

**Adoption of Official Plan Amendment OP 2006-207 (By-law 7-2022)
and Zoning By-law 8-2022
1524 Countryside Drive
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 7-2022, to adopt **Official Plan Amendment OP 2006-207, and By-law 8-2022**, 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 Glen Schnarr and Associates Inc. – Habitat for Humanity Greater Toronto Area – File OZS-2021-0025.

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 amend the City of Brampton Official Plan OP 2006, as amended – to increase the density permitted on this site.

The Purpose and Effect of the Zoning By-law: to amend comprehensive Zoning By-law 270-2004, as amended - to permit a townhouse development with 15 units and 19 parking stalls.

Location of Lands Affected: 1524 Countryside Drive; the northeast intersection of Countryside Drive and Dixie Road – City of Brampton – 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 Stephen Dykstra, Development Planner, Planning, Building and Economic Development, at 905-874-3841 or Stephen.Dykstra@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 7 - 2022

To Adopt Amendment Number OP 2006- 207 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 - 207 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this 26th day of January, 2022.

Approved as to
form.

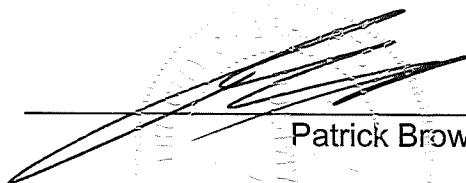
2022/Jan/18


SDSR

Approved as to
content.

2022/01/17

AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 207
To Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – 207
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a change in land use designation of the lands identified on Schedule 'A' to permit a broader range of land uses and higher density.

This amendment to Chapter 48(b) of the Countryside Villages Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability, affordability and incorporates an updated perspective to increase the uses and density for the subject site in the context of current Provincial, Regional and local planning policies.

2.0 LOCATION

The subject lands comprise an area of approximately 0.25 hectares (0.63 acres) in area, located on the northeast corner of Countryside Drive and Dixie Road, with vehicular frontage on Zamek Street.

The lands are legally described as Part of Lot 16, Concession 4 East, Historic Southern Chinguacousy, Parts 4, 5 and 6 on Plan PR1675121, City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Countryside Villages Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 48b: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006- 207 .

3.2 The document known as the 2006 Official Plan of the of the City of Brampton Planning Area which remain in force, as they relate to the Countryside Villages Secondary Plan (being Part Two Secondary Plans, as amended) is hereby further amended:

- (1) by adding a new land use designation "Medium Density 2" and inserting the following new Sub-Sections immediately after Section 5.2.3, as follows:

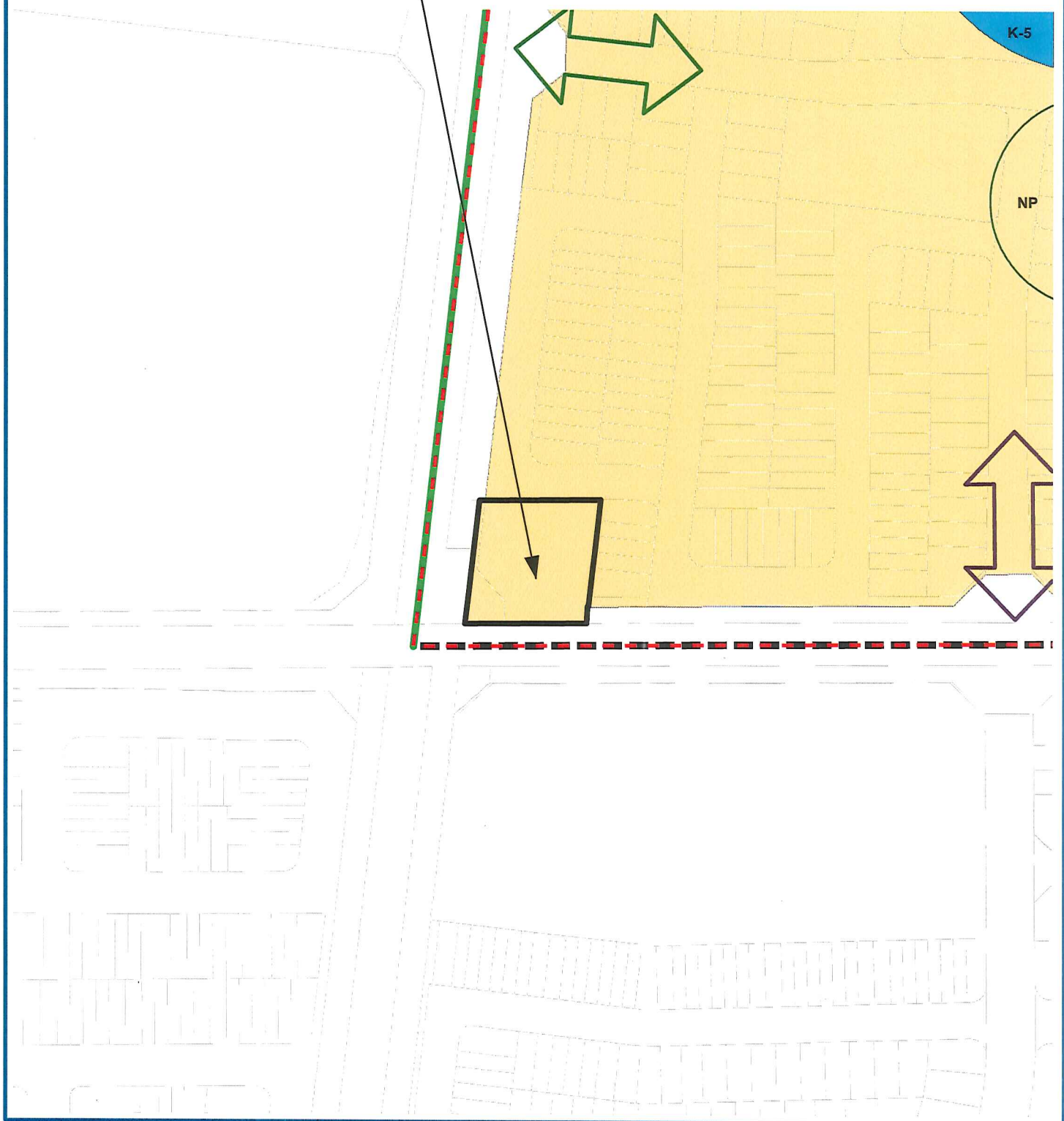
"5.2.4 Medium Density 2

5.2.4.1 Lands designated Medium Density 2, located on the northeast corner of Countryside Drive and Dixie Road as shown on Schedule SP48(b), shall permit:

- i) a maximum density of 60 units per net hectare (24 units per net acre), but which shall not exceed more than 15 units in total.
- ii) permitted uses include single detached, semi-detached,, back-to-back townhouses, stacked townhouses and back-to-back stacked townhouses."

- (2) by changing on Schedule 48(a) of Chapter 48 (b) of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment from "Low/Medium Density" to "Medium Density 2", and adding the "Medium Density 2" designation to the legend.
- (3) By renumbering the subsequent sections accordingly.

LANDS TO BE REDESIGNATED FROM
"RESIDENTIAL - LOW DENSITY" TO
"RESIDENTIAL - MEDIUM DENSITY 2"



EXTRACT FROM SCHEDULE 48(B) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

ROAD NETWORK

- GATEWAY
- POTENTIAL INTERSECTION
- COLLECTOR ROAD
- MINOR ARTERIAL
- MAJOR ARTERIAL (REGIONAL)
- INTERSECTION

RECREATION OPEN SPACE

- CITY WIDE PARK
- NEIGHBOURHOOD PARK

COMMERCIAL

- DISTRICT RETAIL
- MOTOR VEHICLE COMMERCIAL
- CONVENIENCE RETAIL
- NEIGHBOURHOOD RETAIL COMMERCIAL
- MIXED USE
- VILLAGE CORE
- SPECIAL POLICY AREA
- AREA SUBJECT TO THIS AMENDMENT

INSTITUTIONAL

- PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- PUBLIC MIDDLE SCHOOL SITE
- SEPARATE ELEMENTARY SCHOOL
- SEPARATE SECONDARY SCHOOL SITE
- PUBLIC SECONDARY SCHOOL SITE
- PLACE OF WORSHIP

NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT

- VALLEYLAND
- STORMWATER MANAGEMENT FACILITY
- WOODLOT

RESIDENTIAL

- LOW DENSITY
- MEDIUM DENSITY
- MEDIUM / HIGH DENSITY RESIDENTIAL
- LIVE / WORK
- Medium Density 2

"MEDIUM DENSITY 2"
DESIGNATION TO BE
ADDED TO LEGEND



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 8 - 2022

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton 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(2) – Section 3615 (R3A(2) – 3615)

- (2) By adding the following section:

“3615 The lands designated R3A(2) – Section 3615 on Schedule A to this By-law:

3615.1 Shall only be used for purposes permitted by the R3A(2) zone and the following additional uses:

- a) Dwelling, stacked townhouse
- b) Dwelling, back-to-back townhouse
- c) Dwelling, back-to-back stacked townhouse

3615.2 Shall be subject to the following requirements and restrictions:

- a) For the purposes of this section, Dixie Road shall be the Front Lot Line.
- b) For the purposes of this By-law, Countryside Drive shall be the flankage lot line.
- c) Maximum number of dwelling units: 15
- d) Minimum Lot Area: 0.25 ha

- e) Minimum Exterior Side Yard Width: 2.5 metres
- f) Maximum Height: 12 metres
- g) Garbage Disposal Area Requirements:
 - i. Minimum distance to any lot line: 1 metre
 - ii. The area situated between the nearest lot line and a garbage disposal area shall consist of permeable landscaped open space and shall not be unencumbered by servicing or structures.
 - iii. Shall be screened from public view, where possible.
- h) Minimum Parking Requirements:
 - a) 1.0 spaces per unit for resident parking;
 - b) 0.25 spaces per unit for visitor parking.
- i) For the purposes of this section, a 'Dwelling, Back to back stacked townhouse' shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

3615.3 Shall be subject to the requirements and restrictions relating to the R3A(2) zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3615.2.”

