

**Adoption of Official Plan Amendment OP 2006-206 (By-law 5-2022)
and Zoning By-law 6-2022
10196 Bramalea Road
Ward 9**

Date of Decision: January 26, 2022
Date of Notice: February 8, 2022
Last Date of Appeal: February 28, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 5-2022, to adopt **Official Plan Amendment OP 2006-206, and By-law 6-2022**, 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 Gagnon Walker Domes Ltd. – S.Kaur & N. Parhar – File C04E11.008.

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 of the Official Plan Amendment: to revise the existing Official Plan and Secondary Plan Designations of the property located at 10196 Bramalea Road - to permit a residential townhouse development consisting of eight townhouse units.

The Purpose and Effect of the Zoning By-law: to amend comprehensive Zoning By-law 270-2004, as amended - to permit a residential townhouse development consisting of eight townhouse units.

Location of Lands Affected: west side of Bramalea Road, approximately 600 metres (1,968 feet) north of Bovaird Drive East, and 300 metres (984 feet) south of Black Forest Drive, and municipally known as 10196 Bramalea Road, being Part of Lot 11, Concession 4, E.H.S. – Ward 9.

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 Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than February 28, 2022**, 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
905.874.2107

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 5 - 2022

To Adopt Amendment Number OP 2006- 206 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- 206 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 26th day of January, 2022.

Approved as to
form.

2022/Jan/17

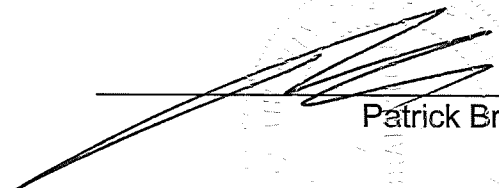
SDSR

Approved as to
content.


2022/01/17

AAP

(File: C04E11.008)



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 206
To Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to permit the development of eight, three-storey townhouse units, located on the west side of Bramalea Road, approximately 600 metres (1,968 feet) north of Bovaird Drive East, and 300 metres (984 feet) south of Black Forest Drive. The amendment removes the lands from the Natural Heritage System as identified on Schedule D and redesignates the lands from Open Space to Residential on Schedule A. The amendment to the Official Plan and Springdale Secondary Plan (Area 2) is shown on Schedules 'A' to 'D' of this document. The amendment will add a new Special Land Use Policy Area in the Official Plan.

2.0 Location

The lands subject to this amendment are known municipally as 10196 Bramalea Road. The lands are located approximately 600 metres (1,968 feet) north of Bovaird Drive East, 300 metres (984 feet) south of Black Forest Drive/Larkspur Road, having frontage of approximately 45.83 metres (150.36 feet) along the west side of Bramalea Road. The lands are legally described as Part of Lot 11, Concession 4, E.H.S., in the City of Brampton, in the Regional Municipality of Peel.

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 further amended:

- 1) By adding to the list of amendments pertaining to Secondary Plan Area Number 2: Springdale Secondary Plan as set out in Part II: Secondary Plans, thereof, 'Amendment Number OP2006- 206
- 2) By amending on Schedule '1' – City Concept, the land use designation of the lands shown outlined on Schedule 'A' of this amendment from "Open Space" to "Communities".
- 3) By amending on Schedule 'A' – General Land Use Designations, the land use designation of the lands shown outlined on Schedule 'B' of this amendment from "Open Space" to "Residential" and adding "Special Policy Area 22".
- 4) By deleting from Schedule 'D' – Natural Heritage Features, the land use designation 'Woodland' as shown on Schedule 'C' of this amendment .

