

**Adoption of Official Plan Amendment OP2006-241 (By-law 73-2023)
and Zoning By-law 74-2023**

11556 Bramalea Road

Date of Decision: May 3, 2023
Date of Notice: May 10, 2023
Last Date of Appeal: May 29, 2023

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 73-2023, to adopt Official Plan Amendment OP2006-241, and By-law 74-2023, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by – Blackthorn Development Corp. – 2794465 Ontario Inc., Ward 9, File: OZS-2022-0042.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of Official Plan Amendment OP2006-241: To amend the Official Plan (Countryside Villages Secondary Plan 48b) to facilitate the development of the subject property to permit a fifteen (15) storey apartment dwelling consisting of one hundred and sixty-eight (168) units.

The Purpose and Effect of Zoning By-law 74-2023: To facilitate the development of the subject property to permit a fifteen (15) storey apartment dwelling consisting of one hundred and sixty-eight (168) units.

Location of Lands Affected: 11556 Bramalea Road, Part of Lot 17, Concession 4, East of Hurontario Street.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Alex Sepe, Planner, Planning, Building and Growth Management, 905-874-3557 or at Alex.Sepe@Brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than May 29, 2023**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 73 - 2023

To Adopt Amendment Number OP 2006- 241 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- 241 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 3rd day of May, 2023.

Approved as to
form.

2023/04/27

AGD

Approved as to
content.

2023/04/27

AAP

~~Patrick Brown, Mayor~~

HARKIRAT SINGH, DEPUTY MAYOR

Peter Fay, City Clerk

File: OZS-2022-0042

AMENDMENT NUMBER OP 2006- 241
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

AMENDMENT NUMBER OP 2006- 24/
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Countryside Villages Secondary Plan Area 48b, to re-designate the lands shown on Schedule A of this amendment from “Medium Density Residential” to “Residential Medium, High Density” subject to a special policy to permit the development of an apartment building.

2.0 Location:

The lands subject to this amendment are located on the west of Bramalea Road and have a gross area of 0.35 Hectares.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby further amended:

(1) By revising Schedule SP 48 (A) of the Secondary Plan to redesignate the lands (11556 Bramalea Road) from ‘Medium Density’ designation and to redesignate the Subject Lands as ‘Medium High Density Residential’ as shown on Schedule ‘A’.

