

**Adoption of Official Plan Amendment OP2006-260 (By-law 7-2024)
and Zoning By-law 8-2024**

Northeast corner of Clarkway Drive and Castlemore Road

Date of Decision: January 24, 2024
Date of Notice: February 6, 2024
Last Date of Appeal: February 26, 2024

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 7-2024, to adopt Official Plan Amendment OP2006-260, and By-law 8-2024, 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 & Associates Inc., on behalf of 47-1 Country Properties & Castlemore Country Properties – Ward 10 (File: OZS-2021-0050).

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 Highway 427 Industrial Secondary Plan (Area 47) by designating the lands as “Valleyland”, “Medium Density Residential” and “Special Policy Area 11” as shown on Schedule ‘A’; and changing the designation from “Service Commercial” to “Medium Density Residential” and “Special Policy Area 11” as shown on Schedule ‘A’.

Official Plan Amendment OP2006-260 is to also add the following clause under Section 6.0 Special Policy Areas of the Highway 427 Industrial Secondary Plan:

6.11 – Special Policy Area 11

6.11.1 Special Policy Area 11 applies to lands designated ‘Medium Density Residential’ which may permit a maximum density of 130 units per net residential hectares (51 units per net residential acre), and a maximum height of 12 storeys.”

Official Plan Amendment OP2006-260, is to also amend the Bram East Secondary Plan (Area 41) Schedule 41(a) by removing the lands south of Old Castlemore Road, north of Castlemore Road and west of Highway 50 as shown in Schedule ‘B’.

The Purpose and Effect of the Zoning By-law Amendment: To amend the Zoning By-law to permit low to high density residential uses on the property.

Location of Lands Affected: northeast corner of Clarkway Drive and Castlemore Road, legally described as Toronto Gore CON 11 ND, and municipally known as the following addresses: 1008 Clarkway Drive, 10059 Clarkway Drive, 5044 Old Castlemore Road, 5076 Old Castlemore Road, 10 Fines Avenue and 5010 Castlemore Road.

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. Any further inquiries or questions should be directed to Andrew Ramsammy, Planner, Planning, Building and Growth Management Services at 905-874-3485 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.

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 26, 2024**, 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
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 7 - 2024

To adopt Amendment Number OP-2006 - 260 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 - 260 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 24th day of January, 2024.

Approved as to
form.

2024/01/18

MR

Approved as to
content.

2024/01/18

AAP

Patrick Brown, Mayor

~~Peter Fay, City Clerk~~

S. Hans, Acting City Clerk

AMENDMENT NUMBER OP 2006 – 260
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, the Highway 427 Industrial Secondary Plan, and the Bram East Secondary Plan to change the land use designation of the lands shown on Schedule 'A' to this amendment to permit the development of a medium residential development.

2.0 Location:

The property subject to this amendment is located in Block 47-1, specifically on the east side of Clarkway Drive and north of Castlemore Road. The lands subject to this amendment are specifically indicated on Schedule A to the Highway 427 Industrial Secondary Plan as attached.

