

**Adoption of Official Plan Amendment OP2006-193 (By-law 22-2021)
and Zoning By-law 23-2021
Ward 6**

Date of Decision: February 17, 2021
Date of Notice: March 4, 2021
Last Date of Appeal: March 24, 2021

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 22-2021, to adopt **Official Plan Amendment OP2006-193, and By-law 23-2021**, 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 2639509 Ontario Ltd. – Candevcon Ltd. – File C03W14.008.

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 the City of Brampton Official Plan and Secondary Plan Area 44, Fletchers Meadow Secondary Plan Land Use Schedule (44a), as amended; and, to amend Comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by 2639509 Ontario Ltd., to permit semi-detached residential uses on the property.

Location of Lands Affected: 10783 Creditview Road, referred to as Part Lot 14, Concession 3, W.H.S, Geographic Township of Chinguacousy – Ward 6.

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 Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, at 905.874.3473 or andrew.ramsammy@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.

Under the *Planning Act*, there is a Draft Plan of Subdivision pertaining to the subject lands – File 21T-19008B.

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 March 24, 2021**, shown above as the last date of appeal. An appeal form is available from the LPAT website at <https://olt.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 a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal 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 Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.

Appointments to attend City Hall may be booked online at:

<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

<p>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.</p>



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 22 - 2021

To Adopt Amendment Number OP 2006- 193
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 – 193 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 17th day of February, 2021.

Approved as to
form.

2021/01/26

AWP

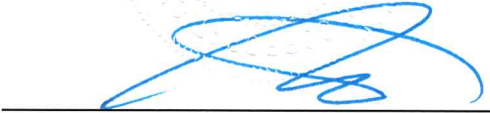
Approved as to
content.

2021/01/25

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 193
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and Secondary Plan Area 44, Fletchers Meadow Secondary Plan, Land Use Schedule (44a) to reflect revisions to the land use designations.

2.0 Location:

The lands subject to this amendment are located on the east side of Creditview Road, north of Sandalwood Parkway. The lands have approximately 30.47 metres (100 feet) of frontage along Creditview Road and are located in Part of Lot 14, Concession 3, 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) By amending Schedule A2 – Retail Structure, to delete the “Convenience Retail” designation as shown on Schedule A of this amendment.

3.2 The portions of the document known as the Fletchers Meadow Secondary Plan, Chapter 44 (Part II Secondary Plan, as amended), is hereby further amended:

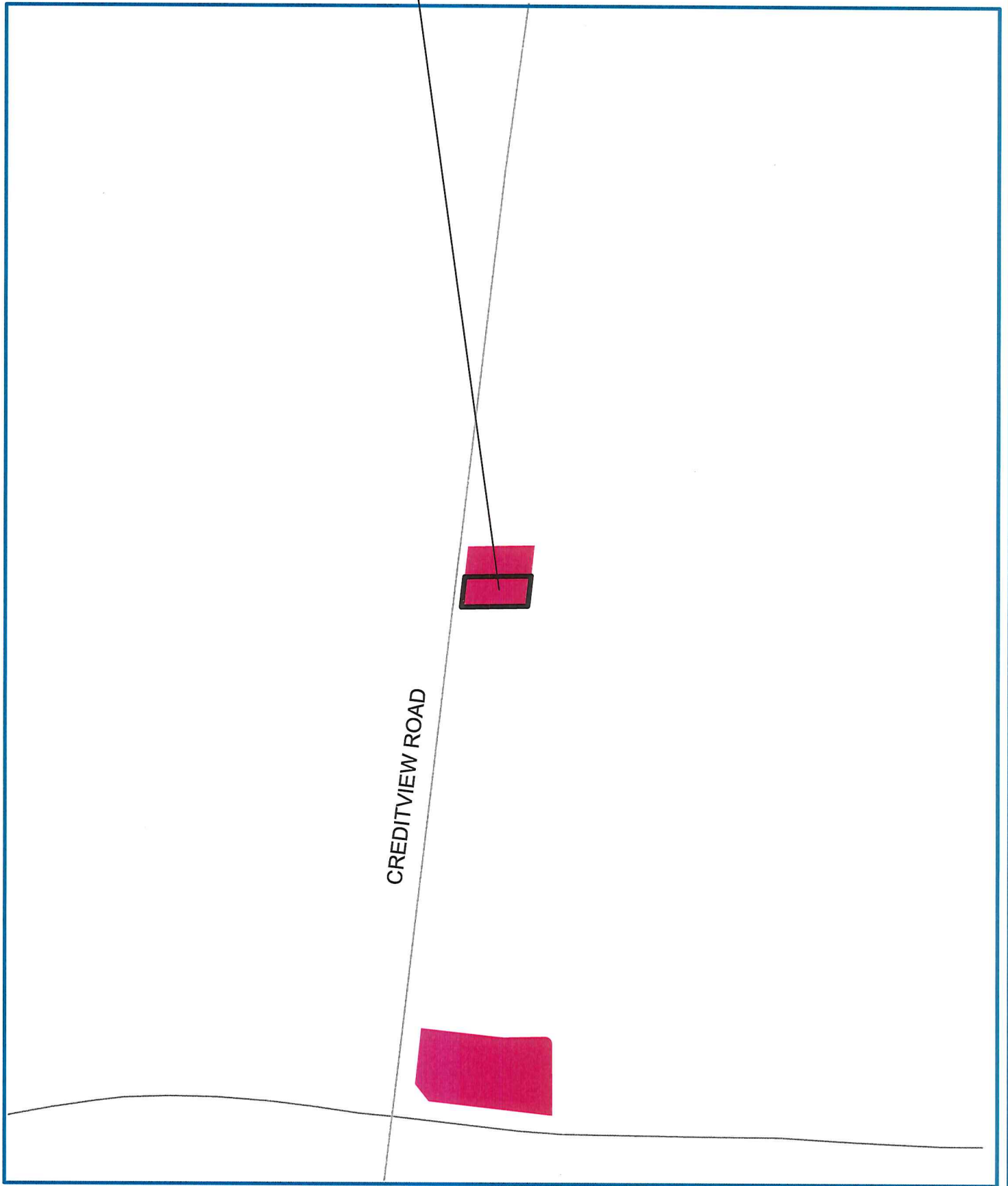
- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 44: Fletchers Meadow Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-193.
- (2) By amending Schedule 44(a) of Chapter 44: Fletchers Meadow Secondary Plan, the land use designation of the lands shown on Schedule B to this amendment from “Convenience Retail” to “Low/Medium Density Residential”.
- (3) By adding a new Sub-Section 3.1.16 following Sub-Section 3.1.15 of Chapter 44: Fletchers Meadow Secondary Plan as follows:

“3.1.16

The lands designated “Low/Medium Density Residential” and located at the southeast side of Buick Boulevard and Creditview Road are to be developed in accordance with the ‘Low/Medium Density Residential’ designation, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre).”

- (4) And the subsequent sections will be renumbered accordingly.