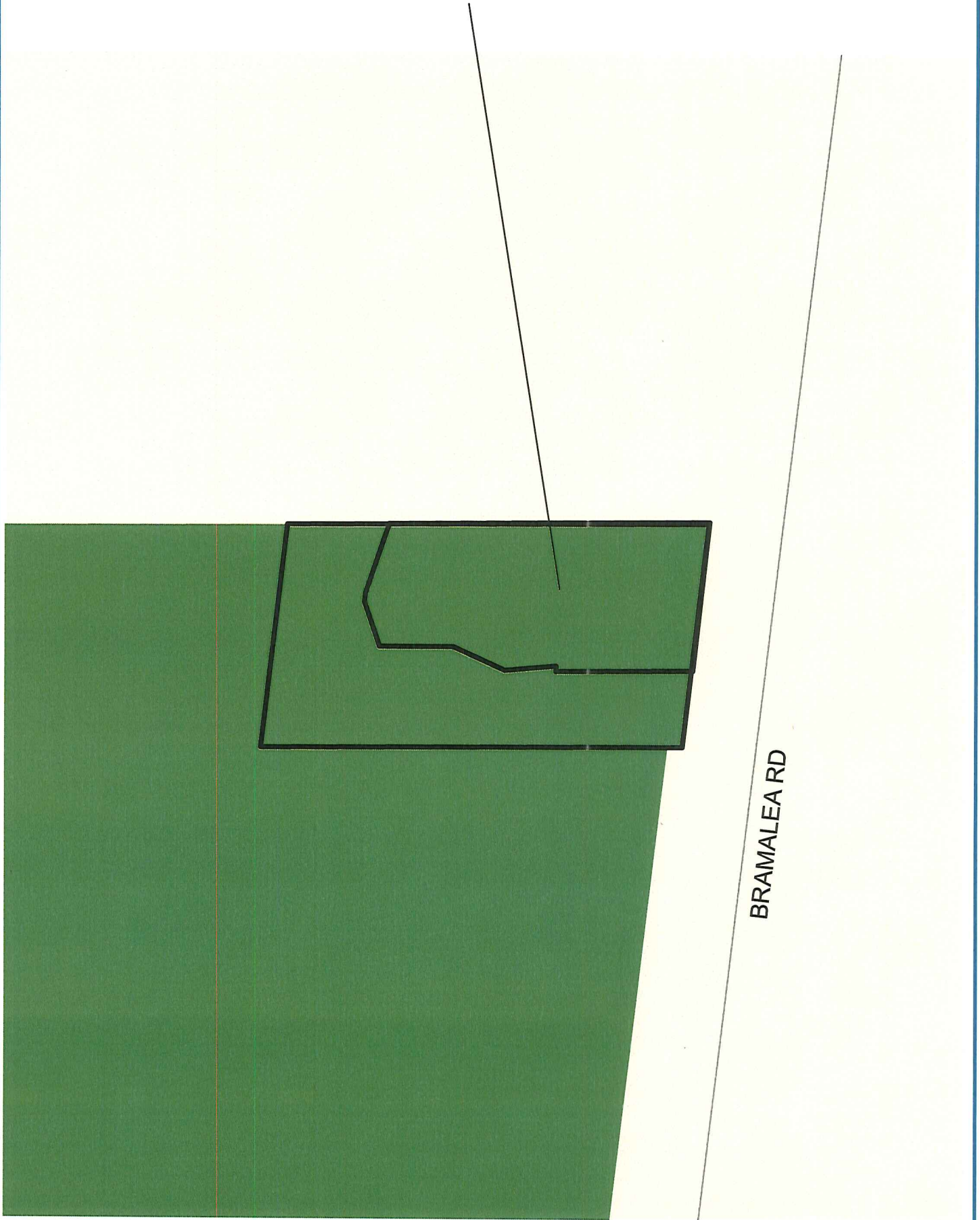
3.2 By amending Section 4.14.3, Special Land Use Policy Areas, to add the following as Subsection 4.14.3.21 – Special Land Use Policy Area 22:
10196 Bramalea Road:

"4.14.3.21 Special Land Use Policy Area 22: 10196 Bramalea Road:

4.14.3.21.1 The lands subject to Special Land Use Policy 22 located on the west side of Bramalea Road, approximately 600 metres north of Bovaird Drive East, 300 metres south of Black Forest Drive and are municipally known as 10196 Bramalea Road, shall be developed for townhouse units with a maximum density of 45 units per net residential hectare.

