

**Adoption of Official Plan Amendment OP2006-194 (By-law 67-2021)
and Zoning By-law 68-2021
Ward 5**

Date of Decision: April 21, 2021
Date of Notice: May 6, 2021
Last Date of Appeal: May 26, 2021

On the date noted above, the Council of The Corporation of the City of Brampton passed **By-law 67-2021, to adopt Official Plan Amendment OP2006-194, and By-law 68-2021**, 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 KLM Planning Partners Inc. – Golden Gate Mississauga Road Plaza Ltd. – File C04W08.007.

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: The purpose of the Official Plan Amendment is to designate the subject lands as “Convenience Commercial” on Schedule A2 – Retail Structure, and re-designate the subject lands from “Residential – Low Density 2” to “Convenience Commercial” in the Secondary Plan. The purpose of the Zoning By-law is to amend Comprehensive Zoning By-law 270-2004, as amended, to permit the development of a commercial plaza consisting of a motor vehicle service station, retail, day care, restaurant, commercial, and office uses.

Location of Lands Affected: North-east corner of Mississauga Road and Williams Parkway, and is municipally known as 9567 and 9581 Mississauga Road. The property is legally described as Part of the West Half of Lot 8, Concession 4, West of Hurontario Street Registered Plan 43R-32452 – Ward 5.

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 Himanshu Katyal, Development Planner, Planning, Building and Economic Development, at 905.874.3359 or himanshu.katyal@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 May 26, 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. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: cityclerksoffice@brampton.ca

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 67 - 2021

To adopt Amendment Number OP 2006- 194 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- 194 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the 2006 Official Plan of the City of Brampton Planning Area.

ENACTED and PASSED this 21st day of April, 2021.

Approved as to
form.

2021/03/17

C.deSereville

Approved as to
content.

2021/03/18

Allan A. Parsons

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-194
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedules A, B and C to this amendment to permit the development of the subject lands for a multi-building commercial development and to provide specific policies for the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located at the northeast corner of Williams Parkway and Mississauga Road. The subject site is described as part of the west half of Lot 8, Concession 4 W.H.S. The lands have a total area of approximately 0.92 ha (2.27 acres).

3.0 Amendment and Policies Relative Thereto:

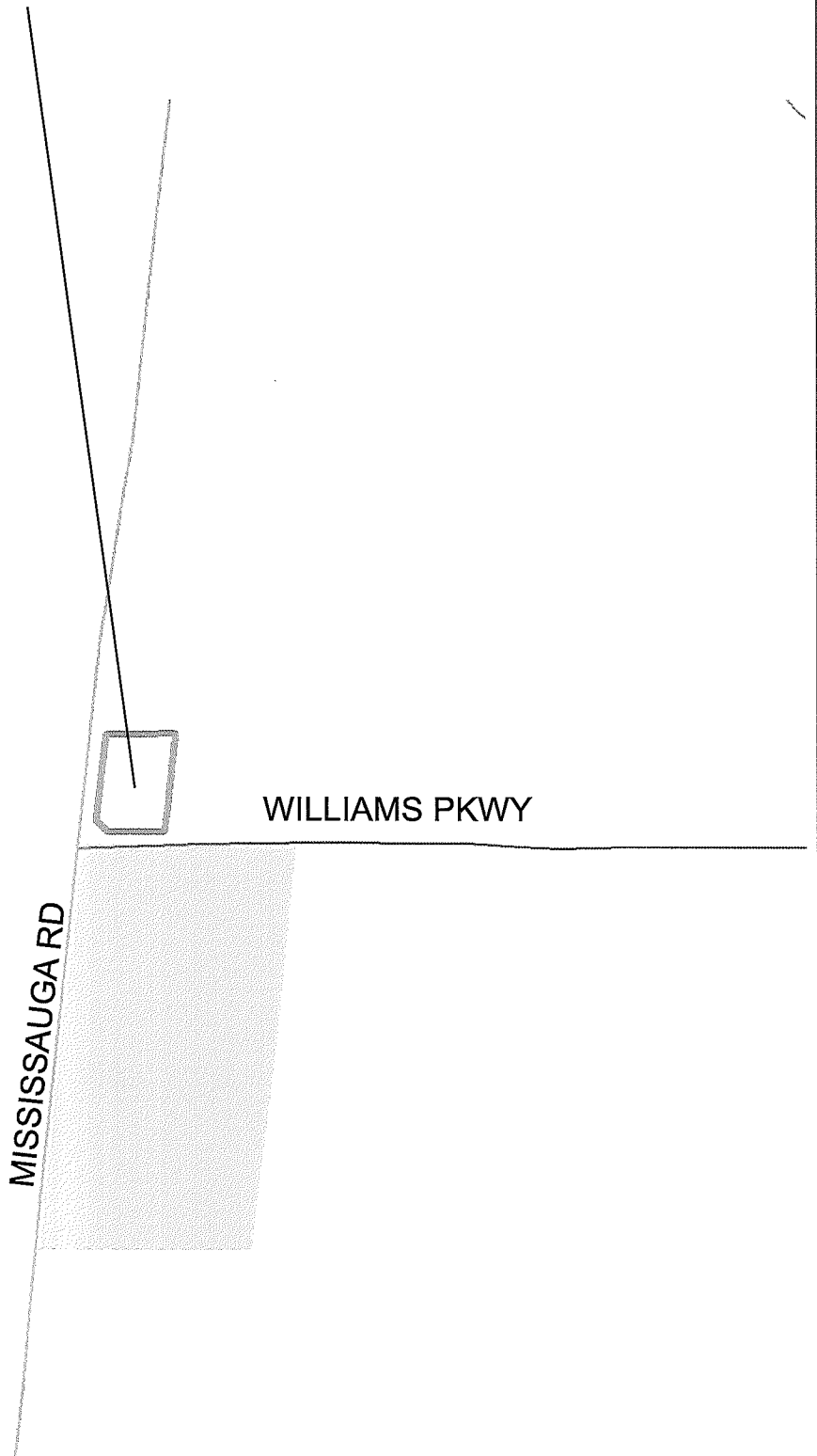
3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) By adding a "Convenience Retail" designation to Schedule A2 – Retail Structure and identifying the lands as shown on Schedule A to this amendment as "Convenience Retail";
- 2) By adding Amendment Number OP 2006-194 to the list of amendments pertaining to Secondary Plan Area Number 45: the Credit Valley Secondary Plan as set out in Part II: Secondary Plans.

