

**Adoption of Official Plan Amendment OP2006-253 (By-law 157-2023)
and Zoning By-law 158-2023**

10209 Bramalea Road

Date of Passing: September 29, 2023
Effective Date of Decision: October 2, 2023
Date of Notice: October 11, 2023
Last Date of Appeal: October 31, 2023

On September 29, 2023, the Council of the Corporation of the City of Brampton passed By-law 157-2023 and By-law 158-2023. In accordance with subsection 284.11 (4) of the Municipal Act, 2001, these by-laws are deemed to be passed by Council as of October 2, 2023.

By-law 157-2023 and By-law 158-2023 were passed to adopt Official Plan Amendment OP2006-253, and 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 King Consultants Inc. c/o Navjot Dhami and 1000446904 Ontario Ltd., Ward 9 (File: OZS-2023-0026).

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 the Official Plan Amendment and Zoning By-law Amendment:
To permit a private Montessori School and Day Nursery.

Location of Lands Affected: north of the intersection of Peter Robertson Boulevard and Bramalea Road, and east of Bramalea Road, municipally known as 10209 Bramalea Road.

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 Harjot Sra, Planner, Planning, Building and Growth Management Services at Harjot.Sra@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 October 31, 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
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 157 - 2023

To Adopt Amendment Number OP 2006- 253
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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006- 253 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 29th day of September, 2023.

Approved as to
form.


2023/09/22

SDSR

Approved as to
content.


2023/09/22

AAP



Patrick Brown, Mayor

HARKIRAT SINGH, DEPUTY MAYOR



Peter Fay, City Clerk

(City File: OZS-2023-0026)

**AMENDMENT NUMBER OP 2006- 253
to the Official Plan of the
City of Brampton Planning Area**

**AMENDMENT NUMBER OP 2006- 253
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this amendment is to amend the Springdale Secondary Plan Area 2 to change the land use designation on the subject lands from Low Density Residential 1 to Institutional to permit the development of a Montessori School and Day Nursery.

2.0 Location:

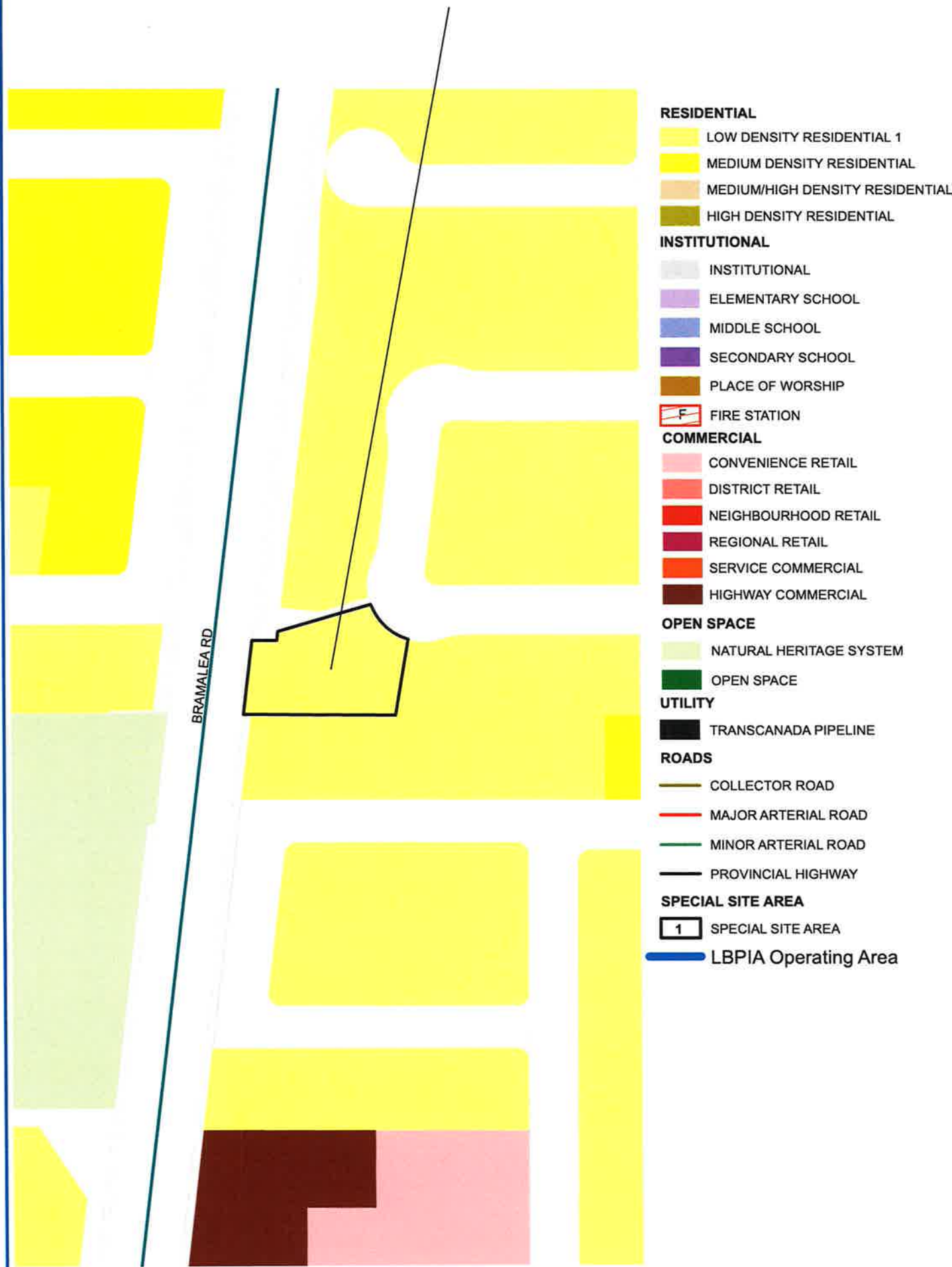
This amendment applies to lands located east of Bramalea Road, north of Peter Robinson Boulevard, municipally addressed as 10209 Bramalea Road and legally described as Part of Lot 12, Concession 5 East of Hurontario Street Part 1 43R38103, City of Brampton, Regional Municipality of Peel (Formerly Township of Chinguacousy, County of Peel). The lands are approximately 2332 square metres in size and have a frontage of approximately 30.48 metres along Bramalea Road.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Springdale Secondary Plan Area 2 of the City of Brampton Planning Area is hereby amended:

- (1) By changing Schedule "SP 2 " Secondary Plan Area 2, Chapter 2 thereto, to delete the 'Low Density Residential 1' designation and replacing it with an 'Institutional' designation as shown on Schedule 'A' of this Amendment.

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL 1" TO "INSITUTIONAL"



EXTRACT FROM SCHEDULE SPA2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 158 - 2023

To By-law 270-2004, as amended

WHEREAS 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. By-law 204-2010 and By-law 253-2021, as amended, is hereby further amended:

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

From	To
Agricultural (A) & Residential Single Detached D – 807 (R1D-807) & Temporary Use By-law 34-2021	Institutional One Zone – Section 3718 (I1-3718)

- (2) By Adding thereto, the following sections:

The lands designated I1 – Section 3718 of Schedule A to this by-law:

“3718.1.1 shall only be used for the following purposes:

- (a) a private school;
- (b) day nursery; and
- (c) purposes accessory to the other permitted purposes.

3718.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.2 hectares
- (b) Minimum Lot Width: 31.36 metres
- (c) Minimum Lot Depth: 61.51 metres
- (d) Minimum Front Yard Depth: 6.91 metres
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Side Yard Width: 3.7 metres
- (g) Maximum Building Height: 3 storeys
- (h) Maximum Lot Coverage: 51.6%
- (i) Minimum Landscape Strip Abutting a Residential Zone: 3.0 metres
- (j) Fencing: 2.0 metres high privacy fence is required on all lot lines adjacent to a Residential Zone
- (k) Parking: Minimum of 17 parking spaces”

ENACTED and PASSED this 29th day of September, 2023.

Approved as to
form.

2023/09/25

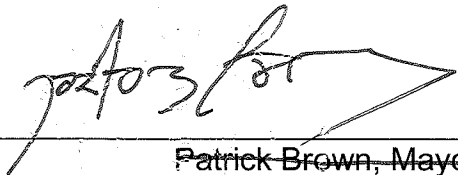
SDSR

Approved as to
content.


2023/09/25

AAP

(City File: OZS-2023-0026)



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



Peter Fay, City Clerk





 SUBJECT LANDS

