140817
PL150527
PL150258

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: MCN (Heritage) Inc.
Subject: Request to amend the Official Plan - Failure of the City of Brampton to adopt the requested amendment

Existing Designation: North West Brampton Urban Development Area, North West Brampton Policy Area and Corridor Protection Area, within the Secondary Plan Area 52 – Huttonville North

Proposed Designated: Special Policy Area within the Secondary Plan Area 51 –Mount Pleasant

Purpose: This Official Plan Amendment would permit the development of the subject site as part of the area referred to as the “Greater Osmington Regional Centre Lands”.
A site specific development proposal has not been made at this time.

Property Address/Description: Part Of Lot 12, Concession 5
Municipality: City of Brampton
Approval Authority File No.: C05W12.003
OMB Case No.: PL150258
OMB File No.: PL150258
Omb Case Name: MCN (Heritage) Inc. v. Brampton (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 236277 Ontario Inc.
Subject: Application to amend Zoning By-law No. 7625- Refusal or neglect of City of Toronto to make a decision

Existing Zoning: One-family Detached Dwelling First Density Zone (R1) Residential Detached with Exception 69 [RD (f30.0; a1100) (x69)]

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Proposed Zoning: Site Specific (To be determined)
 Purpose: To permit seven townhouses and one single detached dwelling
 Property Address/Description: 2 Wilket Road
 Municipality: City of Toronto
 Municipality File No.: 14 187157 NNY 25 OZ
 OMB Case No.: PL150527
 OMB File No.: PL150527
 Case Name: 236277 Ontario Inc. v. Toronto (City)

PROCEEDING COMMENCED UNDER subsection 114(15) of the *City of Toronto Act*, 2006, S.O. 2006, c. 11, Schedule A

Subject: Site Plan
 Referred by: 236277 Ontario Inc.
 Property Address/Description: 2 Wilket Road
 Municipality: City of Toronto
 OMB Case No.: PL150527
 OMB File No.: MM150030

PROCEEDING COMMENCED UNDER subsection 53(14) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2362277 Ontario Inc.
 Subject: Application for Consent - Failure of City of Toronto to make a decision
 Purpose: To permit create one new lot and retain one lot
 Property Address/Description: 2 Wilket Road
 Municipality: City of Toronto
 Municipal File No.: B-0029/15NY
 OMB Case No.: PL150527
 OMB File No.: PL151096

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Jamie Stirling
 Subject: By-law No. 71-2015
 Municipality: Town of North Perth
 OMB Case No.: PL150528
 OMB File No.: PL150528
 OMB Case Name: Stirling v. North Perth (Town)

Heard: September 30, 2016 in Brampton, Ontario

APPEARANCES:

Parties

Counsel

City of Brampton

Chris Barnett and Laura Bissett

Osmington Inc.

Mark Noskiewicz, Elliot Pobjoy (Student-at-Law)
and Mark Flowers

Northwest Brampton Landowners
Group

Shelley Kaufman and Scott Snider

MCN (Heritage Inc.)
Heathwood Homes

Steven C. Ferri and Brendon Ruddick
Cindy Yi

Mount Pleasant Community
(Brampton) Inc.

Isaiah Banach and Daniel Steinberg

Brampton Areas 52, 53 Landowners
Group Inc.

Adrianna Pilkington and Signe Leisk

Bovaird West Holdings Inc.

James W. Harbell and Jonathan Cheng

Morguard Investments Limited

Dennis Wood and Johanna Shapira

**MEMORANDUM OF ORAL DECISION OF THE BOARD DELIVERED BY J. V.
ZUIDEMA ON SEPTEMBER 30, 2016 AND ORDER OF THE BOARD**

INTRODUCTION

[1] By way of some background, information contained in the Board's file shows that MCN (Heritage) Inc. ("MCN"), is the owner of a 20 acre parcel located at the southwest quadrant of Mississauga Road and the CNR rail line ("MCN site") in the City of Brampton ("City"). Heathwood Homes (Brampton) Limited ("Heathwood") owns an adjacent parcel of 48 acres.

[2] MCN applied to the City to amend the City's Official Plan ("OP") to add the MCN site to remove it from Secondary Plan Area and add it to the Mount Pleasant Secondary

Plan (also referenced as Area 51 which is north of Bovaird Drive and east of Mississauga Road) as a Special Policy Area.

[3] The site is currently part of the Huttonville North Secondary Plan (Area 52 - which is south of the rail lines and west of Mississauga Road).

[4] MCN appealed to the Board pursuant to s. 22(7) of the *Planning Act*, due to Council's failure to make a decision, for the following reasons:

- a) the proposed amendment represents good planning, is appropriate for the subject site and is in the public interest;
- b) the proposed amendment is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, and is consistent with the intent and purpose of the City's OP.

[5] In February 2014, Council approved, in principle, an application made by Osmington to add its lands to the Mount Pleasant Secondary Plan as a special policy area which was referenced as Official Plan Amendment ("OPA") 101. This OPA has a similar effect as the earlier noted MCN OPA.

[6] A number of other landowners in the area sought and were granted status as reflected in the Board's earlier decisions.

[7] The hearing, with respect to the MCN OPA and Osmington's OPA 101, was stood down to provide time for the parties to come to a resolution. That was achieved and the Board congratulates the efforts of the parties in this regard.

[8] In the end, the resolution addresses both the MCN site as well as the Heathwood property with a proposed Official Plan Amendment ("MCN Heathwood OPA") as well as

the separate OPA for the Osmington site (“Osmington OPA 101”).

[9] I heard uncontested expert evidence from David Waters, a professional land use planner, who opined that the proposed OPA’s, now before me, represented good and proper planning, were in the public interest and met the tests of conformity with the Growth Plan for the Greater Golden Horse shoe and consistency with the Provincial Policy Statement.

[10] Mr. Waters provided his summary opinion along with the background of the applications, their assessment by the municipality and their review by municipal partners along with the public. The details of his analysis were contained in his witness statement which was filed as Exhibit 4.

[11] I relied upon this undisputed evidence to provide an oral decision allowing the appeals in part in order to implement the settlement which had been achieved. This written decision is reflective of that oral determination.

ORDER

[12] Therefore, the Board orders that the appeal is allowed in part and the MCN Heathwood OPA is approved as that reflected in Exhibit 3, which for ease of reference is attached to this decision as Attachment 1. The Clerk of the municipality is authorized to assign a number to this proposed draft OPA.