3.2 The portions of the documents known as the 1993 Official Plan of the City of Brampton Planning Area, which remain in force as they relate to the Credit Valley Secondary Plan (being Part Two Secondary Plans, as amended), are hereby further amended:

- 1) By changing on Schedule SP 45(a) of Chapter 45 of Part II: Secondary Plan, the land use designation of the lands as shown on Schedule B to this amendment from "Residential – Low Density 2" to "Convenience Commercial";
- 2) By changing on Community Block Plan – Sub Areas 1&3 Credit Valley Secondary Plan, the land use designation of the lands as shown on Schedule C to this amendment from "Highway Commercial" to "Convenience Commercial".

LANDS TO BE DESIGNATED "CONVENIENCE RETAIL"

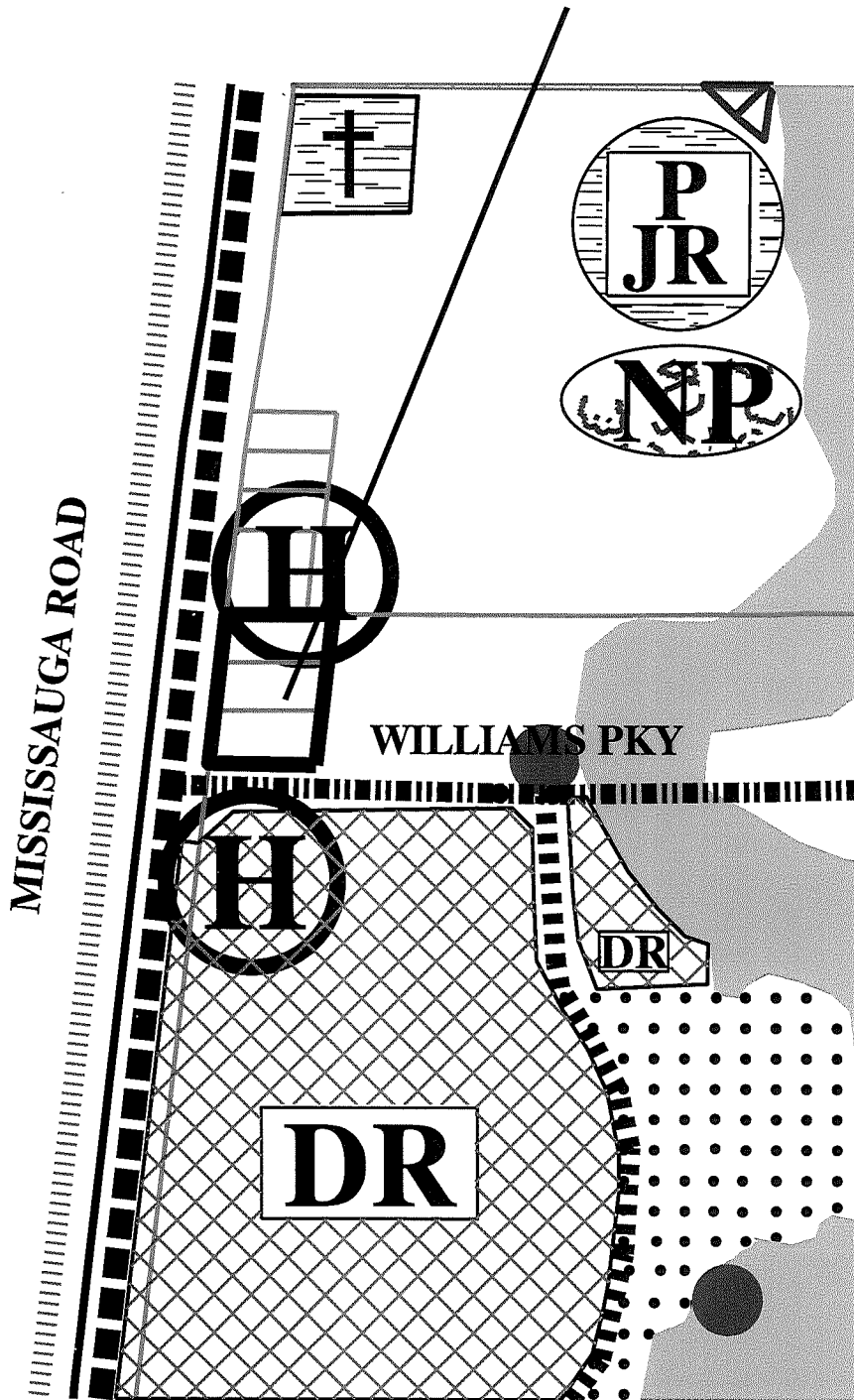


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | | | |
|--|--------------------|---|----------------------|
|  | CONVENIENCE RETAIL |  | NEIGHBOURHOOD RETAIL |
|  | DISTRICT RETAIL |  | REGIONAL RETAIL |



LANDS TO BE REDESIGNATED FROM
 "LOW DENSITY 2 RESIDENTIAL" to
 "CONVENIENCE COMMERCIAL"