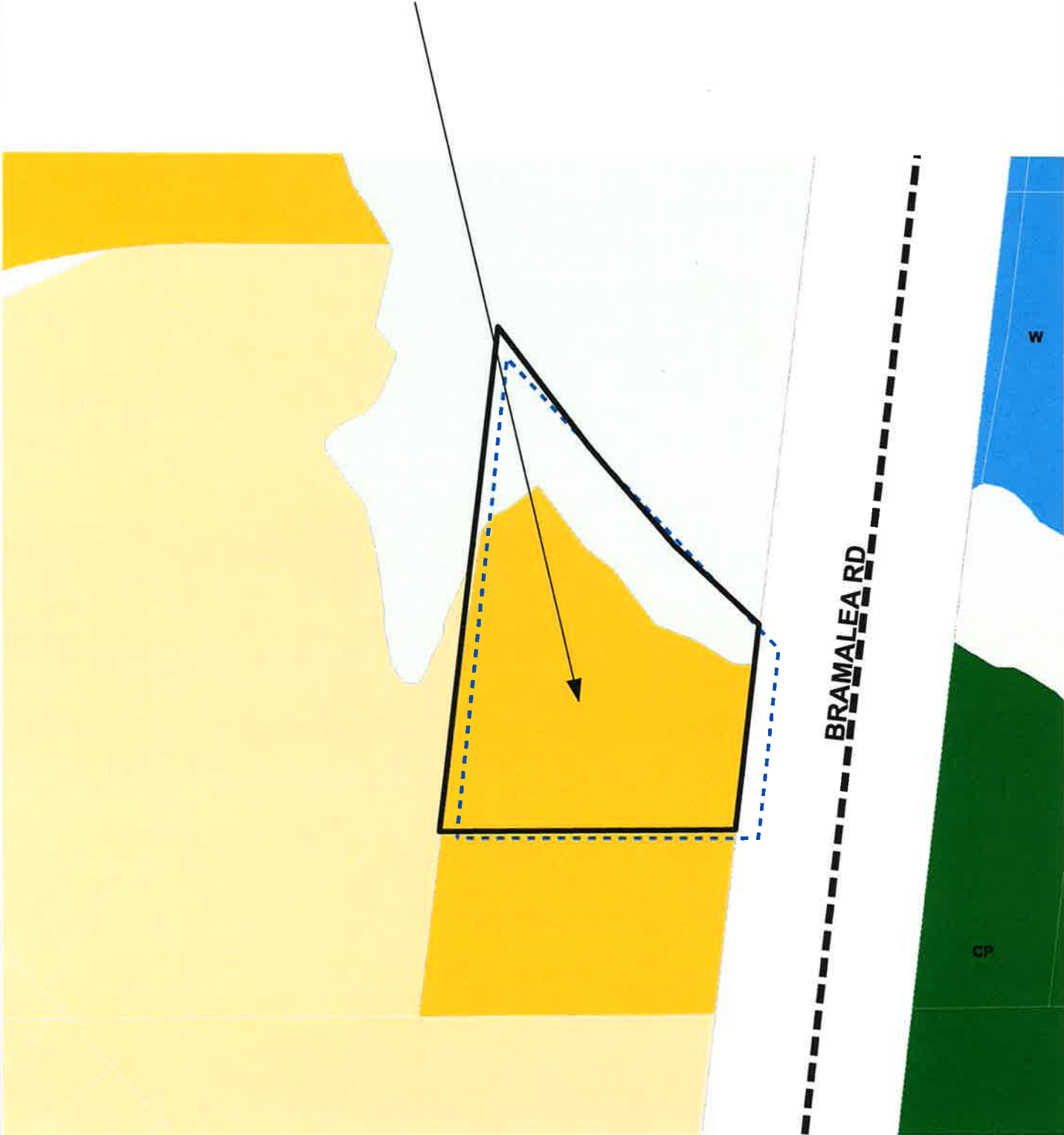
(2) By amending Special Policy Area 3, by deleting in its entirety policies 6.3.1., 6.3.2. and replacing with new subsection 6.3, as follows:

- i) permitted uses include townhouses, townhouse structure types, low to mid-rise apartments and high-rise apartments;
- ii) a maximum density of 618 units per net residential hectare (250 units per net residential acre) shall be permitted; and
- iii) a maximum building height of 15 Storeys.

3.3 The Document known as the 2006 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Countryside Villages Block Plan (48-1) (Part III, Block Plan) as amended are hereby amended:

(1) By re-designating from ‘Medium Density’ designation and to redesignate the Subject Lands as ‘Medium High Density Residential’ as shown on Schedule ‘A’.

LANDS TO BE REDESIGNATED FROM "MEDIUM DENSITY RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP48(A) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

ROAD NETWORK	COMMERCIAL	INSTITUTIONAL	NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT
GATEWAY	DISTRICT RETAIL	PUBLIC JUNIOR ELEMENTARY SCHOOL SITE	VALLEYLAND
POTENTIAL INTERSECTION	MOTOR VEHICLE COMMERCIAL	PUBLIC MIDDLE SCHOOL SITE	STORMWATER MANAGEMENT FACILITY
COLLECTOR ROAD	CONVENIENCE RETAIL	SEPERATE ELEMENTARY SCHOOL	WOODLOT
MINOR ARTERIAL	NEIGHBOURHOOD RETAIL COMMERCIAL	SEPERATE SECONDARY SCHOOL SITE	
MAJOR ARTERIAL (REGIONAL)	MIXED USE	PUBLIC SECONDARY SCHOOL SITE	
INTERSECT ON	VILLAGE CORE	PLACE OF WORSHIP	
	SPECIAL POLICY AREA		
	AREA SUBJECT TO THIS AMENDMENT		
RECREATION OPEN SPACE			RESIDENTIAL
CITY WIDE PARK			LOW DENSITY
NEIGHBOURHOOD PARK			MEDIUM DENSITY
			MEDIUM/HIGH DENSITY RESIDENTIAL
			LIVE/WORK



