

**Adoption of Official Plan Amendment OP2006-242 (By-law 75-2023)
and Zoning By-law 76-2023**

150 First Gulf Boulevard

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 76-2023, to adopt Official Plan Amendment OP2006-242, and By-law 75-2023, 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 – J.L. Richards & Associates – 2849150 Ontario Inc., Ward 3, File: OZS-2022-0043.

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 OP2006-242: To re-designate the lands from “General Employment 2” to “Prestige Employment” to permit a five-storey office building on the property.

The Purpose and Effect of Zoning By-law 76-2023: To request for an amendment to the Zoning By-law to permit a five-storey office building.

Location of Lands Affected: 150 First Gulf Boulevard, northeast corner of the intersection of First Gulf Boulevard and Biscayne Crescent, Part of Lot 15, Concession 2, E.H.S.

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 Nitika Jagtiani, Planner, Planning, Building and Growth Management at (905) 874-3847 or Nitika.Jagtiani@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 75 - 2023

To amend 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, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2006- 242 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

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

Approved as to
form.

2023/04/25

SDSR

Approved as to
content.

2023/04/25

AAP

Patrick Brown, Mayor

HARKIRAT SINGH, DEPUTY MAYOR

Peter Fay, City Clerk

(OZS-2022-0043)

AMENDMENT NUMBER OP 2006- 242

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend Schedule 5 of the Highway 410 and Steeles Secondary Plan (SPA 5) to revise the land use designation from “General Employment 2” to “Prestige Employment”.

2.0 Location:

The lands subject to this amendment are located at the intersection of Biscayne Crescent and First Gulf Boulevard, and are municipally known as 150 First Gulf Boulevard. The lands comprise of 1 parcel totaling 0.03 hectares in area, and have a frontage of approximately 41 metres on Biscayne Crescent and are legally described as Part of Lot 15, Concession 2, E.H.S.

3.0 Amendments and Polices Relative Thereto:

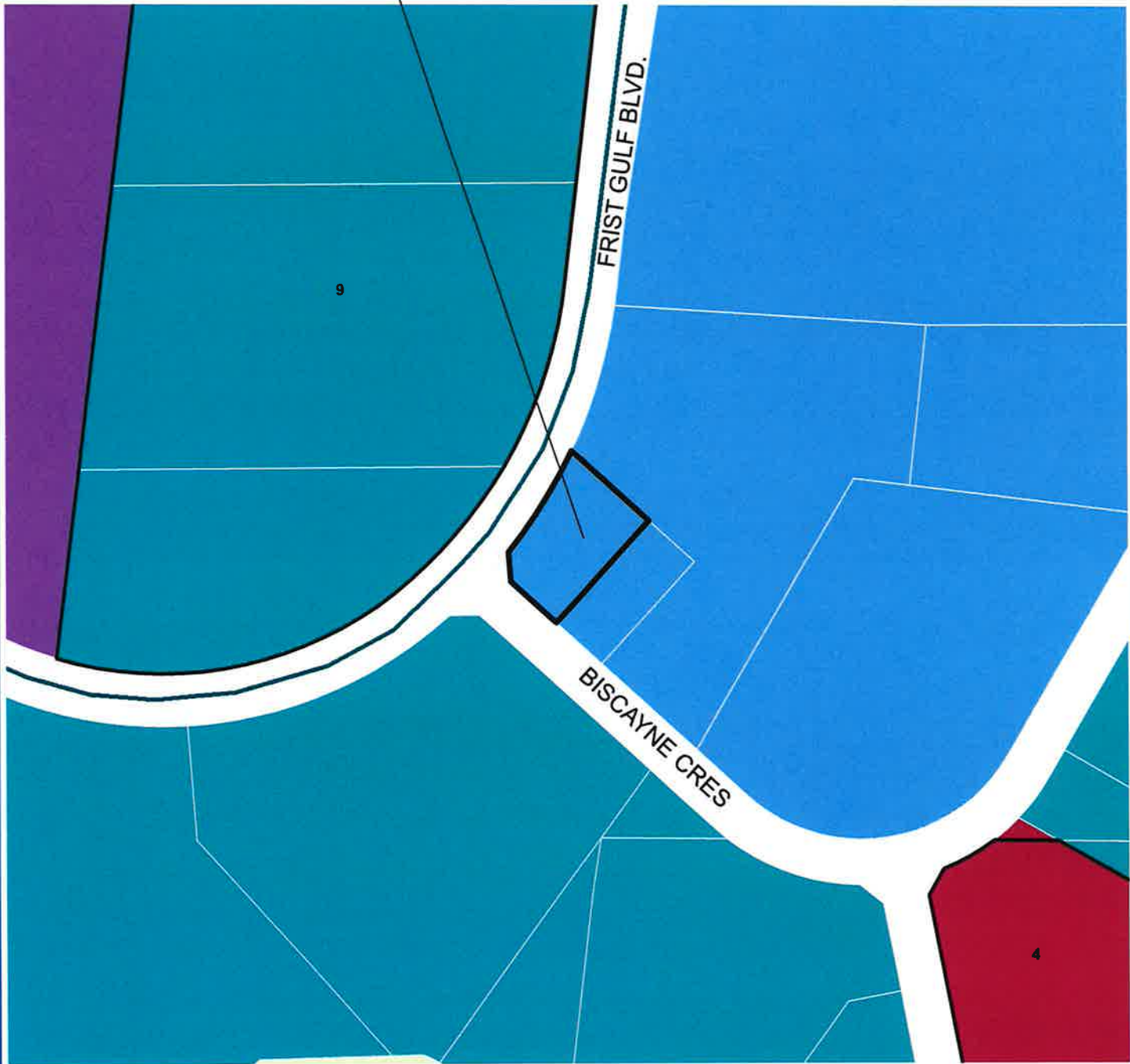
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