- 4.14.3.21.2 Notwithstanding Section 4.6.6.13, where limits of development approved by the City and Conservation Authority do not align with Schedule “D” to the Official Plan, a boundary re-alignment or re-designation of a natural feature or area on Schedule “D” may be permitted, at the sole discretion of the City.
 - 4.14.3.21.3 To achieve the City’s target of enhancing, improving and restoring the Natural Heritage Feature for the subject site, a Holding Provision shall be applied to the implementing Zoning By-law and shall only be removed at such time as adequate arrangements have been made to gratuitously convey to the City a 15 metre wide buffer to the existing woodlot and the completion of technical studies including a Site Restoration Plan and an Environmental Impact Study.
- 3.3 The document known as the Springdale Secondary Plan, being Chapter 2 of Part II of the Official Plan of the City of Brampton, as amended, is hereby further amended:
- (1) By amending on Schedule 2 thereto, the land use designation of the lands shown outlined on Schedule ‘D’ to this amendment from “Natural Heritage System” to “Medium Density Residential”.

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "COMMUNITIES"

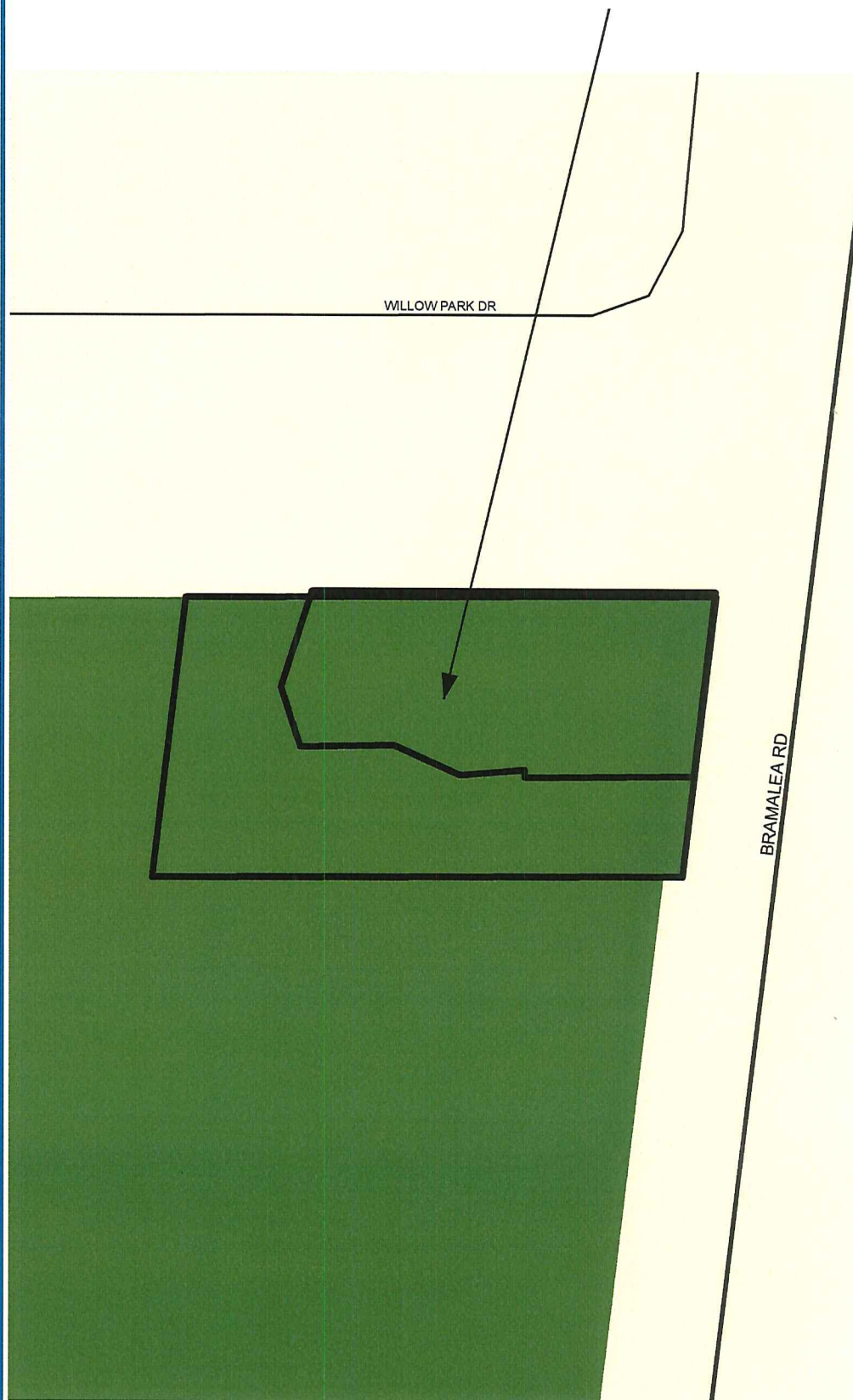


EXTRACT FROM SCHEDULE 1(CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | | | |
|--------------|--------------------------|------------------------------------|---|----------------------------|
| CENTRAL AREA | OPEN SPACE | PRIMARY INTENSIFICATION CORRIDOR | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA | RESIDENTIAL CHARACTER AREA |
