

**Adoption of Official Plan Amendment OP2006-160 (By-law 155-2019)
and Zoning By-law 156-2019
Ward 10**

Date of Decision: July 10, 2019
Date of Notice: July 23, 2019
Last Date of Appeal: August 12, 2019

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 155-2019, to adopt **Official Plan Amendment OP2006-160, and By-law 156-2019**, 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 Arcadeium Holdings Ltd. – Candevcon Ltd. (File C07E17.010)

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 Arcadeium Holdings Ltd. – Candevcon Ltd. – to permit a commercial development.

Location of Lands Affected: at the south-west corner of Mayfield Road and Goreway Drive, within Part of Lot 17, Concession 7 N.D., known municipally as 6461 Mayfield Road – Ward 10.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials, including a key map showing the lands to which the by-laws apply, 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 Neal Grady, Development Planner, Planning and Development Services, at 905.874.2064 or neal.grady@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, including one or more of the following issues raised in those submissions: traffic impacts, heritage preservation, restrictions regarding access, restrictions regarding hours of operation, and signage illumination and placement.

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) to be filed with the Clerk of the City of Brampton no later than 20 days from the date of this notice as shown above as the last date of appeal. An appeal form is available from the LPAT website at www.elfto.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 \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

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 mailed/hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 155 - 2019

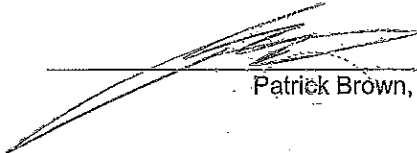
To Adopt Amendment Number OP 2006-160
to the Official Plan of the
City of Brampton Planning Area

1. Amendment Number OP 2006 - 160 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 10th day of July, 2019.

Approved as to
form.
2019/07/09
AWP

Approved as to
content.
2010/07/08
AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

City File: C07E17.010

AMENDMENT NUMBER OP 2006 - 160
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 Schedule A to this amendment to permit the development of the subject lands for retail and commercial purposes.

2.0 Location:

The lands subject to this amendment are located at the south-west corner of Goreway Drive and Mayfield Road within Part of Lot 17, Concession 7 N.D. in the City of Brampton and are municipally referred to as 6461 Mayfield Road.

3.0 Amendments and Policies Relative Thereto:

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

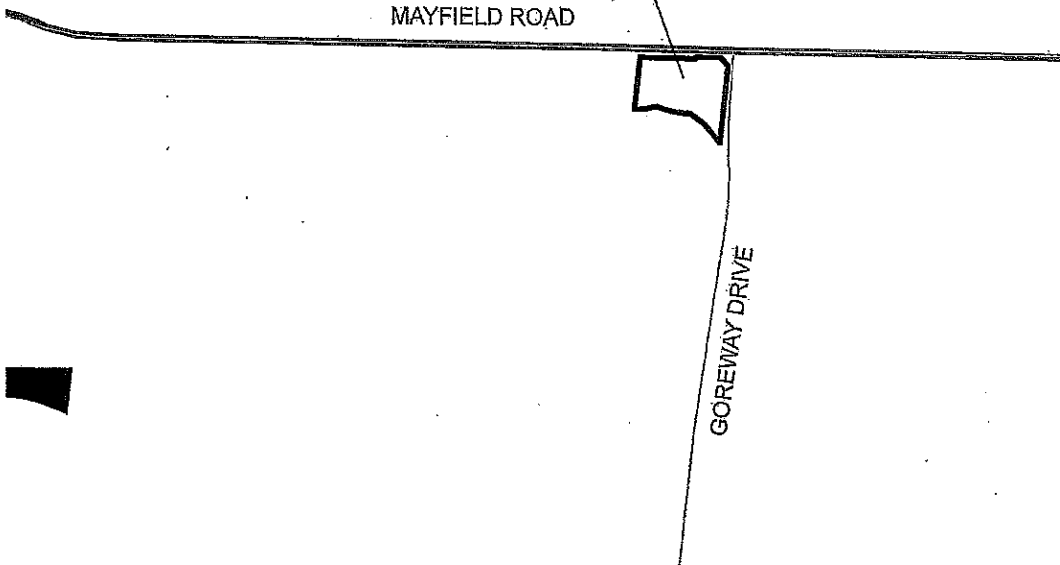
- (1) by amending Schedule A2, as shown on Schedule A to this Amendment, to add a "Neighbourhood Retail" designation.
- (2) by adding to the list of amendments pertaining to Secondary Plan Area Number 49: Vales North Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-160.