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2006# 241

File: OZS-2022-0042_OPA_A

Date: 2023/04/04

Author: ckovac

BY-LAW 73-2023



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 74 - 2023

To amend comprehensive Zoning By-law 270-2004, as amended

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, as amended, hereby enacts as follows:

1. By-law 270-2004, as amended, is hereby further amended:
- (1) By changing on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
Agricultural (A)	Residential Apartment B (4) (H) – Section 3702 (R4B (H)-3702)
	Open Space (OS) (H) – Section 3703 (OS (H) – 3703)

- (2) By adding the following sections:

“3702 The lands designated Residential Apartment B (4) (H) – Section 3702 (R4B (H)-3702) on Schedule A to this by-law:

3702.1 Shall only be used for the following:

- 1) An apartment dwelling.
- 2) Purposes accessory to the other permitted uses.

3702.2 Shall be subject to the following requirements and restrictions;

- 1) Minimum Lot Width: 27 metres
- 2) Minimum Front Yard Depth: 5 metres
- 3) Minimum Setback from a Lot Line for a Hydro Transformer: 0.3 metres
- 4) Minimum Interior Side Yard (South): 6 metres
- 5) Minimum Interior Side Yard (North): 3 metres
- 6) Minimum Rear Yard Depth: 4.5 Metres
- 7) Maximum Building Height: 15 Storeys
- 8) Maximum Lot Coverage: 45%
- 9) Minimum Landscaped Open Space: 37%

10) Maximum Floor Space Index: 5.15

11) Minimum Parking Requirements:

- a. Residents: 0.8 spaces per dwelling unit
- b. Visitor: 0.2 Spaces per dwelling unit

12) Loading, Unloading and Waste Disposal Storage:

- a. One on-site loading space shall be provided.
- b. Loading, unloading and waste disposal facilities shall not be located on the wall of a building facing a street.

3702.3 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a. Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - b. Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive, and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

3703 The lands designated Open Space (H) - Section 3703 (OS(H) – 3703) on Schedule A of this By-law:

3703.1 Shall permit the following uses:

- 1) Underground Parking Structure.
- 2) Landscaped Buffer Area.
- 3) Shall also be subject to the requirements and restrictions relating to the R4B zone, residential general provisions, general provisions and OS zone of this by-law which are not in conflict with those set out in Section 3703.

3703.2 The Holding (H):

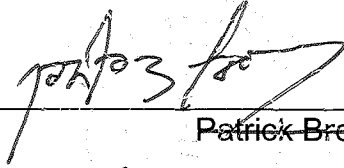
- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a. Confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
 - b. Confirmation that arrangements have been made to gratuitously convey any portion of the land that are deemed to be environmentally sensitive, and are to be protected through the stewardship of the City of Brampton, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 3rd day of May, 2023.