| EMPLOYMENT | RESIDENTIAL | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND | |
| COMMUNITIES | BUILT BOUNDARY LINE | DESIGNATED GREENFIELD AREA | DEFERRAL | MOBILITY HUB |
| UTILITY | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES | MAJOR TRANSIT STATION AREA | |



**LANDS TO BE REDESIGNATED FROM
"OPEN SPACE" TO "RESIDENTIAL"
AND DESIGNATED "SPECIAL POLICY AREA 22"**



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

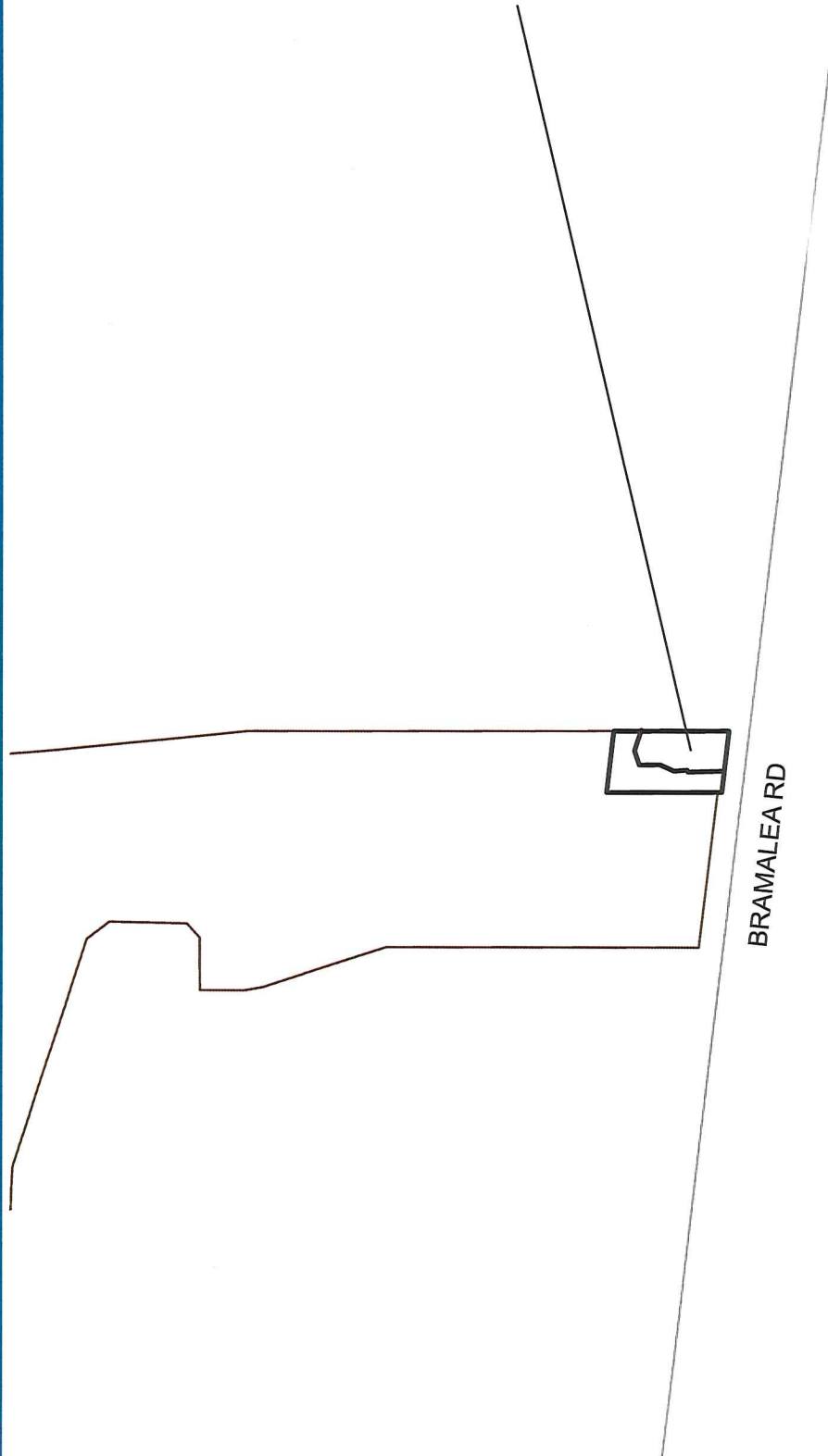
BUSINESS CORRIDOR	N-W BRAMPTON URBAN DEVELOPMENT AREA	PROVINCIAL HIGHWAYS	VILLAGE RESIDENTIAL	CORRIDOR PROTECTION AREA
ESTATE RESIDENTIAL	OFFICE	REGIONAL RETAIL	CENTRAL AREA	GREENBELT LEGEND
INDUSTRIAL	OPENSOURCE	RESIDENTIAL	SPECIAL LAND USE POLICY AREA	L.B.P.I.A. OPERATING AREA
MAJOR INSTITUTIONAL	PARKWAY BELT WEST	UTILITY	SPECIAL STUDY AREA	DEFERRAL