[13] And further, the Board orders that the appeal is allowed in part and the Osmington OPA 101 is also approved as that reflected in Exhibit 2, which for ease of reference is also appended to this decision as Attachment 2.

[14] Should there be any difficulties in implementing the Board’s orders, the Board can be spoken to.

PL140817
PL150527
PL150258

“J. V. Zuidema”

J. V. ZUIDEMA
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

AMENDMENT NUMBER OP2006 – _____ TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The amendment proposes to identify the lands shown outlined on Schedule 'A' to this amendment as a 'Special Land Use Policy Area' in the Brampton Official Plan and to add these lands into the Mount Pleasant Secondary Plan (Area 51). The purpose of the Special Land Use Policy Area is to establish specific criteria to guide the processing of a site specific Official Plan amendment application for the subject lands in the absence of an approved plan for Huttonville North Secondary Plan (Area 52) and Mount Pleasant West Secondary Plan (Area 53), together now known as the Heritage Heights secondary planning area.

2.0 Location:

The lands subject to this amendment are located within the north-west quadrant of Mississauga Road and Bovaird Drive West in the area known as the Heritage Heights Community and abutting the Special Land Use Policy Area 17 Lands (the "Subject Property"). The Subject Property is legally described as Part of Lot 12, Concession 5, W.H.S. in the City of Brampton and is shown on Schedule 'A' to this amendment as "Special Land Use Policy Area 18".

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 Schedule "A" General Land Use Designations thereto, a Special Land Use Policy Area designation and identifying the land as shown on Schedule 'A' to this amendment as "Special Land Use Policy Area 18";
- (2) by revising Schedule "G" Secondary Plan Areas, thereto the boundaries of the Mount Pleasant Secondary Plan (Area 51) and the Huttonville North Secondary Plan (Area 52) as shown on Schedule 'B' to this amendment;
- (3) by adding to Policy 4.14.3.18 the heading "Special Land Use Policy Area 18: Northwest Quadrant of Mississauga Road and Bovaird Drive West" and the following policies:

4.14.3.18.1 The Subject Property is designated North West Brampton Urban Development Area and Corridor Protection Area and shall be subject to the planning process set out in Section 4.15 of this Plan.

Policy 4.15 of this Plan does not permit development within the North West Brampton Urban Development Area until a series of planning stages have occurred, including amongst others, the adoption of a Secondary Plan. To allow the consideration of the Planning Act approvals for the Subject Property within the context of the Mount Pleasant Secondary Plan, without any determination as to whether such proposal represents good planning, the Subject Property has been added

to the Mount Pleasant Secondary Plan (Area 51), and made subject to the policy framework set out below to ensure that all appropriate matters are considered in the processing of any application that might permit the development of the Subject Property.

4.14.3.18.2 A further Official Plan Amendment is required to designate the land uses which will be permitted within Special Land Use Policy Area 18, within the context of the proposal for Special Land Use Policy Area 17.

4.14.3.18.3 Prior to adopting an amendment to this Plan required to designate land use and/or permit development within Special Land Use Policy Area 18, the following criteria/requirements shall be completed and/or demonstrated to the satisfaction of the City of Brampton:

- i) That the planning for Special Land Use Policy Area 18 provide for the protection of property to facilitate the planning and development (including interchanges) of the North-South Transportation Corridor;
- ii) That the planning for Special Land Use Policy Area 18 shall ensure integration with the City and Region's strategic transit and active transportation objectives, and that there is sufficient transportation capacity in the existing and planned transit and transportation network as set out on Schedules "B" and "C" of this Plan and the Mount Pleasant Secondary Plan (Area 51) to facilitate the build-out of Special Land Use Policy Area 18 prior to the completion of the North-South Transportation Corridor (now referred to as the GTA West Corridor);
- iii) That Special Land Use Policy Area 18 is planned and designed in accordance with the principles of a transit oriented development, including potential connections to the Mount Pleasant Mobility Hub and to the lands located west of Mississauga Road. The proposed development shall be planned and designed to include superior urban design and built form that integrates with the overall planning for the balance of the lands west of Mississauga Road and including Special Land Use Policy Area 17.
- iv) That the required infrastructure will be available to support the development of Special Land Use Policy Area 18;
- v) That the requirements of access, servicing, land use organization and phasing for the development of Special Land Use Policy Area 18 will be identified as part of a required Tertiary Plan and a Growth Management Staging & Sequencing Report to the

satisfaction of the City of Brampton;

- vi) That sufficient rationale is provided to satisfactorily demonstrate appropriateness for the removal of the shale protection policy as it applies to the Subject Property, in advance of the 2016 horizon year set out by Policy 4.15.4 of this Plan;
- vii) That cost sharing obligations be satisfied by the applicant(s) (or its successors) in relation to Secondary Plan Areas 51, 52 and 53;
- viii) A Tertiary Plan, Site Plan and/or Draft Plans of Subdivision, as may be required, to the satisfaction of the City of Brampton, indicating, as appropriate, general land use designations, the relationship of major structures, street orientation, architectural themes, landscaping, and access;
- ix) A Growth Management Staging & Sequencing Report for the Subject Property:
 - (A) indicating how the lands will be built-out, with consideration for land use, servicing, transportation, population and employment projections, density, and other growth management considerations;
 - (B) demonstrating transit supportive development, active transportation, and design features, including pedestrian linkages in the interim and ultimate development scenarios; and,
 - (C) demonstrating how the development conforms with the approved population, employment, and density targets, as well as the intent of the growth management policies of this Plan, with respect to the Huttonville North Secondary Plan (Area 52) and Mount Pleasant West Secondary Plan (Area 53), to the satisfaction of the City of Brampton;
- x) A Planning Justification Report:
 - (A) demonstrating conformity with the criteria required under Policy 4.14.3.18.3 of this Plan;
 - (B) demonstrating that development within Special Land Use Policy Area 18 will not result in adverse impact on planned development in the Mount Pleasant Secondary Plan (Area 51), and surrounding Secondary Plan Areas; and,

(C) identifying the Official Plan Amendments that would be required to permit the development of Special Land Use Policy Area 18 in accordance with Policy 4.14.3.18.2, and applicable criteria.

xi) A Transportation Study:

(A) demonstrating that adequate road infrastructure is available to service Special Land Use Policy Area 18, and if there is not adequate service, identifying improvements to existing infrastructure, in order to facilitate development, and;