"CONVENIENCE RETAIL" TO BE DELETED

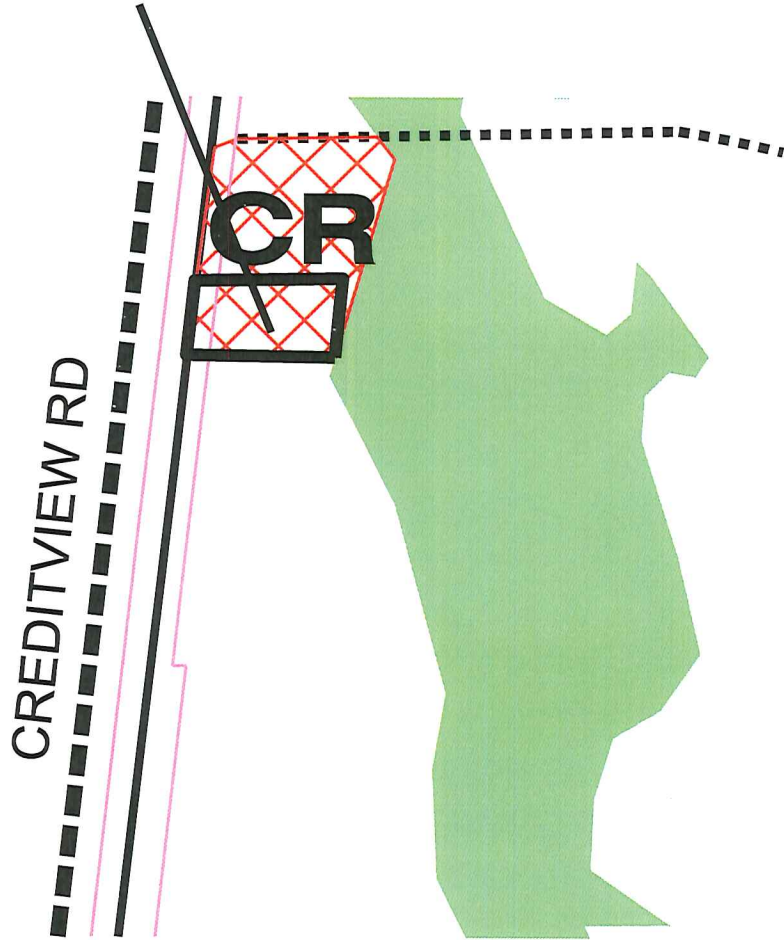


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  L.B.P.I.A. OPERATING AREA
-  NEIGHBOURHOOD RETAIL
-  CONVENIENCE RETAIL
-  REGIONAL RETAIL
-  DISTRICT RETAIL



**LANDS TO BE REDESIGNATED FROM "CONVENIENCE RETAIL"
TO "LOW/MEDIUM DENSITY RESIDENTIAL"**



EXTRACT FROM SCHEDULE SP44(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

RESIDENTIAL



LOW / MEDIUM DENSITY RESIDENTIAL

TRANSPORTATION



COLLECTOR ROADS



ARTERIAL ROADS



SECONDARY PLAN BOUNDARY &
AREA SUBJECT TO AMENDMENT

COMMERCIAL



CONVENIENCE RETAIL

OPEN SPACE



SECONDARY VALLEY LAND





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 23 - 2021

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*, hereby ENACTS as follows:

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

From:	To:
"AGRICULTURAL (A)"	"RESIDENTIAL SEMI-DETACHED – SECTION 3543 (R2A – 3543)"

- b. By adding the following Sections:

"3543 The lands designated R2A – 3543 on Schedule A to this by-law:

3543.1 Shall only be used for the purposes permitted within an R2A zone.

3543.2 Uses permitted under Section R2A – 3543.1 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 405 square metres per lot and 202.5 square metres per dwelling unit;

(2) Minimum Lot Width: 13.4 metres per lot and 6.7 meters per dwelling unit;

(3) Minimum Lot Depth: 30.0 metres;

(4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;

(5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area;

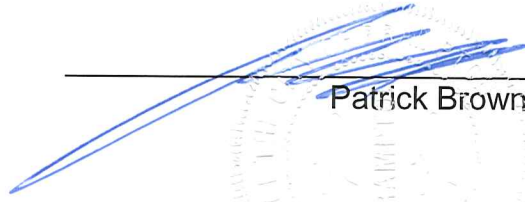
(6) Minimum Interior Side Yard Width: 1.2 metres;

3543.3 Shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3543.2."


ENACTED and PASSED this 17th day of February, 2021.