1. By adding to the list of amendments pertaining to Secondary Plan Area 5: Highway 410 and Steeles Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 242.

3.2 The document known as Secondary Plan Area 5 - Highway 410 and Steeles Secondary Plan, as amended, is hereby further amended as follows

1. Amending on Schedule 5 of Brampton Highway 410 and Steeles Secondary Plan Area 5, the land use designation of the lands outlined on Schedule A to this Amendment from “General Employment 2” to “Prestige Employment”.

LANDS TO BE REDESIGNATED FROM "GENERAL
EMPLOYMENT 2" TO "PRESTIGE EMPLOYMENT"



EXTRACT FROM SCHEDULE SP5(A) OF THE DOCUMENT KNOWN AS THE HIGHWAY 410 AND STEELES SECONDARY PLAN

HIGHWAY 410 AND STEELES SECONDARY PLAN AREA 5 - SCHEDULE 5

EMPLOYMENT	INSTITUTIONAL	OPEN SPACE	COMMERCIAL	ROADS	SPECIAL SITE AREA
GENERAL EMPLOYMENT 1	SECONDARY SCHOOL	RECREATIONAL OPEN SPACE	HIGHWAY AND SERVICE COMMERCIAL	COLLECTOR ROAD	SPECIAL POLICY AREA
GENERAL EMPLOYMENT 2		NATURAL HERITAGE SYSTEM	HIGHWAY COMMERCIAL	MINOR ARTERIAL ROAD	
PRESTIGE EMPLOYMENT			SERVICE COMMERCIAL	MAJOR ARTERIAL ROAD	
MIXED EMPLOYMENT COMMERCIAL				PROVINCIAL HIGHWAY	



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2006# 242

File: OZS-2022-0043_OPA_A

Date: 2023/03/27

Author: ckovac

BY-LAW 75-2023



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 76 - 2023

To amend Comprehensive Zoning By-law 270-2004:

The Council of The Corporation of the City of Brampton ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

- 1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial (M2)	Industrial M2 - Special Section 3696 (M2-3696)

- 2) By adding thereto the following section:

“3696 The lands designated Industrial M2- Special Section 3696 on Schedule A to this By-law:

3696.1 In addition to the uses permitted in the Industrial M2 Zone, the following uses shall also be permitted;

- i) Offices;
- ii) Product showroom;
- iii) Uses accessory to the office use:
 - a. Recreation facility.

3696.2 Shall be subject to the following requirements and restrictions:

- i) Maximum building height: 5 storeys, excluding the mechanical penthouse;
- ii) Maximum gross floor area: 3,850 m²;
- iii) Minimum exterior side yard width: 3.0 metres;
- iv) Minimum required parking Spaces: 40 parking spaces;
- v) Setbacks to utility uses including gas meter, hydro transformer and generator shall not apply;
- vi) Hydro transformer may be located within the required 3.0 metre landscape strip.