(B) demonstrating inter-relationships with the existing Mount Pleasant GO Station, including Lagerfeld Drive, and how the improvements will be consistent with the City's Transportation and Transit Master Plan.

xii) An Environmental Implementation Report.

xiii) A Market Impact and/or Planned Function Study in support of the proposed land uses within Special Land Policy Area 18, if required;

xiv) A Functional Servicing Report, demonstrating that storm water management and adequate municipal servicing is available to service Special Land Use Policy Area 18;

xv) A Subwatershed Study, identifying the impact or potential impact on water quality and quantity for the affected subwatershed(s), subject to the approval of the appropriate agencies; and

xvi) Additional plans, reports, and studies as required in accordance with Policy 5.31.3 of this Plan, and in particular:

(A) Grading and Drainage Plan;

(B) Sediment / Erosion Control Plan;

(C) Tree Inventory and Preservation Study; and

(D) Hydrogeological Report;

4.14.3.18.4 The implementing Zoning By-Law for Special Land Use Policy Area 18 will:

(i) Require that the issuance of a Building Permit for the development of Special Land Use Policy Area 18 shall not occur prior to the earlier of either:

- (A) A building permit for a commercial use being issued within Phase 1 of Special Land Use Policy Area 17; or,
- (B) That the Huttonville North Secondary Plan (Area 52) and/or Mount Pleasant West Secondary Plan (Area 53), on lands adjacent to Special Policy Area 18, be approved and in force in whole or in part.

4.14.3.18.5 All population and jobs associated with the development of Special Land Use Policy Area 18 shall continue to be allocated to the Huttonville North Secondary Plan (Area 52) and Mount Pleasant West Secondary Plan (Area 53).

3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of Part II of the City of Brampton Official Plan as amended is hereby further amended:

- (1) by revising the boundaries of Schedule 51(a) to add the Subject Property into the secondary plan area; and designating it the "Special Policy Area _____".
- (2) by adding the following new policy as Policy "Special Policy Area _____":

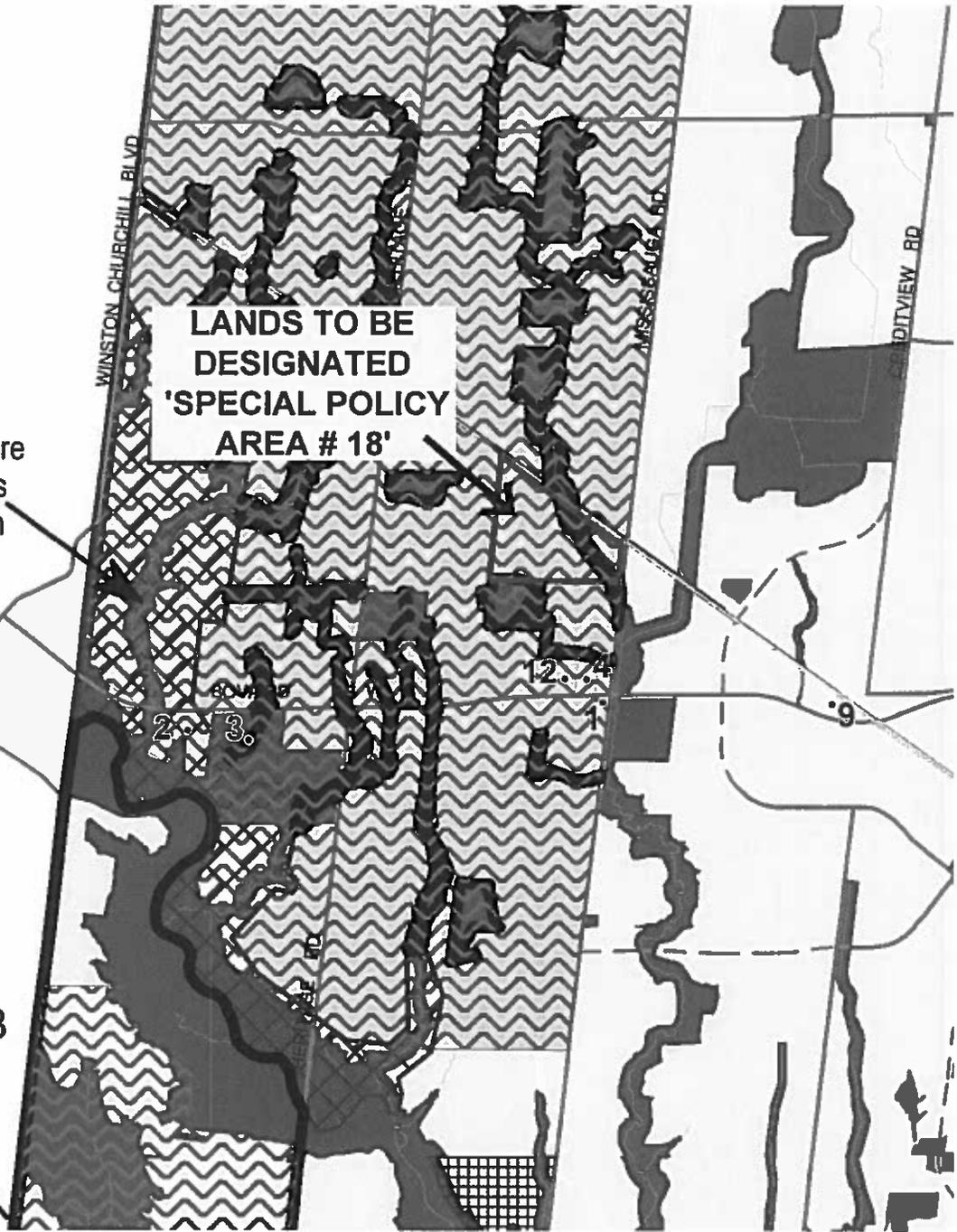
"The designation of Special Policy Area _____ in the Mount Pleasant Secondary Plan does not approve the land uses described in Policy 4.14.3.18 of the Official Plan. The processing of development applications shall be guided in accordance with the policy framework established in Policy 4.14.3.18 of the Official Plan, as well as the policies of this Chapter, and shall require a further amendment to this Secondary Plan, prior to the designation of any land uses."