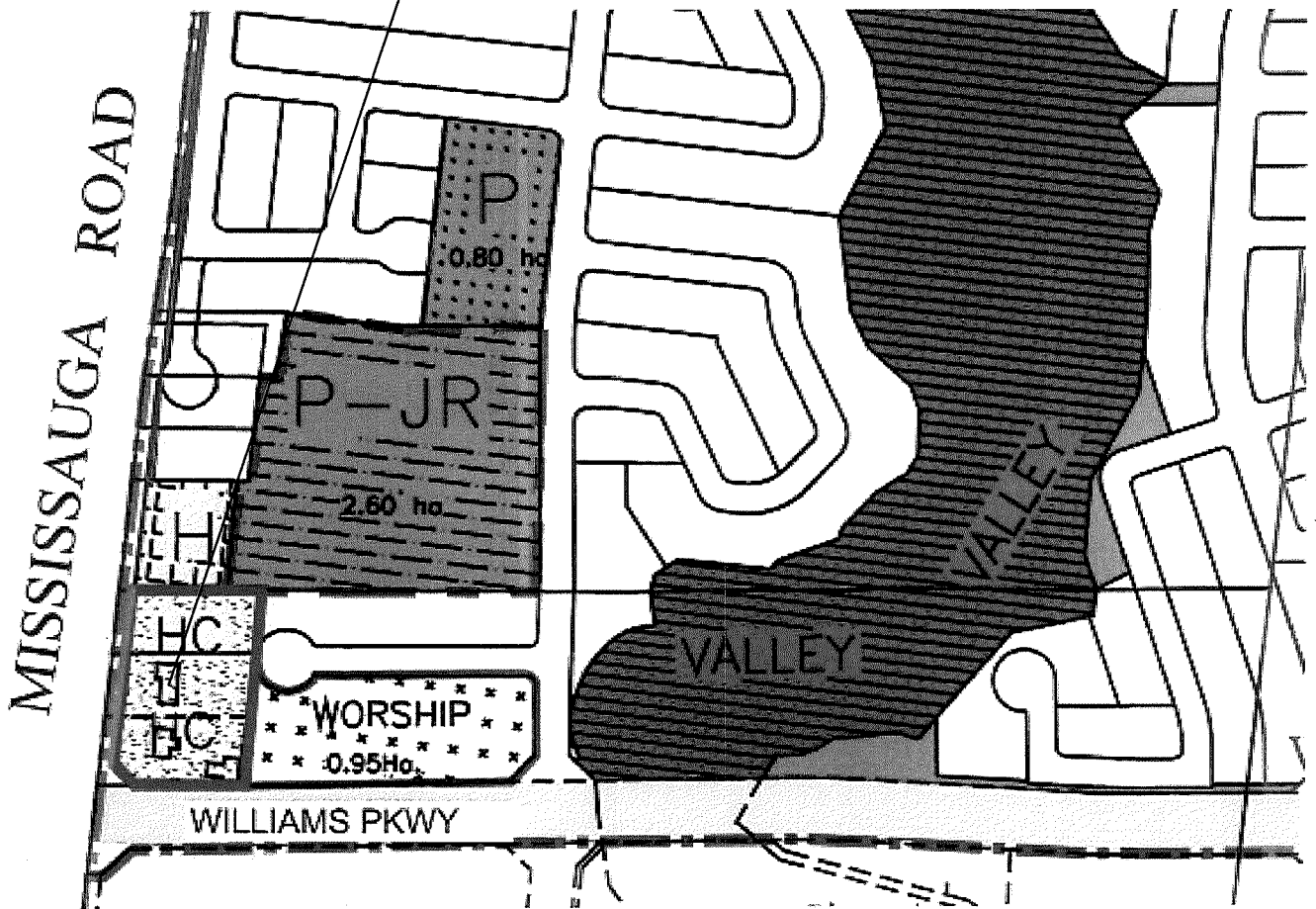


EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDITVALLEY SECONDARY PLAN

- | | | | |
|--|--------------------------------------|--|---------------------------------------|
| | RESIDENTIAL
Low Density 1 | | Secondary Plan Boundary |
| | Low Density 2 | | OPEN SPACE
Primary Valleyland |
| | COMMERCIAL
District Retail | | Neighbourhood Park |
| | Neighbourhood Retail | | Potential Stormwater Management Ponds |
| | INSTITUTIONAL | | INFRASTRUCTURE |
| | Public / Junior Elementary School | | Major Arterial Roads |
| | Place Of Worship | | Minor Arterial Roads |
| | Heritage Resource | | Collector Roads |



LANDS TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" TO "CONVENIENCE COMMERCIAL"



EXTRACT FROM BLOCK PLAN 45-1 OF THE DOCUMENT KNOWN AS CREDIT VALLEY BLOCK PLAN

LEGEND

	RESIDENTIAL		SUBJECT LANDS
	STORM WATER MANAGEMENT		HERITAGE
	SCHOOL		PLACE OF WORSHIP
	PARK		AREA SUBJECT TO TERTIARY PLAN
	VALLEY		
	WOODLOT		
	COMMERCIAL		