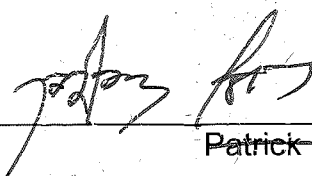
- vii) Waste collection receptacle shall be located entirely within the rear yard or interior side yard and shall be screened from view from a street or public thoroughfare.
- viii) A minimum 3.0 metre parking aisle width shall be provided abutting the east property line.
- ix) Shall also be subject to the requirements and restrictions relating to the Industrial M2 Zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3696."

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

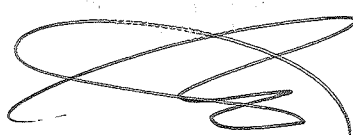
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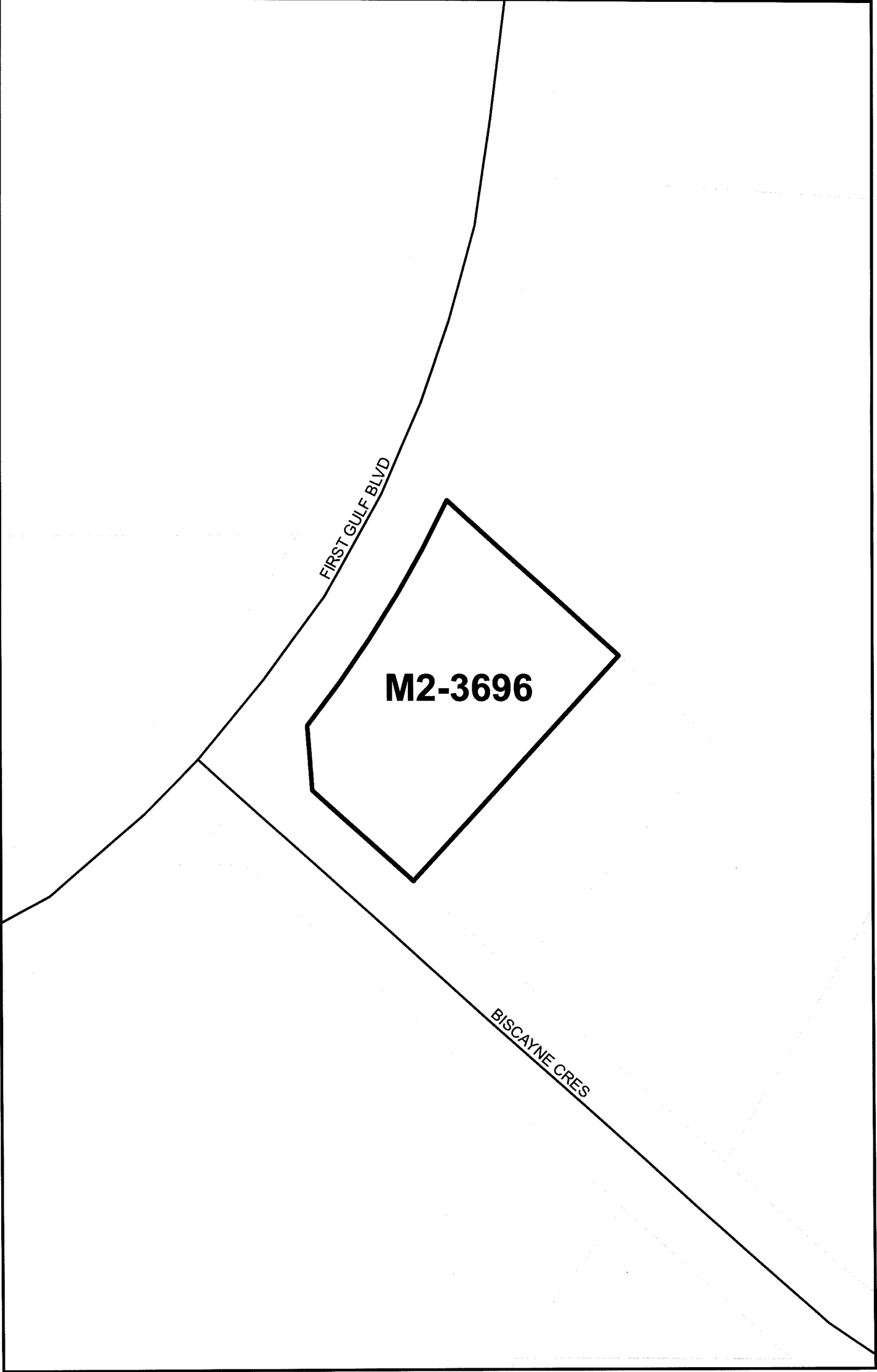
(OZS-2022-0043)



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



Peter Fay, City Clerk



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT



PART LOT 15, CONCESSION 2 E.H.S.