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

TOWN OF HALTON HILLS

APPEALED TO THE OMB

LANDS TO BE DESIGNATED 'SPECIAL POLICY AREA # 18'



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



AREA SUBJECT TO THIS AMENDMENT



N-W BRAMPTON URBAN DEVELOPMENT AREA

1

SPECIAL LAND USE POLICY AREA See Section 4.14.3



RESIDENTIAL



ESTATE RESIDENTIAL

VILLAGE RESIDENTIAL



OPEN SPACE



PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE



CORRIDOR PROTECTION AREA

**OP AMENDMENT OP2006# _____
SCHEDULE 'A'**

P.N. 10.1668

September 26, 2016

Drawn By: D.S.

File No. 1668-COB Schedules.dwg

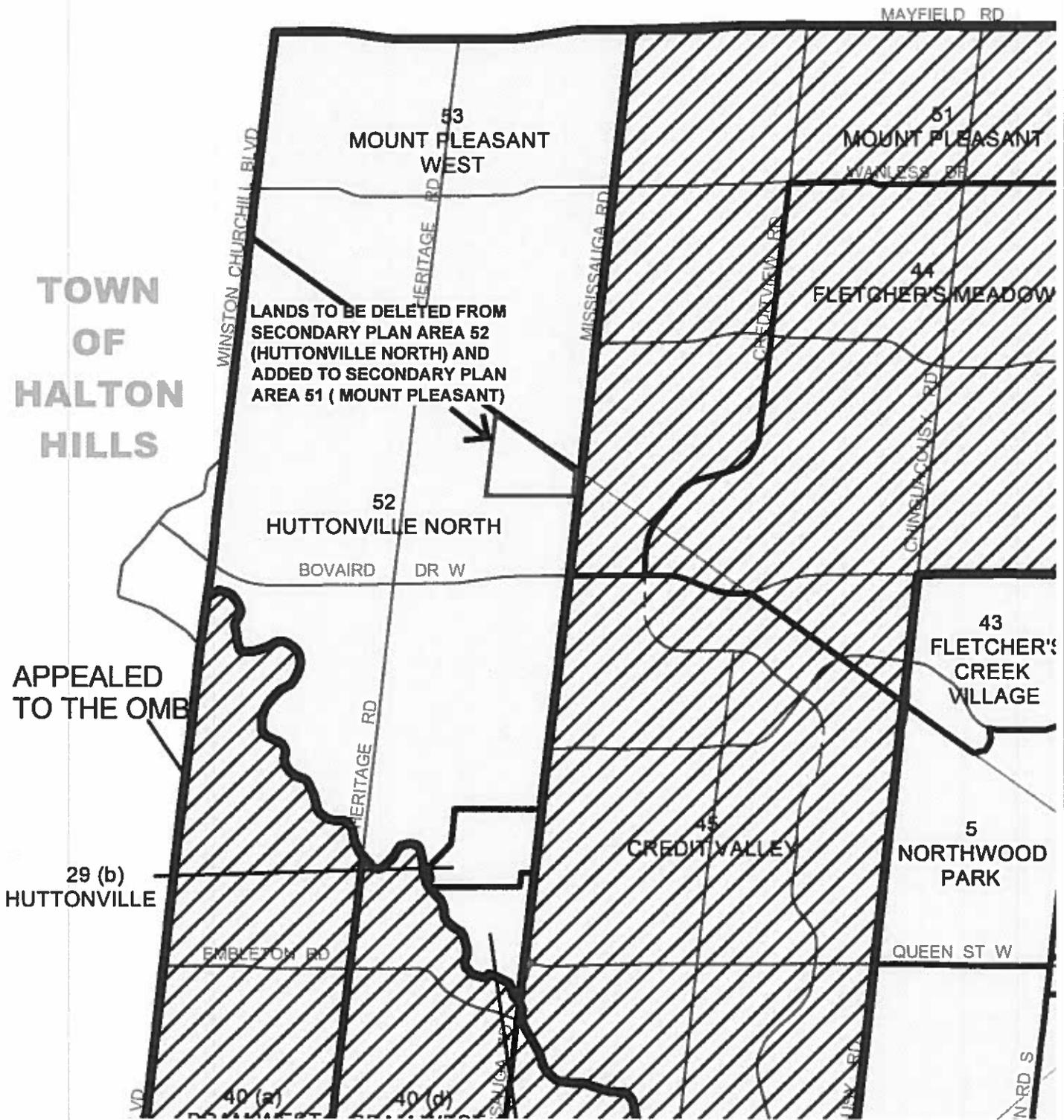
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TOWN OF HALTON HILLS



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

 AREA SUBJECT TO THIS AMENDMENT

 NEWER SECONDARY PLAN AREAS OR PORTIONS THEREOF SUBJECT TO THE NEW HOUSING MIX AND DENSITY CATEGORIES OF THE OFFICIAL PLAN

OP AMENDMENT OP2006# _____ SCHEDULE 'B'