SPECIAL LAND USE POLICY AREA

22 SPECIAL LAND USE POLICY AREA



LANDS TO BE DELETED FROM "WOODLAND" DESIGNATION

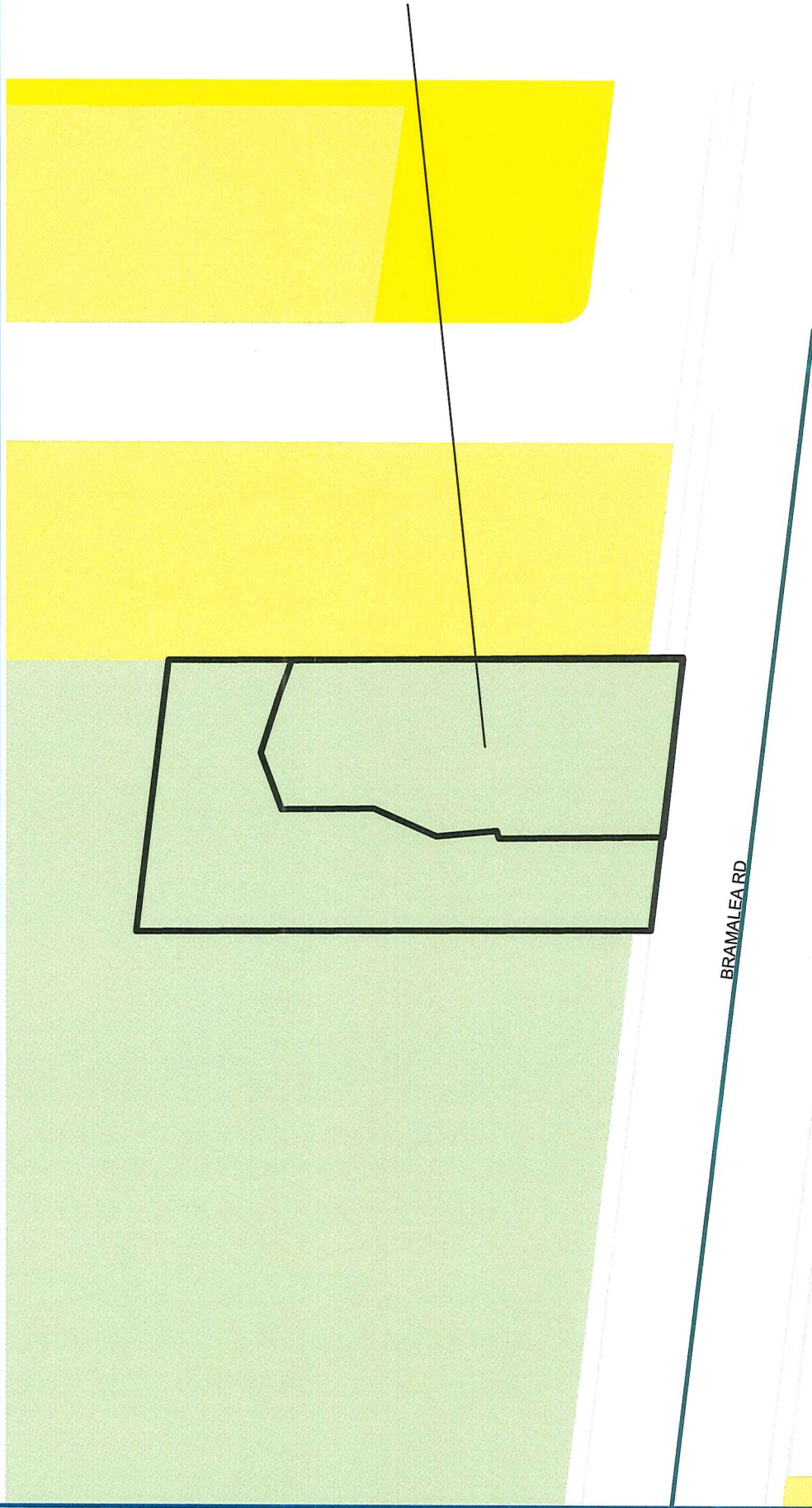


EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | | |
|---------------------------------|--|--|
| VALLEYLAND/WATERCOURSE CORRIDOR | PROVINCIALLY SIGNIFICANT WETLAND | ENVIRONMENTALLY SENSITIVE / SIGNIFICANT AREA |
| WOODLAND | LAKES | PROVINCIAL GREENBELT/PROTECTED COUNTRYSIDE |
| SPECIAL POLICY AREA | AREAS OF NATURAL AND SCIENTIFIC INTEREST - EARTH SCIENCE | |
| OTHER WETLAND | AREAS OF NATURAL AND SCIENTIFIC INTEREST - LIFE SCIENCE | |



LANDS TO BE REDESIGNATED FROM "NATURAL HERITAGE SYSTEM" TO "MEDIUM DENSITY RESIDENTIAL"



- RESIDENTIAL**
 - LOW DENSITY RESIDENTIAL 1
 - MEDIUM DENSITY RESIDENTIAL
 - MEDIUM/HIGH DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
- INSTITUTIONAL**
 - INSTITUTIONAL
 - ELEMENTARY SCHOOL
 - MIDDLE SCHOOL
 - SECONDARY SCHOOL
 - PLACE OF WORSHIP
 - F FIRE STATION
- COMMERCIAL**
 - CONVENIENCE RETAIL
 - DISTRICT RETAIL
 - NEIGHBOURHOOD RETAIL
 - REGIONAL RETAIL
 - SERVICE COMMERCIAL
 - HIGHWAY COMMERCIAL
- OPEN SPACE**
 - NATURAL HERITAGE SYSTEM
 - OPEN SPACE
- UTILITY**
 - TRANSCANADA PIPELINE
- ROADS**
 - COLLECTOR ROAD
 - MAJOR ARTERIAL ROAD
 - MINOR ARTERIAL ROAD
 - PROVINCIAL HIGHWAY
- SPECIAL SITE AREA**
 - 1 SPECIAL SITE AREA