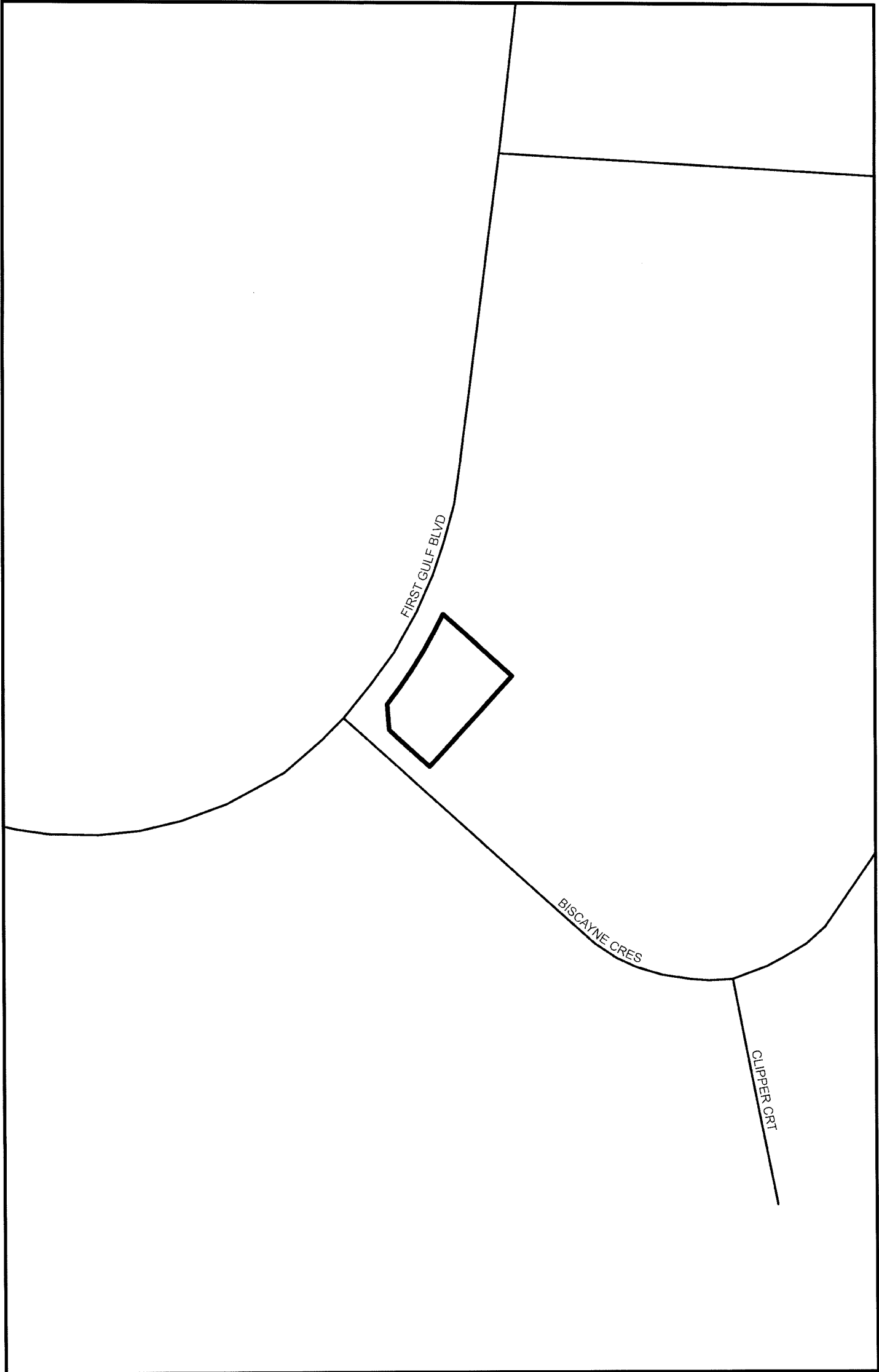
File: OZS-2022-0043_ZBLA

Date: 2023/03/27

Drawn by: ckovac

BY-LAW 76-2023

SCHEDULE A



SUBJECT LANDS



BRAMPTON
Flower City

PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2022-0043_ZKM

Date: 2023/03/27



KEY MAP

BY-LAW 76-2023

Drawn by: ckovac