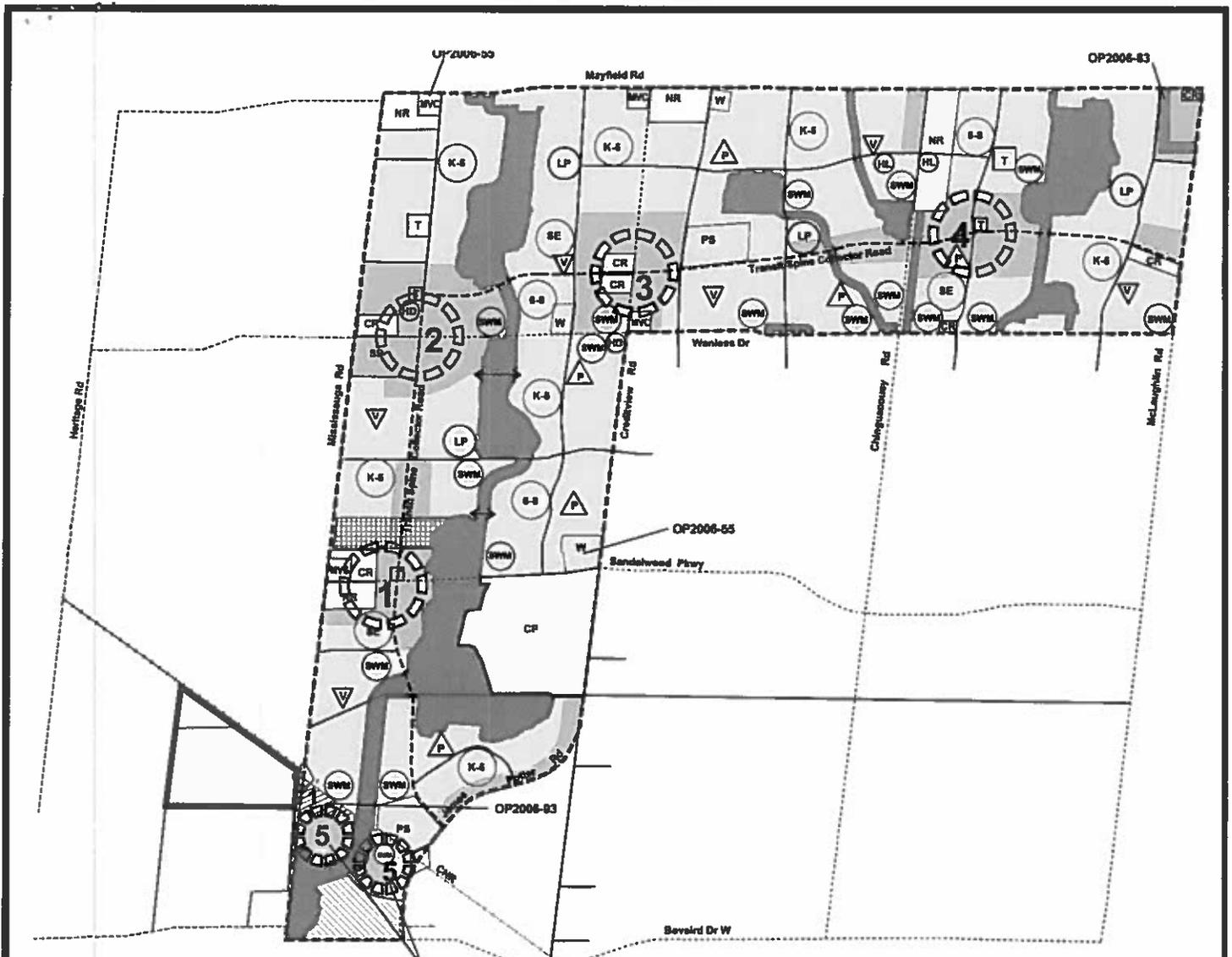
P.N. 10.1668 September 26, 2016 Drawn By: D.S.

File No. 1668- COB Schedules.dwg

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LEGEND

ROAD NETWORK

- Transit Spine Collector Road
- Arterial Road
- Collector Road
- ←→ Potential Connection

NATURAL HERITAGE SYSTEM

- Natural Heritage System Area

RESIDENTIAL

- Low / Medium Density
- Medium Density

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- Grade Separation
- Stormwater Management Facility

INSTITUTIONAL

- K-5 Public Junior Elementary School Site
- S-5 Public Senior Elementary School Site
- SE Separate Elementary School Site
- PS Public Secondary School Site
- SP Separate Secondary School Site
- W Place of Worship

RECREATIONAL OPEN SPACE

- CP City Park
- LP Local Park
- P Parkette
- T Town Square
- V Vest Pocket

RETAIL

- DR District Retail
- CR Convenience Retail
- NR Neighbourhood Retail
- MVC Motor Vehicle Commercial

OTHER

- HD Heritage Resource Designation under the Ontario Heritage Act
- HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- ▨ Special Policy Area 1
- ▤ Peel Regional Police Association Special Policy Area
- Area Subject to this Amendment
- Lands to be Added to Secondary Plan Area 51 (Mount Pleasant Secondary Plan) and to be identified as the 'Special Policy Area _____'

NOTES:

1. The land use designations are conceptual only, and will be further refined through the completion of the block plan.
2. The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the subdivision approval process.
3. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
4. The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.

**OP AMENDMENT OP2006#
SCHEDULE 'C'**

P.N. 10.1668 September 28, 2016 Drawn By: D.S.

File No. 1668-COB Schedules.dwg

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**AMENDMENT NUMBER OP2006 – 101
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The amendment proposes to identify the lands shown outlined on Schedule 'A' to this amendment as a 'Special Land Use Policy Area' in the Brampton Official Plan and to add these lands into the Mount Pleasant Secondary Plan (Area 51). The purpose of the Special Land Use Policy Area is to establish specific criteria to guide the processing of a site-specific Official Plan amendment application for the subject lands in absence of an approved secondary plan for Huttonville North (Area 52).

2.0 Location:

The lands subject to this amendment are located within the north-west quadrant of Mississauga Road and Bovaird Drive West in the area known as the Heritage Heights Community. The subject lands have frontage of about 500 metres along Bovaird Drive West and are legally described as Part of Lot 11, Concession 5, 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

- (1) by adding to Schedule "A" General Land Use Designations thereto, a Special Land Use Policy Area designation and identifying the land as shown on Schedule 'A' to this amendment as "Special Land Use Policy Area 17";
- (2) by revising Schedule "G" Secondary Plan Areas, thereto the boundaries of the Mount Pleasant Secondary Plan (Area 51) and the Huttonville North Secondary

Plan (Area 52) as shown on Schedule 'B' to this amendment;

- (3) by adding to Section 4.14.3.17 the heading "Special Land Use Policy Area 17: Northwest Quadrant of Mississauga Road and Bovaird Drive)" and the following policies:

- 4.14.3.17.1 An application has been submitted to the City of Brampton to permit a Regional Retail mixed use development. The application included Master Plans, which showed the conceptual progression of development on the subject lands as follows:
- Phase 1 (initial development) containing: an enclosed Regional Retail centre encompassing over one million square feet of retail and service commercial space; and Promenade street retail space to complement the enclosed Regional Retail centre in excess of 140,000 square feet of retail and service commercial space;
 - Phase 1B (office development) containing: individual pads as an interim use of approximately 90,000 square feet of retail and service commercial space; and office development of approximately 300,000 square feet of space; and
 - Phase 2 (full build-out) containing: a hotel with approximately 350 rooms; and medium and high density residential development of approximately 2,000 units. ("the Proposal")

2

The subject lands are strategically located adjacent to the Mount Pleasant Mobility Hub. The proposed development of the subject lands shall incorporate the

principles of transit oriented development and includes a significant employment component.

To allow the consideration of an Official Plan Amendment for the Proposal within the context of the Mount Pleasant Secondary Plan area, the subject lands have been added to the Mount Pleasant Secondary Plan area (Area 51), and shall be subject to the following policy framework to ensure that all appropriate matters are considered in the context of the processing of a further Official Plan Amendment.

Designation of the subject lands as a Special Land Use Policy Area does not approve the proposed land uses described earlier in this policy.