Approved as to
form.
2023/04/27
AGD

Approved as to
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2023/04/27
AAP

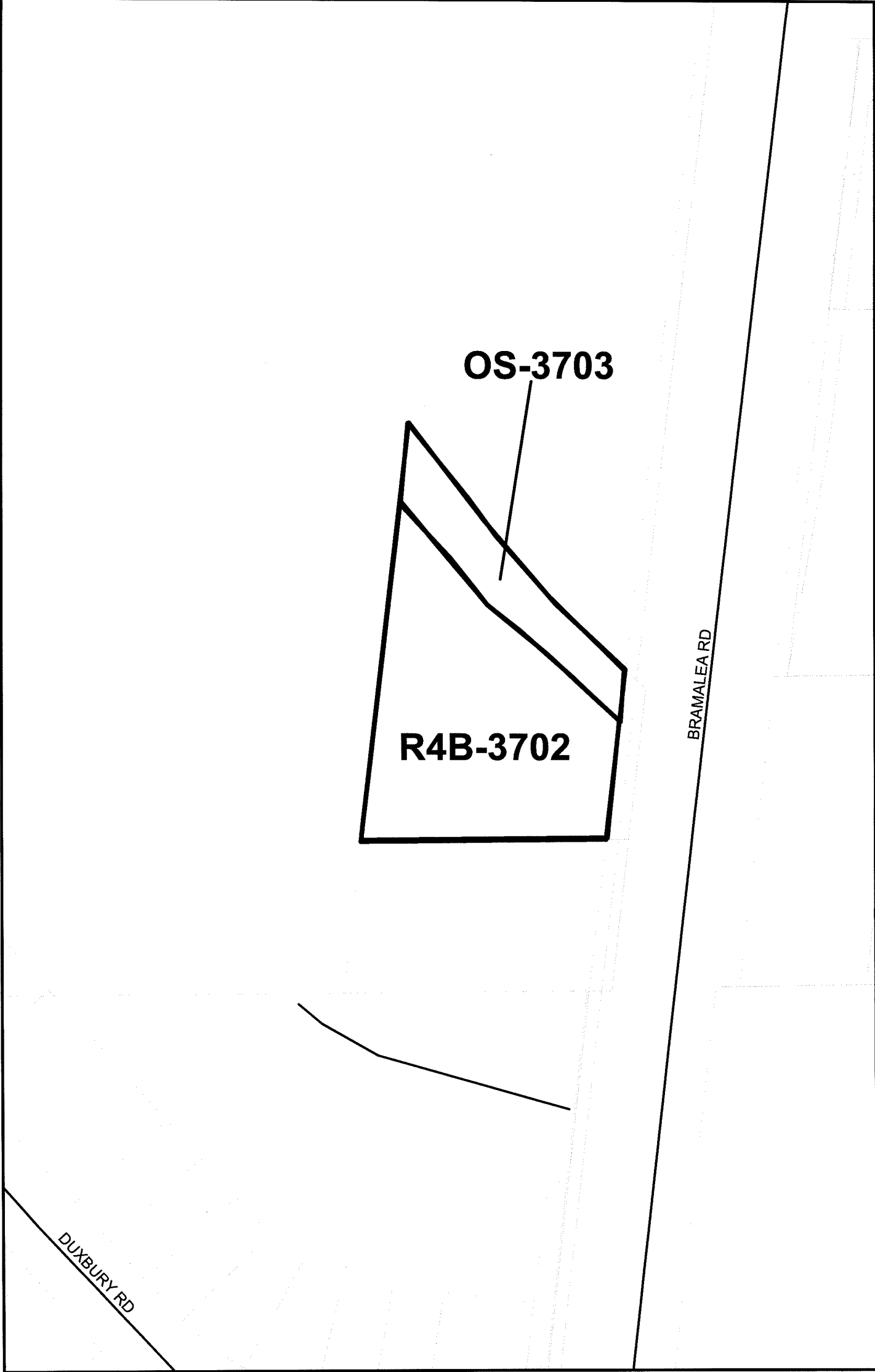
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