Approved as to
form.
2021/01/26
AWP

Approved as to
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2021/01/25
AAP



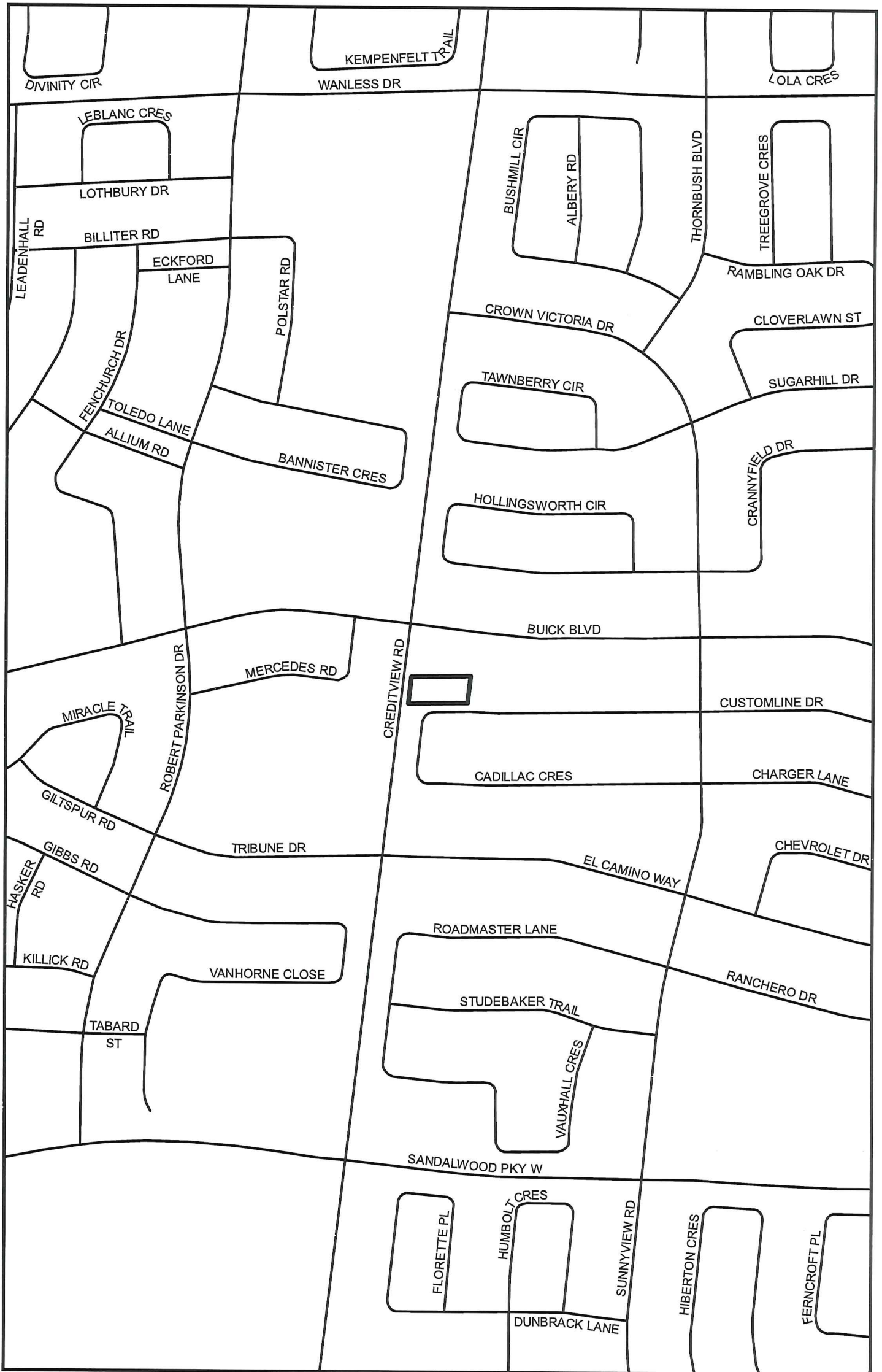
Patrick Brown, Mayor



Peter Fay, City Clerk

(C03W14.008)





 SUBJECT LANDS

