

**Adoption of Official Plan Amendment OP2006-188 (By-law 162-2020)
and Zoning By-law 163-2020
10394 Hurontario Street
Ward 2**

Date of Decision: September 16, 2020
Date of Notice: September 30, 2020
Last Date of Appeal: October 15, 2020

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 162-2020, to adopt **Official Plan Amendment OP2006-188, and By-law 163-2020**, 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 Malwa Management and Construction Ltd. – Gagnon Walker Domes Ltd. – City File C01W12.014

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: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Malwa Management and Construction Ltd. – Gagnon Walker Domes Ltd., to permit the development of a three-storey building consisting of office, medical office, retail units, as well as eighty (80) parking spaces.

Location of Lands Affected: 10394 Hurontario Street – Ward 2

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. Further enquiries or questions should be directed to Yin Xiao, Development Planner, Planning, Building and Economic Development, at 905.874.2867 or yinzhou.xiao@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 Local Planning and Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than October 15, 2020**, shown above as the last date of appeal. An appeal form is available from the LPAT website at www.eltovt.gov.on.ca/tribunals/lpat/forms.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal 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 Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. 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 LPAT, 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

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 162 - 2020

To adopt Amendment Number OP2006- 188

to the Official Plan of the
City of Brampton Planning Area

That 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 OP2006- 188 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 16th day of September, 2020.

Approved as to
form.

2020/08/25

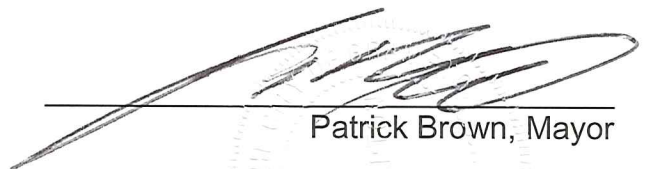
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Approved as to
content.

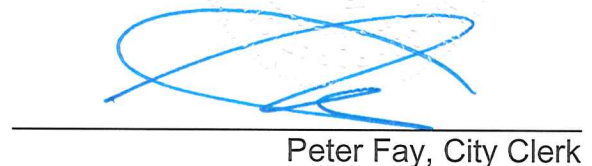
2020/08/19

AAP

(File C01W12.014)



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP2006- 188TO THE OFFICIAL PLAN of the
CITY OF BRAMPTON PLANNING AREA**1.0 Purpose:**

The purpose of this amendment is to amend the Snelgrove-Heart Lake Secondary Plan to redesignate the lands shown on Schedule A of this amendment to permit local office uses and ancillary retail and service commercial uses.

The amendment will revise Section 3.0 Employment of the Snelgrove-Heart Lake Secondary Plan to add new land-use designation "Prestige Employment" and related policies.

2.0 Location

The lands subject to this amendment are located on the west side of Hurontario Street, south of Sandalwood Parkway West, municipally known as 10394 Hurontario Street and legally known as Part of Lot 12, Concession 1, W.H.S., with a total site area of approximately 0.40 hectares.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Snelgrove-Heart Lake Secondary Plan, being Chapter 1 of Part II of the Official Plan of the City of Brampton, as amended, is hereby further amended:

(1) By adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove-Heart Lake Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 188

(2) By changing on Schedule 1 thereto, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "General Employment 1" to "Prestige Employment".

(3) By amending Section 3 Employment, to add new land-use designation "Prestige Employment" and the following new Sub-Section 3.4 Prestige Employment and new policies as Policies 3.4.1 and 3.4.2:

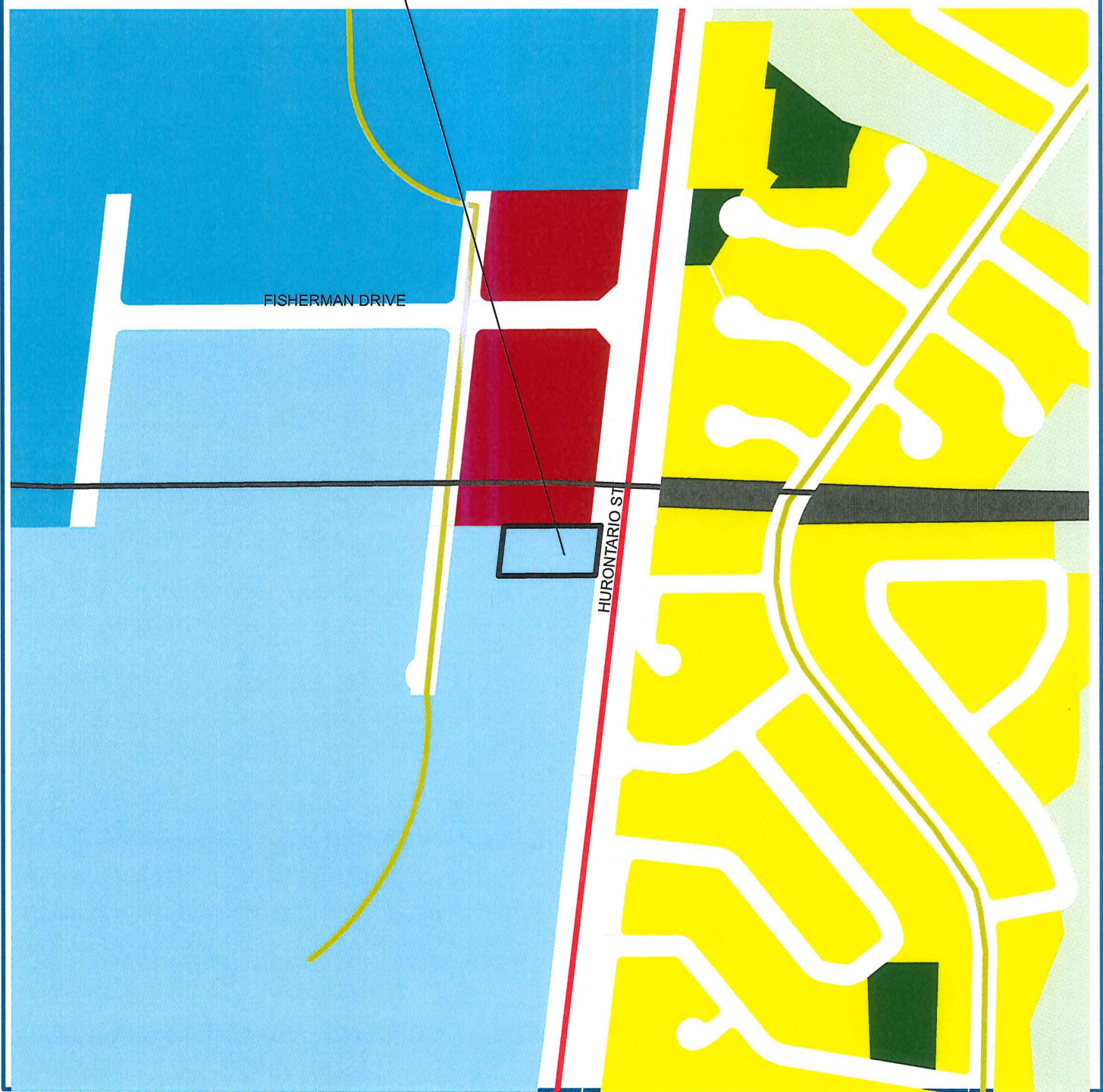
"3.4 Prestige Employment"

3.4.1 Uses permitted on lands designated Prestige Employment on Schedule 1 may include:

- i.) warehousing, manufacturing, processing, assembling, packaging, repairing and fabricating, provided that such uses operate within wholly enclosed buildings;
- ii.) offices;
- iii.) hotels;
- iv.) banquet halls and conference centres;
- v.) restaurants;
- vi.) public uses;
- vii.) research and development facilities;
- viii.) recreation facilities;
- ix.) product showroom and display facilities;
- x.) day nurseries; and,
- xi.) ancillary commercial and retail uses intended to serve the employment area.