4.14.3.17.2 A further Official Plan Amendment is required to permit the Proposal on the subject lands.

4.14.3.17.3 Prior to adopting a further amendment to this Plan to permit the Proposal on the subject lands, the following criteria / requirements shall be demonstrated to the satisfaction of the City of Brampton:

- (i) That the Proposal will be integrated into the City and Region's transit oriented strategic objectives, and that there is sufficient transportation capacity in the existing and approved transit and road network as set out in this Plan including the Mount Pleasant Secondary Plan to facilitate any phase of the Proposal prior to the completion of the North-South Transportation Corridor (now referred to as the GTA West Corridor);
- (ii) That the Proposal is planned and designed in accordance with the

principles of a transit oriented development, including connections to the Mount Pleasant Mobility Hub. Such connections should include the potential extension of Lagerfeld Drive (formerly Station Road) if an approved Environmental Assessment recommends an alignment crossing Huttonville Creek to connect to Mississauga Road. The Proposal will also be planned and designed to include superior urban design and built form that integrates with the overall planning for the balance of the lands west of Mississauga Road, including the lands at the northwest intersection of Mississauga Road and Bovaird Drive West that are not part of the subject lands or within the Special Land Use Policy Area 17;

- (iii) That the Proposal described in subsection 4.13.3.17.1 will have no undue impact on:
 - (I) the planned retail function of the Central Area, as prescribed in this Plan and in particular the Bramalea City Centre;
 - (II) the City's retail structure / hierarchy, as prescribed in this Plan; and
 - (III) the achievement of future planned retail development within the Mount Pleasant Secondary Plan area, surrounding secondary plan areas and the Central Area;
- (iv) That the required infrastructure will be available to support each phase of the Proposal;
- (v) That the Proposal can provide for the protection of property to facilitate the planning and development of the North-South Transportation Corridor;

- (vi) That sufficient rationale is provided to satisfactorily demonstrate appropriateness for the removal of the shale protection policy as it applies to the subject lands in advance of the 2016 horizon year set out by Section 4.15.4 of this Plan;
- (vii) That detailed environmental studies include environmental information, analysis and implementation measures as appropriate, to protect natural heritage features and associated ecological functions and linkages of West Huttonville Creek;
- (viii) That detailed servicing studies address storm water management and servicing capacity in advance or phased in conjunction with the completion of a subwatershed study for the lands west of Mississauga Road;
- (ix) That the requirements of access, servicing and land use organization for build-out of the Proposal and adjacent lands shall be identified prior to the approval of the first phase of development; and
- (x) That cost sharing obligations be satisfied by the applicant (or its successors) in relation to Secondary Plan Areas 51, 52 and 53.

5

4.14.3.17.4 The applicable studies set out in Sections 4.15 and 5.31 shall be completed to the satisfaction of the City.

4.14.3.17.5 The Market Impact / Planned Function Study will be subject to a peer review by a qualified retail market analyst, with the cost borne by the applicant.

4.14.3.17.6 A further amendment to this Plan to permit the Proposal will include policies implementing any recommendations arising from the evaluation of the application described in subsection 4.14.3.17.1 including:

- (i) the extent to which any elements of the Master Plans as referred to in Section 4.14.3.17.1 need to be implemented in the OPA;
- (ii) any required phasing indicating how the development proceeds from onset to ultimate build-out, with consideration for land use, gross floor area, market impact, servicing, and transportation; and
- (iii) policies requiring the development be planned and designed in accordance with the principles of transit oriented development with a significant pedestrian oriented element and not in a power centre format. A power centre format contains all of the following elements:
 - a) an open air format;
 - b) provides larger format stores with a limited number of smaller stores;
 - c) on-site parking lots provided in front of all stores; and
 - d) development on a single level.

6

4.14.3.17.7 All population and employment numbers arising from development on the subject lands shall continue to be allocated to the Huttonville North Secondary Plan (Area 52) and Mount Pleasant West (Area 53).

- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 51 : Mount Pleasant as set out in

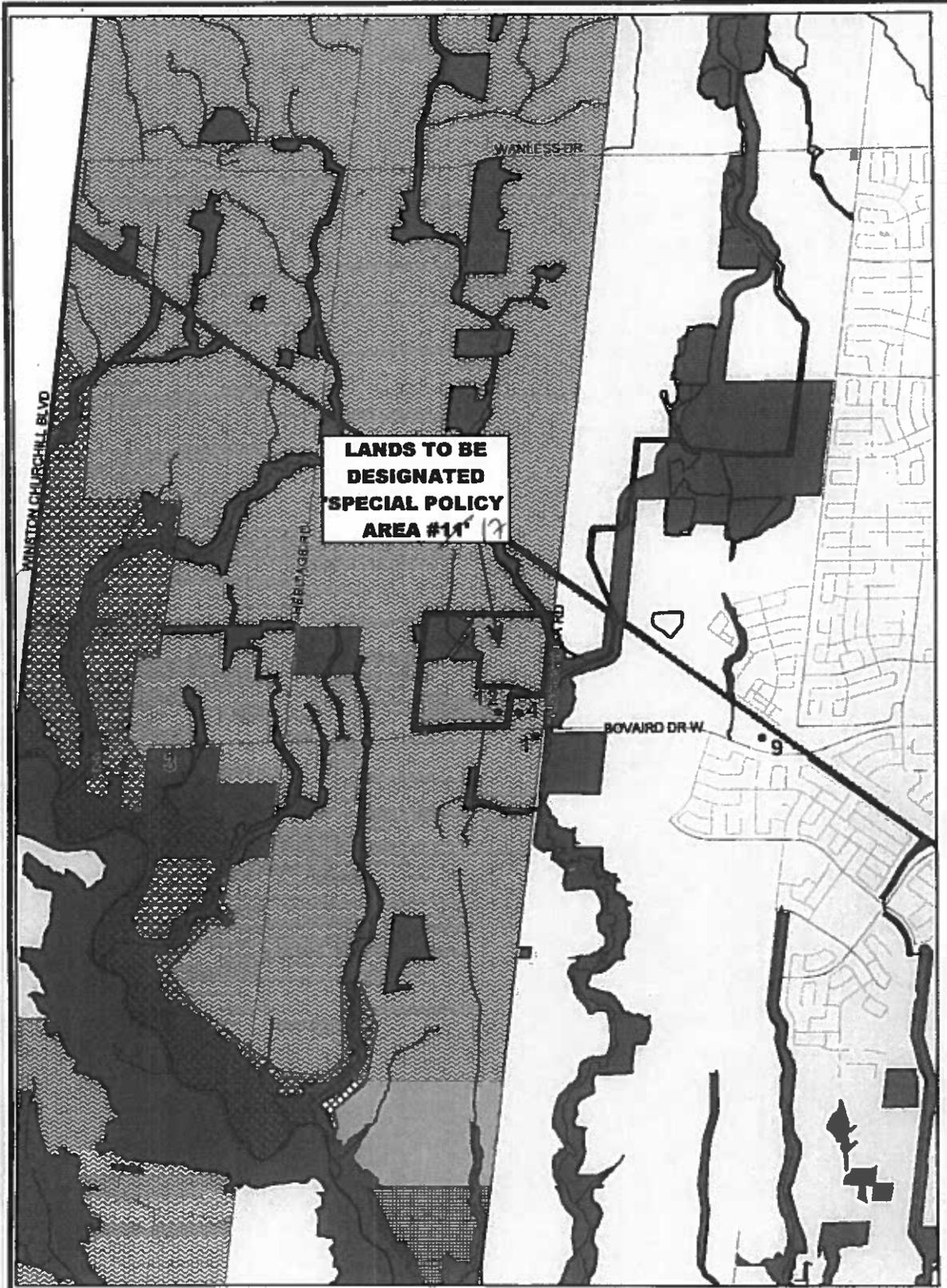
Part II: Secondary Plans, Amendment
Number OP2006 – 101.