3.2 The document known as the Vales North Secondary Plan, Secondary Plan, being Chapter 49 of Part II of the City of Brampton Official Plan is hereby further amended;

- (1) by changing on Schedule SP49 (a) thereto, the land use designation of the lands shown outlined on Schedule B to this amendment from "Institutional – Special Policy Area" to "Commercial - Neighbourhood Retail".
- (2) by adding the following new Section 4.2.5 and re-numbering the subsequent sections accordingly:

"4.2.5 In addition to the uses permitted in Section 4.4.9, a grocery store, supermarket, private school, day nursery, and a commercial, technical or recreational school shall be permitted on the lands designated "Commercial - Neighbourhood Retail" at the south-west corner of Goreway Drive and Mayfield Road. Development of these lands shall also be in accordance with Section 4.4.7 of this Chapter"

Lands to be Designated "NEIGHBOURHOOD RETAIL"

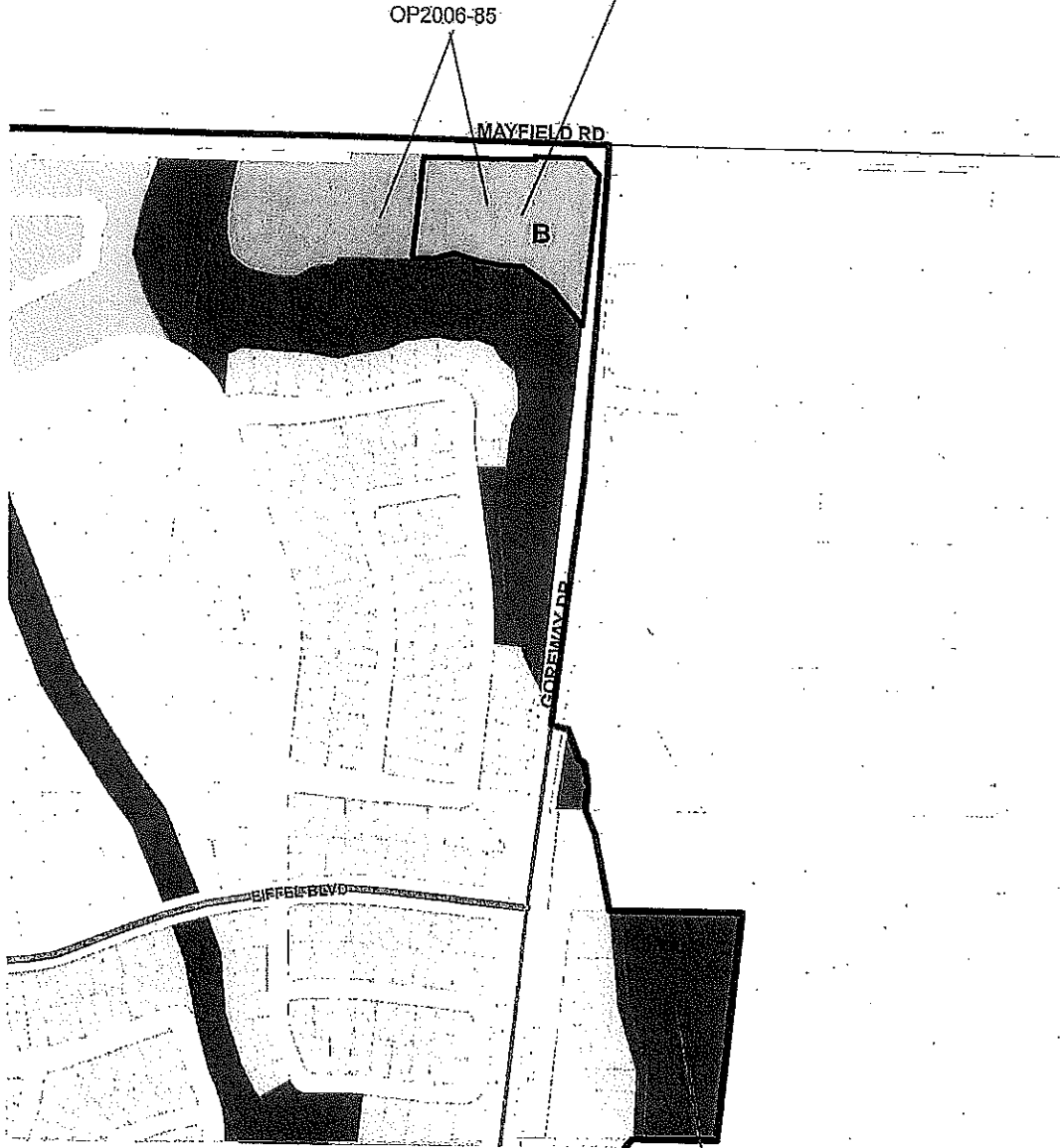


EXTRACT FROM SCHEDULE (A2) - RETAIL STRUCTURE OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

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



Lands to be Redesignated from "INSTITUTIONAL - SPECIAL POLICY AREA" to "COMMERCIAL - NEIGHBOURHOOD RETAIL".