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 68 - 2021

To amend 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 the zoning designation of the lands identified at Schedule "A" to this By-law:

From:	To:
AGRICULTURAL (A) ZONE	COMMERCIAL THREE – SECTION 3014 (C3-SECTION 3014) ZONE

(2) By adding thereto the following sections:

"3014 The lands designated C3-3014 on Schedule A to this By-law:

3014.1 Shall only be used for the following purposes:

- a) Purposes permitted in the C3 Zone;
- b) A motor vehicle washing establishment;
- c) A day nursery;
- d) Purposes accessory to other permitted purposes;

3014.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Yard Depth(s):
 - i) Exterior Side Yard Width: 4.45 m
 - ii) Front Yard Depth: 2.95 m
 - iii) Setback to a lot line

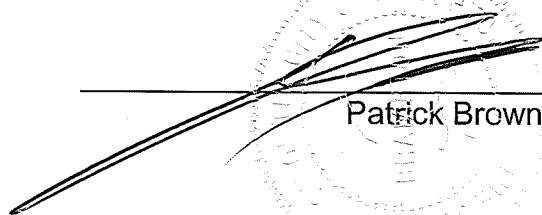
- abutting a Daylighting Triangle: 2.95 m
 - iv) Rear Yard Depth: 4.45 m
 - v) Interior Side Yard Depth: 2.95 m
- (b) Outdoor storage shall not be permitted.”