3.4.2 Outside storage is not permitted in the Prestige Employment designation.”

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT
- GENERAL EMPLOYMENT 1" TO "EMPLOYMENT
- PRESTIGE INDUSTRIAL"



EXTRACT FROM SCHEDULE SPA1(A) OF THE DOCUMENT KNOWN AS THE SNELGROVE/HEART LAKE SECONDARY PLAN

COMMERCIAL	EMPLOYMENT	INSTITUTIONAL	RESIDENTIAL	OPEN SPACE	ROADS
<div></div> CONVENIENCE RETAIL	<div></div> GENERAL EMPLOYMENT 1	<div></div> ELEMENTARY SCHOOL	<div></div> LOW DENSITY RESIDENTIAL	<div></div> NATURAL HERITAGE SYSTEM	<div></div> COLLECTOR ROAD
<div></div> DISTRICT RETAIL	<div></div> GENERAL EMPLOYMENT 2	<div></div> MIDDLE SCHOOL	<div></div> LOW DENSITY 1 RESIDENTIAL	<div></div> RECREATION OPEN SPACE	<div></div> MINOR ARTERIAL ROAD
<div></div> HIGHWAY AND SERVICE COMMERCIAL	<div></div> PRESTIGE INDUSTRIAL	<div></div> SECONDARY SCHOOL	<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> CEMETERY	<div></div> MAJOR ARTERIAL ROAD
<div></div> HIGHWAY COMMERCIAL		<div></div> FIRE STATION	<div></div> MEDIUM / HIGH DENSITY RESIDENTIAL	<div></div> PRIVATE COMMERCIAL RECREATION	<div></div> PROVINCIAL HIGHWAY
<div></div> MIXED EMPLOYMENT COMMERCIAL		<div></div> INSTITUTIONAL	<div></div> HIGH DENSITY RESIDENTIAL		<div></div> RAILWAY
<div></div> NEIGHBOURHOOD RETAIL		<div></div> PLACE OF WORSHIP			
<div></div> SERVICE COMMERCIAL					
<div>1</div> SPECIAL SITE AREA					
					UTILITY
					<div></div> UTILITY





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 163 - 2020

To amend 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 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 ONE – SECTION 801 (M1-801)	INDUSTRIAL BUSINESS – SECTION 3551 (MBU – 3551)

2) By adding thereto the following sections:

“3551. The lands zoned MBU-3551 on Schedule A to this by-law:

3551.1 Shall only be used for the following purposes:

- a) An office, including medical, dental and drugless practitioner
- b) Only in conjunction with an office:
 - i) A personal service shop
 - ii) A retail establishment, having no outside storage
 - iii) A bank, trust, or finance company
 - iv) A dining room restaurant
 - v) A take-out restaurant
 - vi) A place of worship
 - vii) Purposes accessory to the other permitted purposes

3551.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Lot Width 38 metres
- b) Minimum Front Yard 4.5 metres
Depth
- c) Maximum Front Yard 8.0 metres
Depth
- d) Minimum Building Height 3 storeys
- e) Maximum Building Height 6 storeys

- | | | |
|---|---|---|
| f) Minimum Landscape Open Space | Front Yard: | Except at approved Driveway locations, a minimum 3 metre wide landscape strip shall be provided along the front lot line |
| | Other Yards: | Except at approved Driveway locations, a minimum 1.5 metre wide landscape strip shall be provided along the side yards and the rear lot lines |
| e) Minimum Lot Area | No requirement | |
| f) Maximum Lot Coverage | No requirement | |
| g) Maximum Floor Space Index | 0.8 | |
| h) Maximum Floor Space Index for an office | No requirement | |
| i) Minimum parking space required | i) 1 space for each 23 square metres of gross commercial floor area for medical, dental or drugless practitioners office use | |
| | ii) 1 space for each 25 square metres of gross commercial floor area for office use other than medical, dental or drugless practitioners office | |
| | iii) 1 space for each 23 square metres of gross commercial floor area for a retail establishment | |
| | iv) Except as set out in subsection 3551.2(i)(v), for all other uses, the requirements of Section 20.3 shall apply. | |
| | v) Notwithstanding subsection 3551.2(i)(iv), no parking shall be required for floor area located below established grade used exclusively for storage, building maintenance, and/or employee amenity space. | |
| j) Maximum combined total GFA for uses permitted in Section 3551.1(b) shall not exceed 20% of the total GFA of the building. | | |
| k) Floor areas below established grade shall only be used for purpose of storage, building maintenance, building management/security office, and employee amenity space. | | |
| l) All garbage and refuse storage, including any container for the storage of recyclable materials, shall be enclosed within a garbage enclosure, except restaurant refuse which shall be located within a climate controlled area within the building. ” | | |

ENACTED and PASSED this 16th day of September, 2020.

Approved as to
form.