EXTRACT FROM SCHEDULE SP49(A) OF THE DOCUMENT KNOWN AS THE VALES NORTH SECONDARY PLAN

RESIDENTIAL			INSTITUTIONAL			COMMERCIAL			
	EXECUTIVE RESIDENTIAL		ELEMENTARY SCHOOL		NEIGHBOURHOOD RETAIL		HIGHWAY / SERVICE COMMERCIAL		SERVICE COMMERCIAL
	LOW DENSITY RESIDENTIAL 1		CEMETERY		SERVICE EMPLOYMENT		COMMERCIAL / INSTITUTIONAL		A CATEGORY A
	LOW DENSITY RESIDENTIAL 2		MIXED INSTITUTIONAL		B CATEGORY B		SECONDARY PLAN BOUNDARY		
	RESIDENTIAL SPECIAL POLICY AREA		INSTITUTIONAL - SPECIAL POLICY AREA						
OPEN SPACE			TRANSPORTATION						
	WOODLOT		COLLECTOR						
	VALLEYLAND		MINOR ARTERIAL						
	NEIGHBOURHOOD PARK		POTENTIAL TRAIL LOCATION						
	STORM WATER MANAGEMENT FACILITY		FULL MOVES ACCESS						





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 156 -2019

To amend By-law 270-2004, as amended

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 RURAL ESTATE TWO (RE2)	COMMERCIAL ONE-SECTION 2942 (C1-SECTION 2942) OPEN SPACE-SECTION 2943 (OS- SECTION 2943)

- (2) By adding thereto, the following sections:

"2942 The lands designated Commercial One- 2942 on Schedule A to this by-law:

2942.1 Shall only be used for the following purpose:

- (1) The purposes permitted in a C1 zone.
- (2) A supermarket.
- (3) A private school.
- (4) A day nursery.
- (5) A commercial, technical or recreational school.
- (6) A heritage building.

2942.2 Shall be subject to the following requirements and restrictions

- (1) Minimum Front Yard Depth: 3.0 metres.

- (2) Minimum Rear Yard Depth: 0 metres.
 - (3) Minimum Setback to a Floodplain Zone:
 - i) For the purposes permitted by Section 2942.1 (1) to Section 2942.1 (5): 10 metres.
 - ii) For a heritage building: 3.5 metres.
 - (3) Minimum Setback to the Westerly Property Line: 1.0 metres.
 - (4) Minimum Setback to the Easterly Property Line: 1.5 metres.
 - (5) Minimum Setback to a Daylight Triangle: 0 metres.
 - (6) Minimum Landscape Open Space:
 - i) 40% of the minimum required front yard; and,
 - ii) 100% of the minimum required side yard yards.
 - (7) Minimum Number of Parking Spaces: 166.
 - (8) Maximum Combined Total Gross Commercial Floor Area: 4,344 square metres.
 - (9) All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.
- 2942.3 For the purposes of this section, the following shall apply:
- (1) a heritage building is a building designated under the Ontario Heritage Act, as amended.
 - (2) the lot line abutting Mayfield Road shall be deemed to be the front lot line.
 - (3) the entirety of the lands zoned C1-2942 and OS-2943 shall be considered one lot for zoning purposes.
- 2943 The lands designated Open Space – 2943 on Schedule A to this by-law:
- 2943.1 Shall only be used for the purposes permitted in the OS zone and the following:
- (1) uses permitted by Section 2942.1, only within a heritage building.
 - (2) a landscape buffer.
- 2943.2 Shall be subject to the following requirements and restrictions:
- (1) For the purposes permitted by Section 2943.1(1), the minimum setback between a heritage building and a Floodplain Zone shall be 3.5 metres;
 - (2) All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.

- (3) Except for a heritage building, the landscape buffer required by Section 2943.1 (2) shall have a minimum width of 10 metres.

2943.3 For the purposes of this section, the following shall apply:

- (1) a heritage building is a building designated under the Ontario Heritage Act, as amended.
- (2) the entirety of the lands zoned OS- 2943 and C1-2942 shall be considered one lot for zoning purposes."

ENACTED and PASSED this 10th day of July , 2019.