ENACTED and PASSED this 21st day of April, 2021.


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C.deSereville

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Allan A. Parsons]

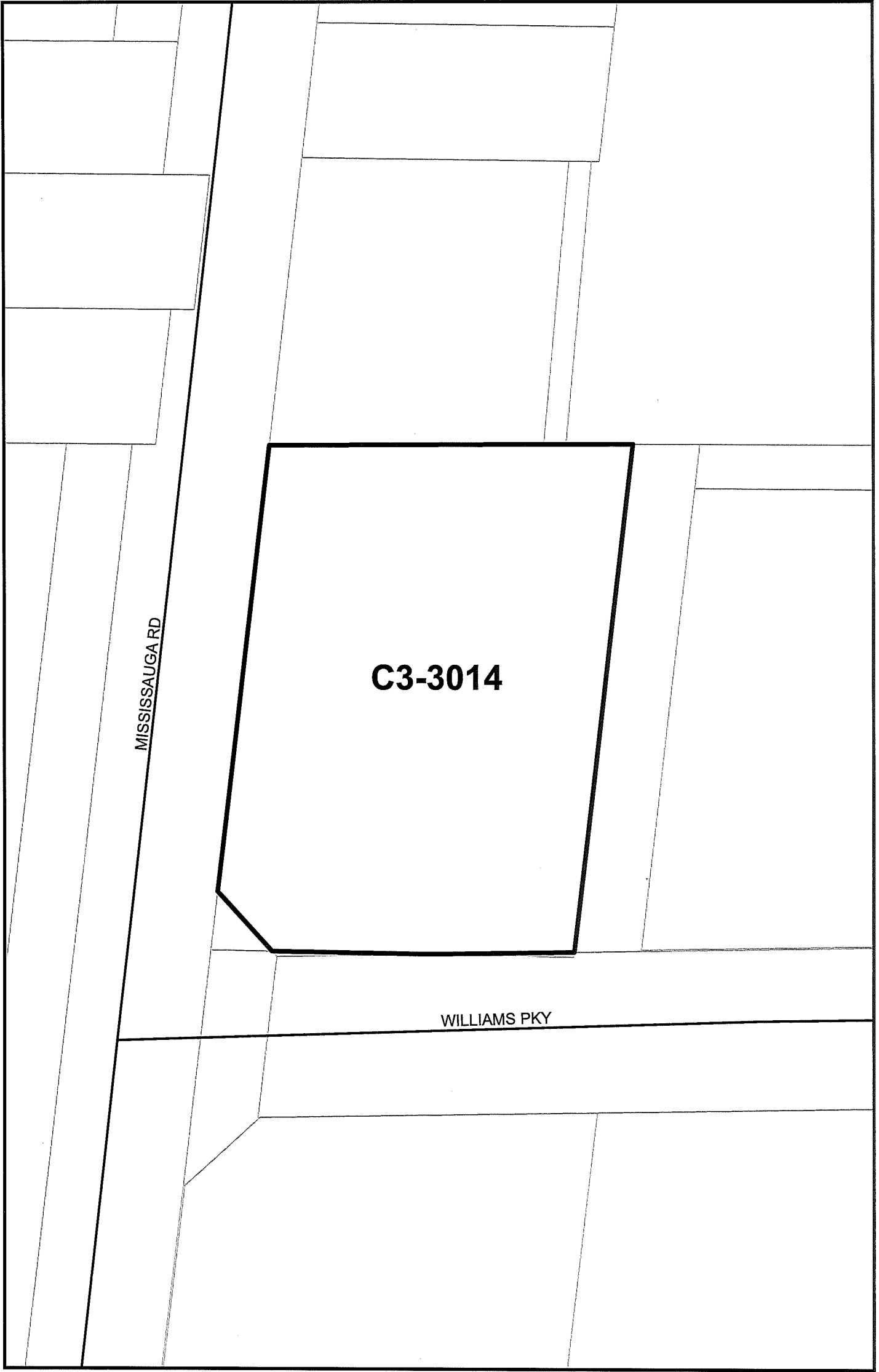
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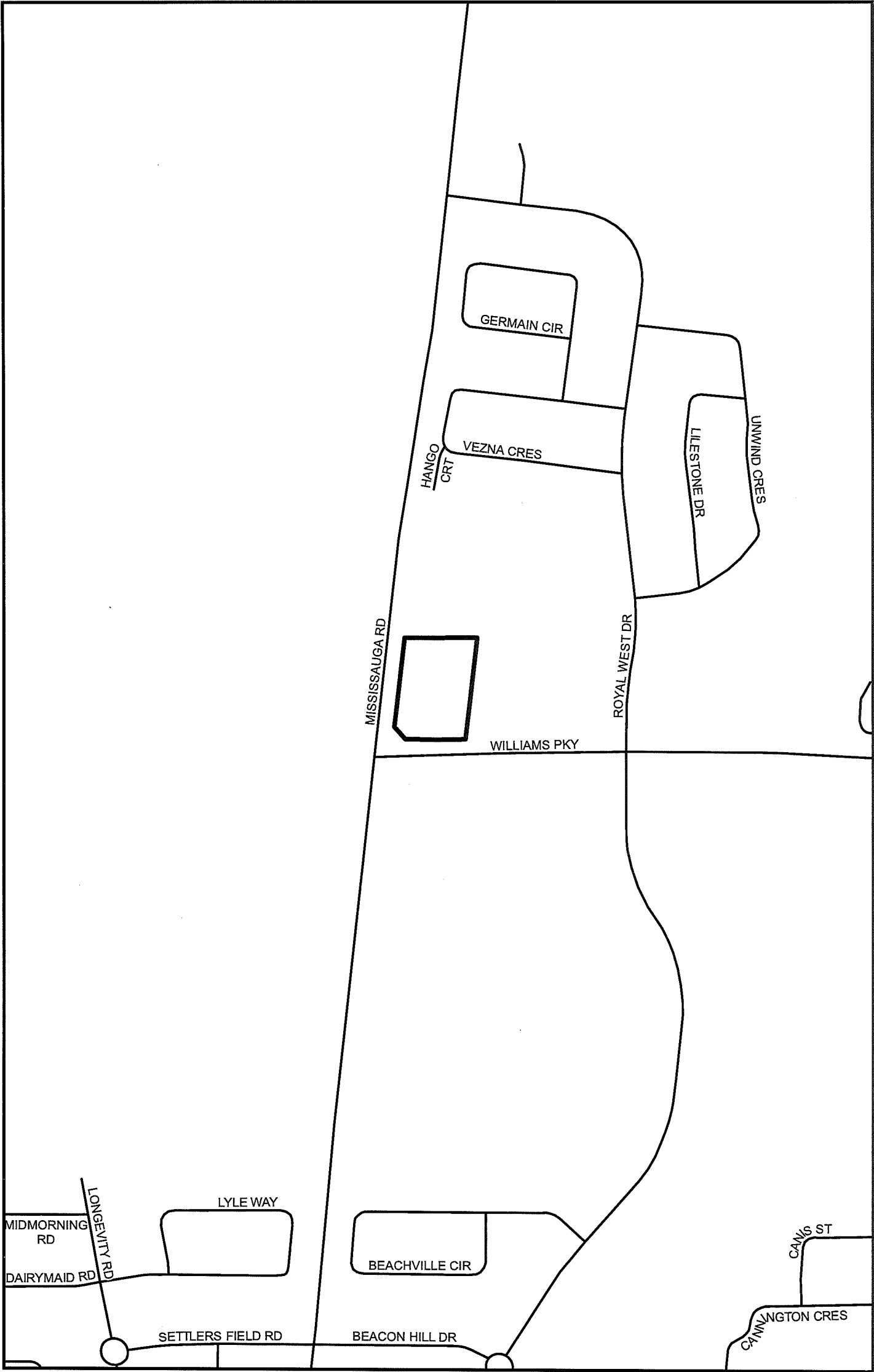


Patrick Brown, Mayor



Peter Fay, City Clerk





 SUBJECT LANDS



KEY MAP

BY-LAW 68-2021