2020/08/25

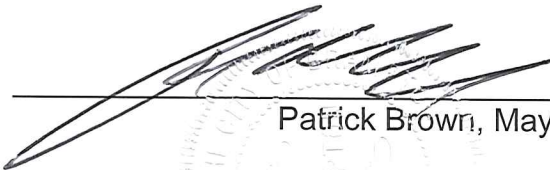
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Approved as to
content.

2020/08/19

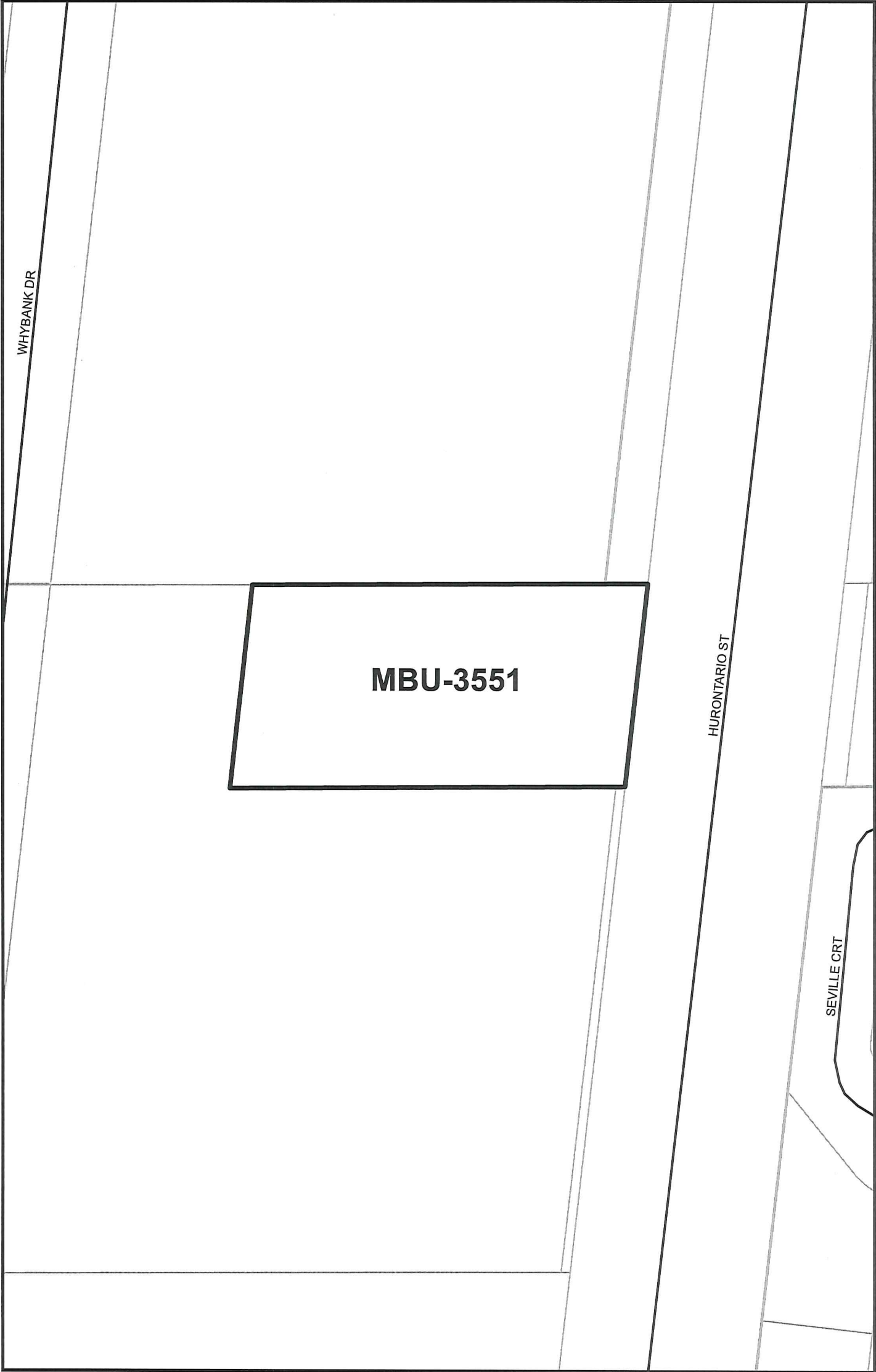
AAP

(File No.: C01W12.014)



Patrick Brown, Mayor


Peter Fay, City Clerk



ZONE BOUNDARY



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES



PART LOT 12, CONCESSION 1 W.H.S..