3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of Part II of the City of Brampton Official Plan as amended is hereby further amended:

1) By revising the boundaries of Schedule 51(a) to add the subject lands into the secondary plan area; and designating it the "Special Policy Area (Mixed Use Centre)".

2) By adding the following new policy as Section 5.2.1.11 "Special Policy Area (Mixed Use Centre)":

"The processing of a development application for the lands subject to the Special Policy Area (Mixed Use Centre), to permit the Proposal described in Section 4.14.3.17.1, shall require a further amendment to this secondary plan and will be guided in accordance with the policy framework established in Section 4.14.3.17 of the Official Plan, other policies of the Official Plan, and the policies of the Mount Pleasant Secondary Plan."



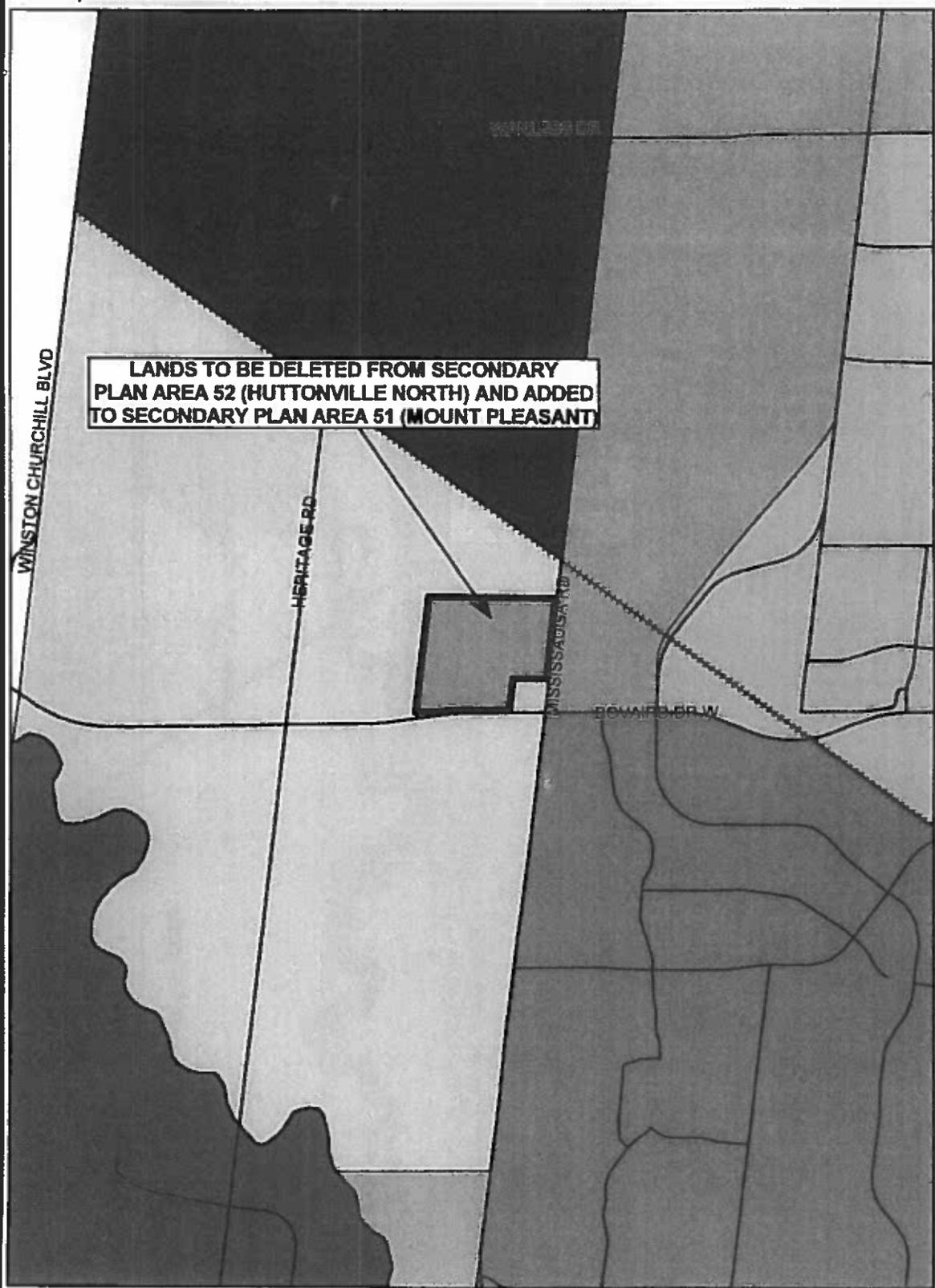
LANDS TO BE DESIGNATED SPECIAL POLICY AREA #11

EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	AREA SUBJECT TO THIS AMENDMENT		CORRIDOR PROTECTION AREA		N-W BRAMPTON URBAN DEVELOPMENT AREA		SPECIAL LAND USE POLICY AREA
	MAJOR ROAD		OPEN SPACE		APPEALED TO THE OMB		PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE
	LOCAL ROAD		UTILITY		CEMETERY		CITY LIMIT
	MAJOR WATERCOURSE		RESIDENTIAL				