EXTRACT FROM SCHEDULE SP2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 6 - 2022

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:
AGRICULTURAL (A)	Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599) and Open Space (OS)

2) By adding thereto the following sections:

3599. The lands zoned R3A (H) - 3599 on Schedule A to this by-law:

3599.1 Shall only be used for the following purposes:

- a) A townhouse dwelling
- b) purposes accessory to the other permitted purposes

3599.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	220 square metres per dwelling unit
(b) Minimum Lot Width	29 metres
(c) Minimum Front Yard Depth	2.25 m to a lot line abutting a public street
(d) Minimum North Interior Side Yard Width	i) 12.0 metres for a building located within 31 metres from Bramalea Road ii) 8.0 metres for a building located more than 31 metres from Bramalea Road
(e) Minimum South Interior Side Yard Width	i) 3.25 metres for a building located within 31 metres from Bramalea Road ii) 0.4 metres for a building located more than 31 metres from Bramalea Road
(f) Minimum Rear Yard Depth	2.5 metres
(g) Minimum setback from the front wall of a dwelling to the curb of a private road	4.5 metres

(h) Minimum setback from the exterior side wall of a dwelling to the curb of a private road and parking area	0.5 m
(i) Minimum setback between a garage door and a private road	6.0 metres
(j) Maximum Building Height	3 storeys
(k) Minimum Landscaped Open Space	25% of the Lot Area
(l) Minimum Landscaped Buffer Area	<ul style="list-style-type: none"> i) 2.0 metres abutting the north property line ii) 2.25 metres abutting the front lot line, other than the approved driveway location iii) May include the following: <ul style="list-style-type: none"> - a retaining wall - A hydro transformer
(m) Minimum Rooftop Amenity Area	20 square metres for each dwelling unit
(n) Maximum Number of Dwelling Units	8
(o) Minimum dwelling unit width	5.1 metres
(p) Minimum residential driveway width	3.5 metres
(q) Minimum Interior Garage Width	3.5 metres
(r) Garage Control	The maximum garage door width per dwelling unit shall be 2.5 metres
(s) Minimum width of a Private Road	6.0 metres including where parking spaces are located adjacent to the street
(t) Maximum Lot Coverage	35%
(u) Maximum Fence Height	2.2 metres in the front yard, including the segment of fencing located between the front lot line and exterior side wall of the building
(v) Minimum Setback to a Hydro Transformer in any yard:	1 metre

3599.3 In this Section, the following shall apply:

- (a) A private road shall mean a road established as a common element.
- (b) Building height shall not include parapets, railings, privacy screens/dividers, and a roof structure used to house enclosed stairways and / or mechanical equipment.
- (c) Each dwelling unit shall have pedestrian access from the front yard to the rear yard with any number of steps and may pass through habitable rooms.
- (d) Accessory building, structures, swimming pools and recreational facilities shall not be permitted.
- (e) Section 6.27 shall not apply.


3599.4 Holding (H) Symbol:

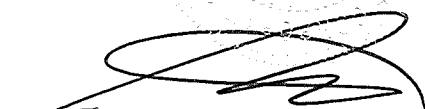
- (a) While the holding (H) symbol remains in place, lands shall only be used for purposes permitted by the Agricultural (A) zone subject to the requirements and restrictions of the A zone and general provisions of this by-law applicable to a permitted residential use.
- (b) Removal of the holding symbol (H) shall not occur until the following conditions are fulfilled:
 - 1) A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering.
 - 2) An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
 - 3) A Sustainability Score and Summary be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development
 - 4) A Restoration Planting Plan be approved to the satisfaction of the Commissioner of Engineering and Public Works
 - 5) An Environmental Impact Study be approved to the satisfaction of the Engineering and Public Works
 - 6) An Arborist Report be approved to the satisfaction of the Engineering and Public Works
 - 7) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot.

ENACTED and PASSED this 26th day of January, 2022.