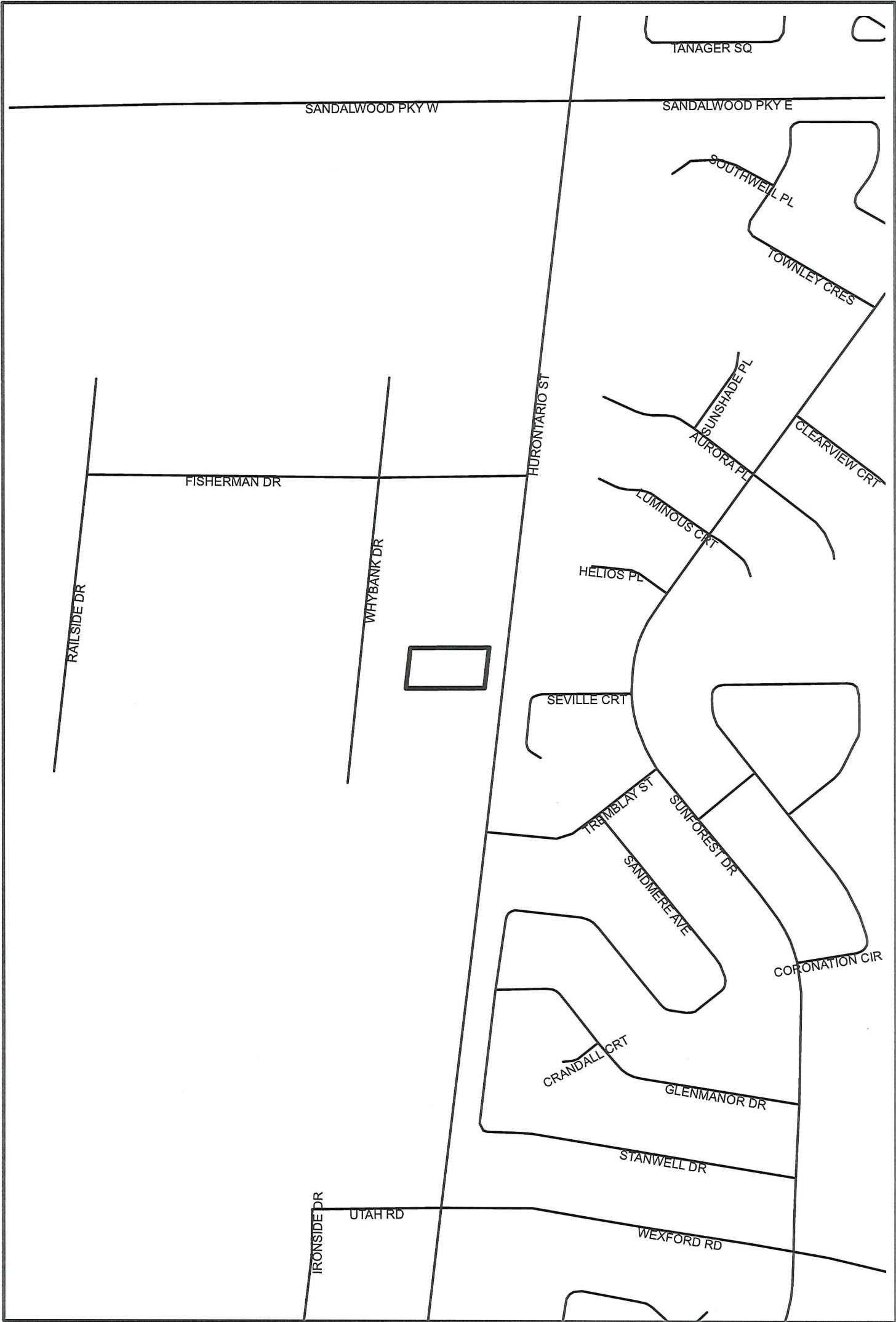
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
SCHEDULE A

File: C01W12.014_ZBLA

Date: 2020/01/27

Drawn by: ckovac



 SUBJECT LANDS  GISPRD.RAILWAYS



KEY MAP