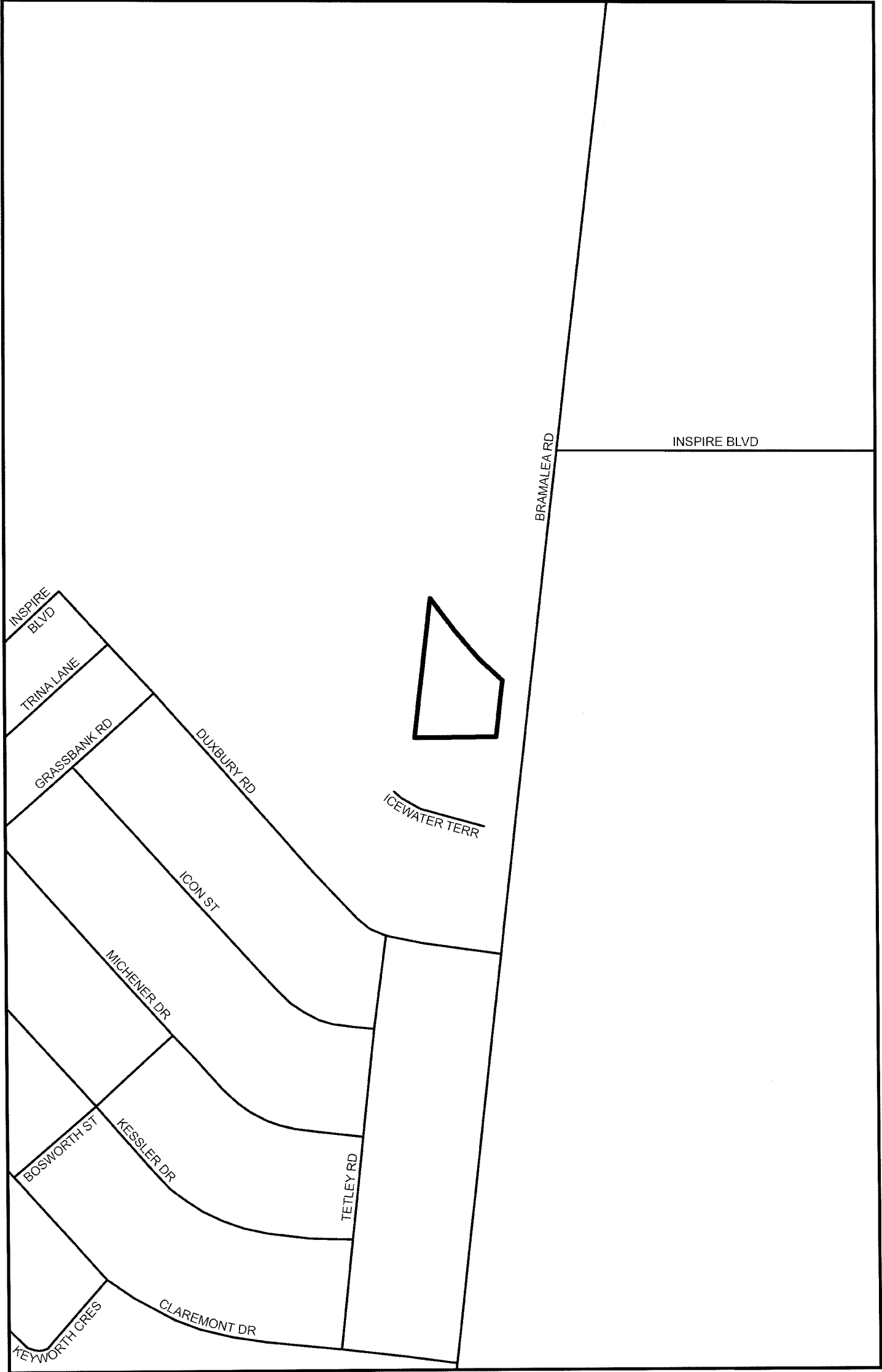


~~Patrick Brown, Mayor~~
HARKIRAT SINGH, DEPUTY MAYOR



Peter Fay, City Clerk





 SUBJECT LANDS



KEY MAP

BY-LAW 74-2023

Drawn by: ckovac