BRAMPTON
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PLANNING, DESIGN & DEVELOPMENT

SCHEDULE 'A' TO AMENDMENT OP2006# 101

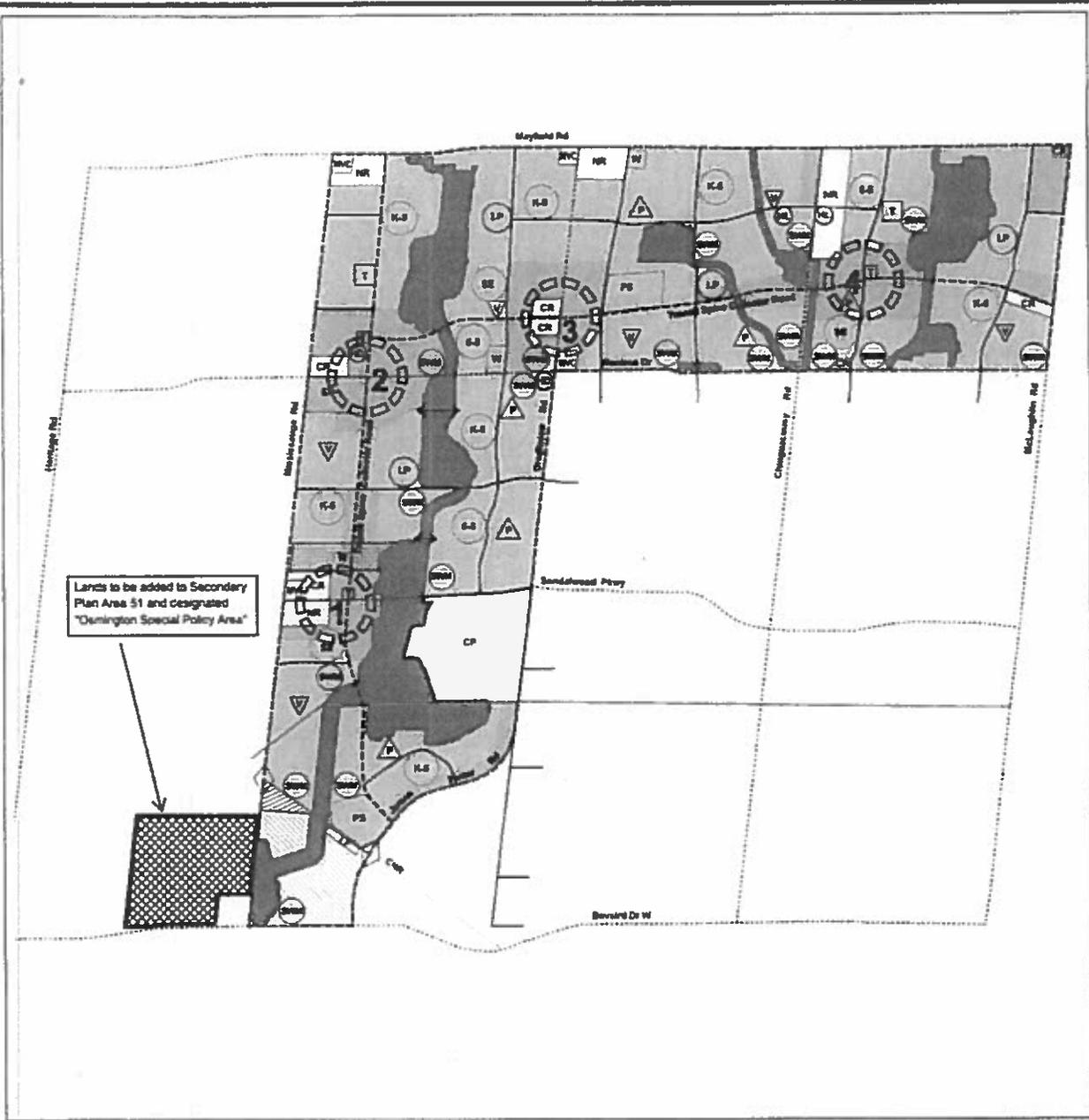


EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	AREA SUBJECT TO THIS AMENDMENT		SPA 44		SPA 52		RAILWAY
	SPA 29		SPA 45		SPA 53		STREETS
	SPA 40		SPA 51				



SCHEDULE 'B' TO AMENDMENT OP2006# 101



Lands to be added to Secondary Plan Area 51 and designated "Dumington Special Policy Area"

LEGEND

ROAD NETWORK		INFRASTRUCTURE		RECREATIONAL OPEN SPACE		OTHER	
-----	Arterial Road	—	TransCanada Gas Pipeline	CP	City Park	HD	Heritage Resource Designation under the Ontario Heritage Act
- - - - -	Transit Spine Collector Road	—	CNR Rail Line	LP	Local Park	HL	Heritage Resource Listed on the City of Brampton Register of Heritage Properties
—	Collector Road	◇	Grade Separation	P	Parkette	○	Mixed Use Area
↔	Potential Connection	LP	GO Layover Facility	T	Town Square	○	Property Lines
NATURAL HERITAGE SYSTEM		SM	Stormwater Management Facility	V	Vest Pocket	○	Non-Farm Supply Special Policy Area
■	Natural Heritage System Area	INSTITUTIONAL		RETAIL		○	Pool Police Association Special Policy Area
RESIDENTIAL		K-4	Public Junior Elementary School Site	DR	District Retail	○	To be added: [Cross-hatch pattern]
■	Low/Medium Density	S-4	Public Senior Elementary School Site	CR	Convenience Retail	○	Area Subject to This Amendment [Dashed border]
■	Medium Density	SE	Separate Elementary School Site	NR	Neighbourhood Retail		
		PS	Public Secondary School Site	MC	Motor Vehicle Commercial		
		SP	Separate Secondary School Site				
		W	Place of Worship				

NOTES:

1. The land use designations are conceptual only, and will be further refined through the completion of the block plan approval process.
2. The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block amendment and subdivision approval process.
3. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
4. The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final type of Neighbourhood Park (Local, Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.

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Date: 2010-05-23

SCHEDULE 'C' TO AMENDMENT OP2006# 101