Approved as to form.
2022/Jan/17
SDSR

Approved as to content.
2022/01/17
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(C04E11.008)

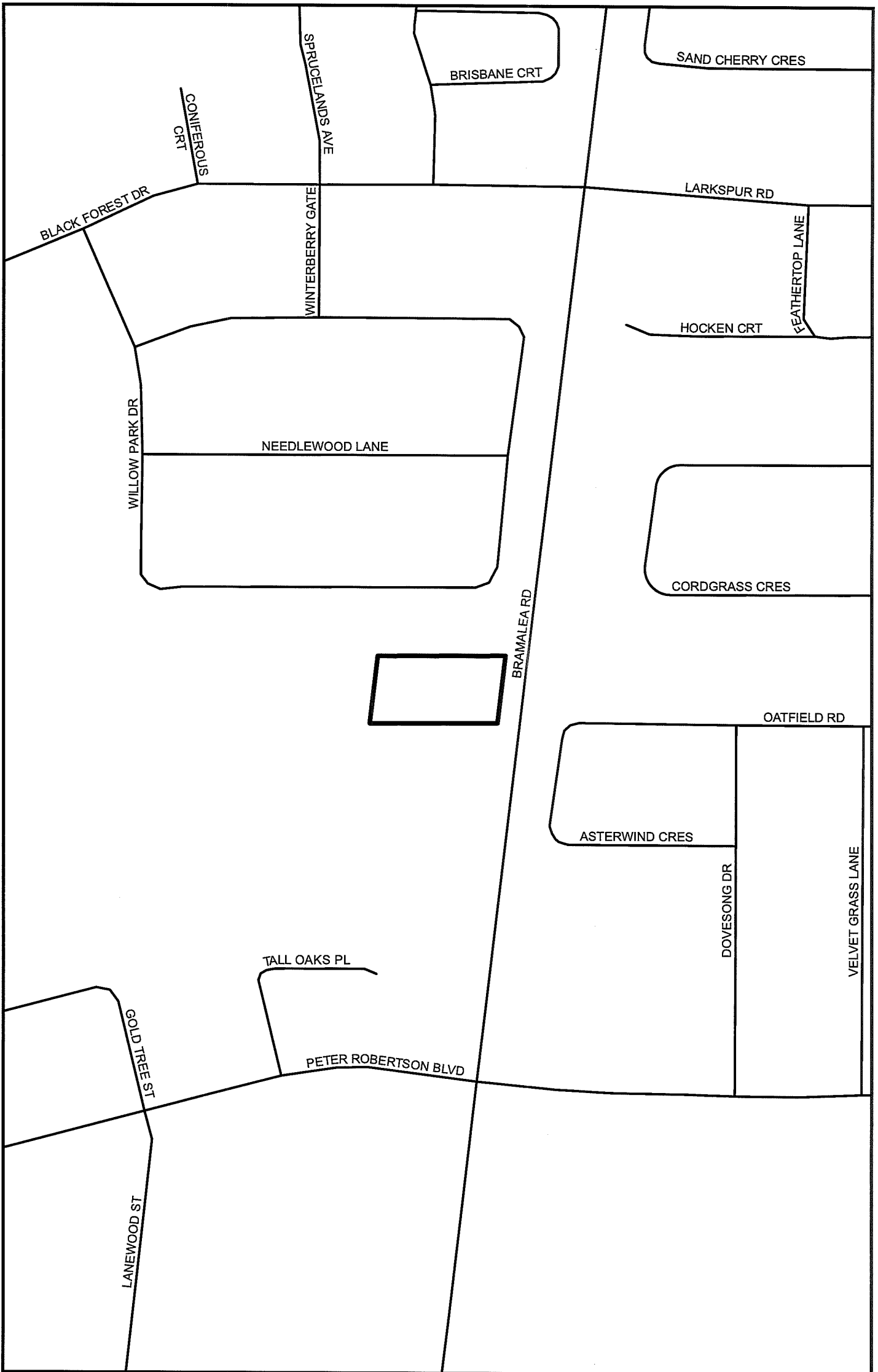
WILLOW PARK DR

R3A(H) – 3599

OS

BRAMALEA RD





 SUBJECT LANDS