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

Approved as to
form.

2022/Jan/18

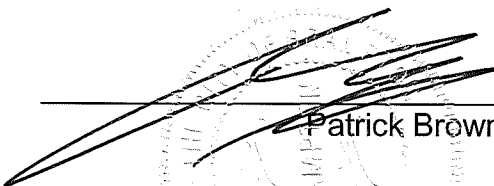
SDSR

Approved as to
content.

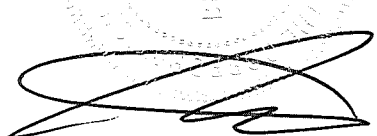
2022/01/17

Dir. Dev.

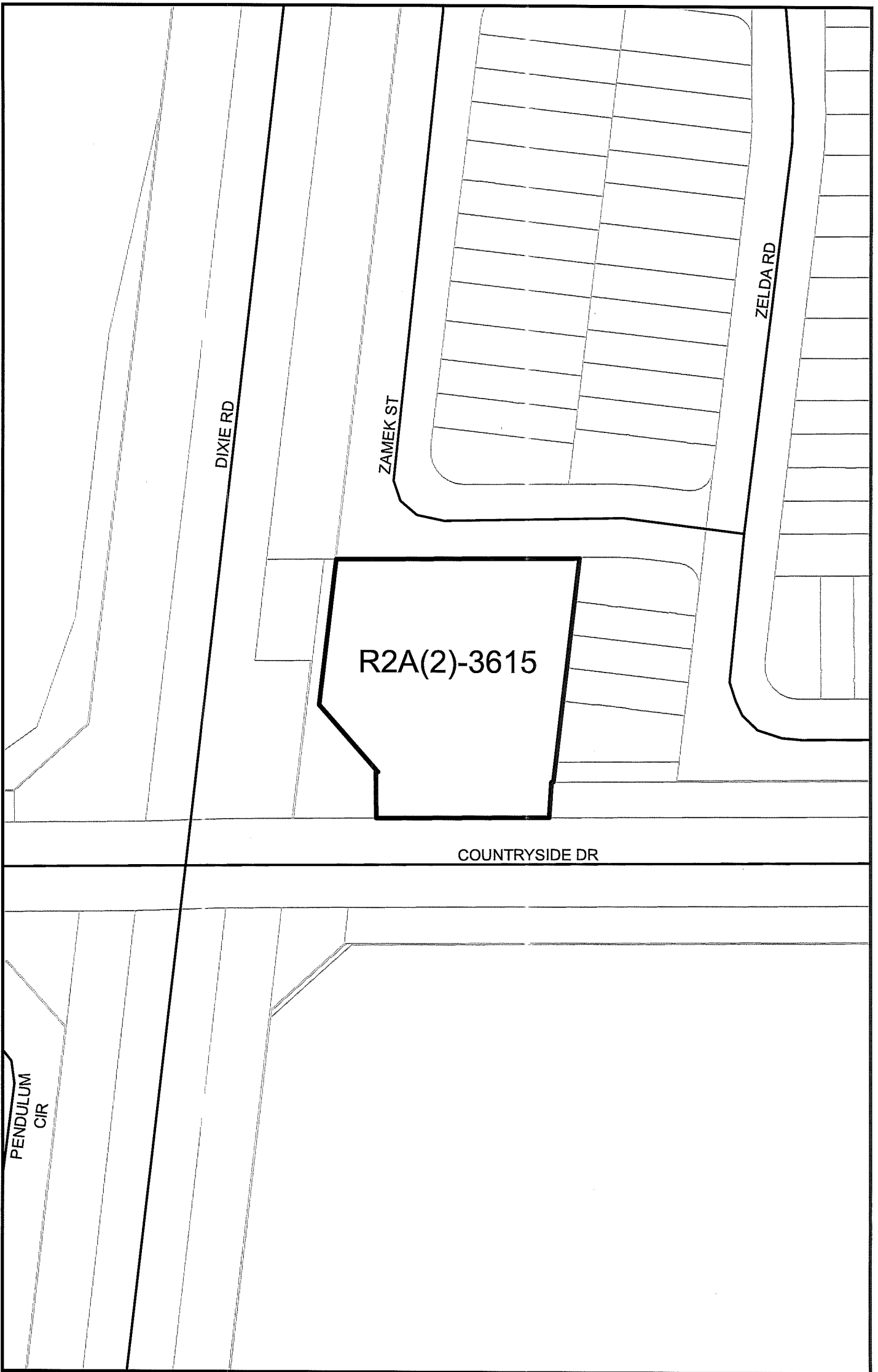
(OZS-2021-0025)



Patrick Brown, Mayor



Peter Fay, City Clerk



brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



PART LOT 16, CONCESSION 4 E.H.S.

File: OZS-2021-0025_ZBLA

Date: 2021/12/02

Drawn by: ckovac

BY-LAW 8-2022

SCHEDULE A



 SUBJECT LANDS



KEY MAP