Approved as to form.
2019/07/09
AWP

Approved as to content.
2019/07/08
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

City File: C07E17.010

MAYFIELD ROAD

C1-2942

OS-2943

CONCORDE DRIVE

GOREWAY DRIVE

LEGEND

—— ZONE BOUNDARY

PART LOT 17, CONCESSION 7 N.D.



CITY OF BRAMPTON
Planning and Development Services

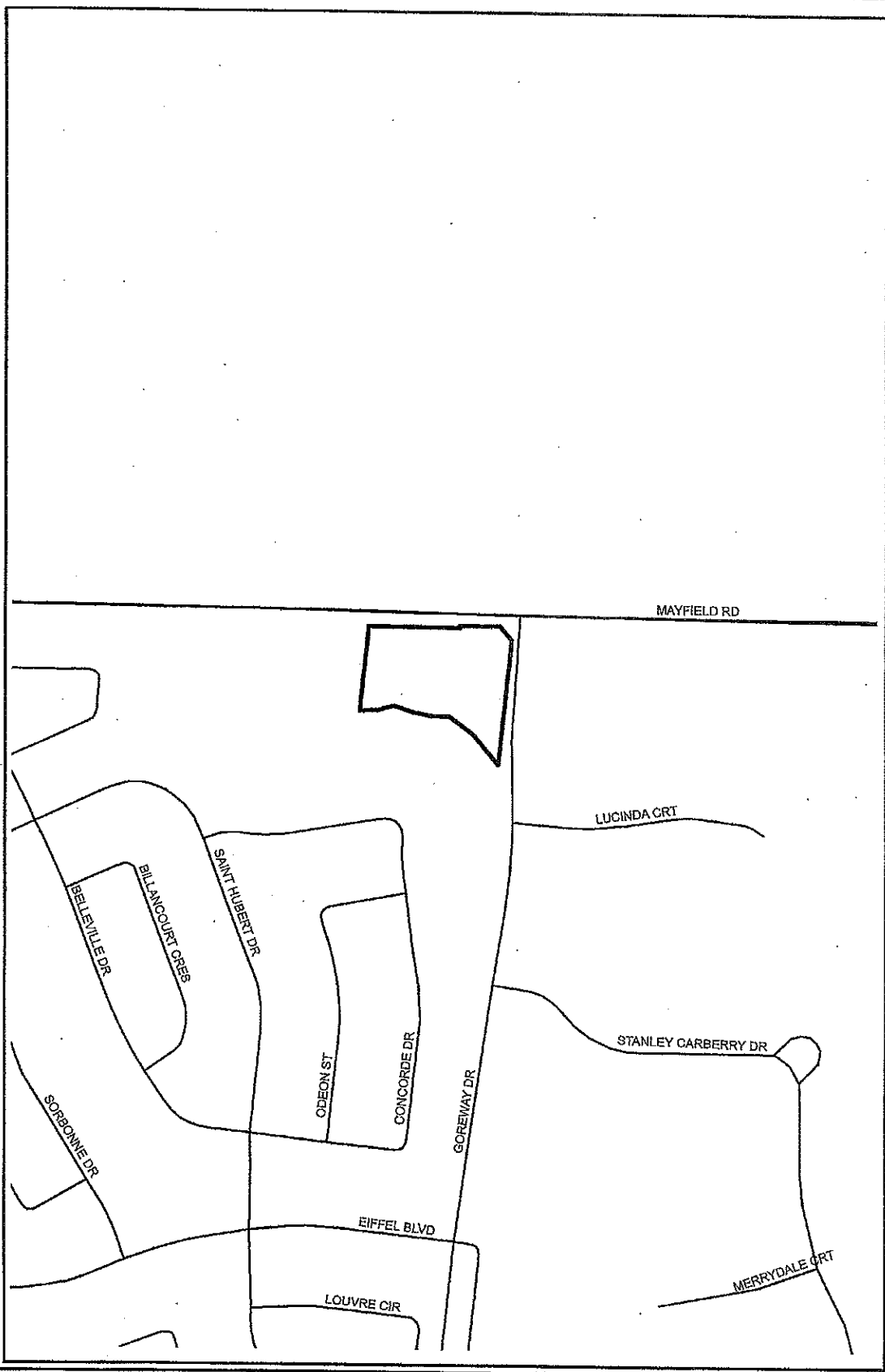
Date: 2019 07 05

Drawn by: CJK

File no. C07E17.010_ZB1A

By-Law 156-2019

Schedule A



 **BRAMPTON**
Flower City
PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C07E17.010_ZKM
Date: 2019/07/04

Author: ckovac

BY-LAW 156-2019