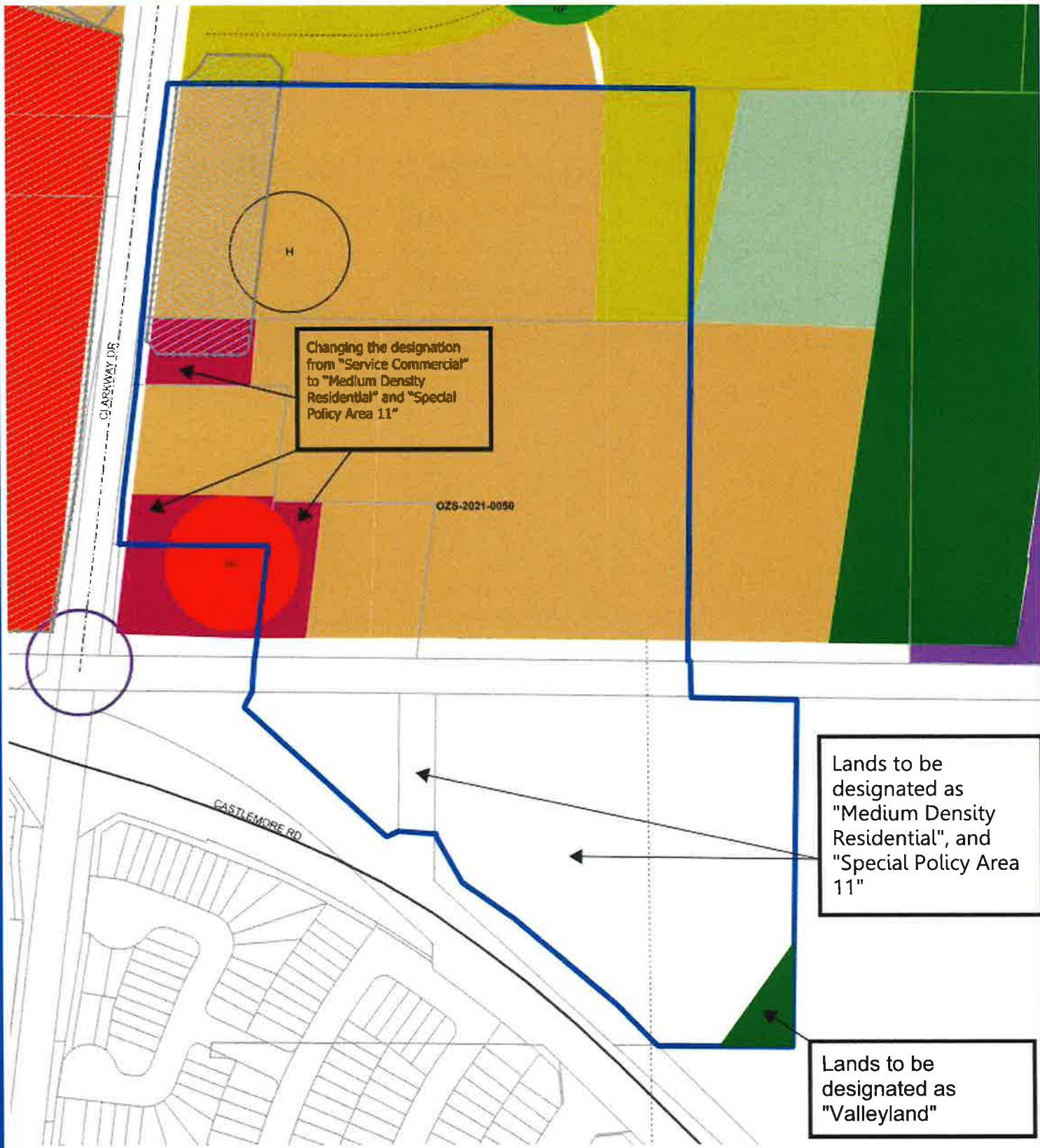
3.0 Amendments and Policies Relative Thereto:

3.1 That portions of the document known as the Highway 427 Industrial Secondary Plan, being Chapter 47, of Part II of the City of Brampton, as amended, is hereby amended by:

- (1) Designating the lands as "Valleyland", "Medium Density Residential", and "Special Policy Area 11" as shown in Schedule A.
- (2) Changing the designation from "Service Commercial" to "Medium Density Residential" and "Special Policy Area 11" as shown in Schedule A.
- (3) By adding the following clauses under Section 6.0, Special Policy Areas:
"6.11 SPECIAL POLICY AREA 11
6.11.1 Special Policy Area 11 applies to lands designated 'Medium Density Residential' which may permit a maximum density of 130 units per net residential hectares (51 units per net residential acre), and a maximum height of 12 storeys."

3.2 That portions of the document known as the Bram East Secondary Plan, being Chapter 41, of Part II of the City of Brampton, as amended, is hereby amended by:

- (1) By removing the lands south of Old Castlemore Road, north of Castlemore Road, and west of Highway 50 as shown in Schedule 'B' to this amendment.



EXTRACT FROM SCHEDULE SP47(A) OF THE DOCUMENT KNOWN AS THE HIGHWAY 427 SECONDARY PLAN

RESIDENTIAL

- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL

COMMERCIAL

- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL

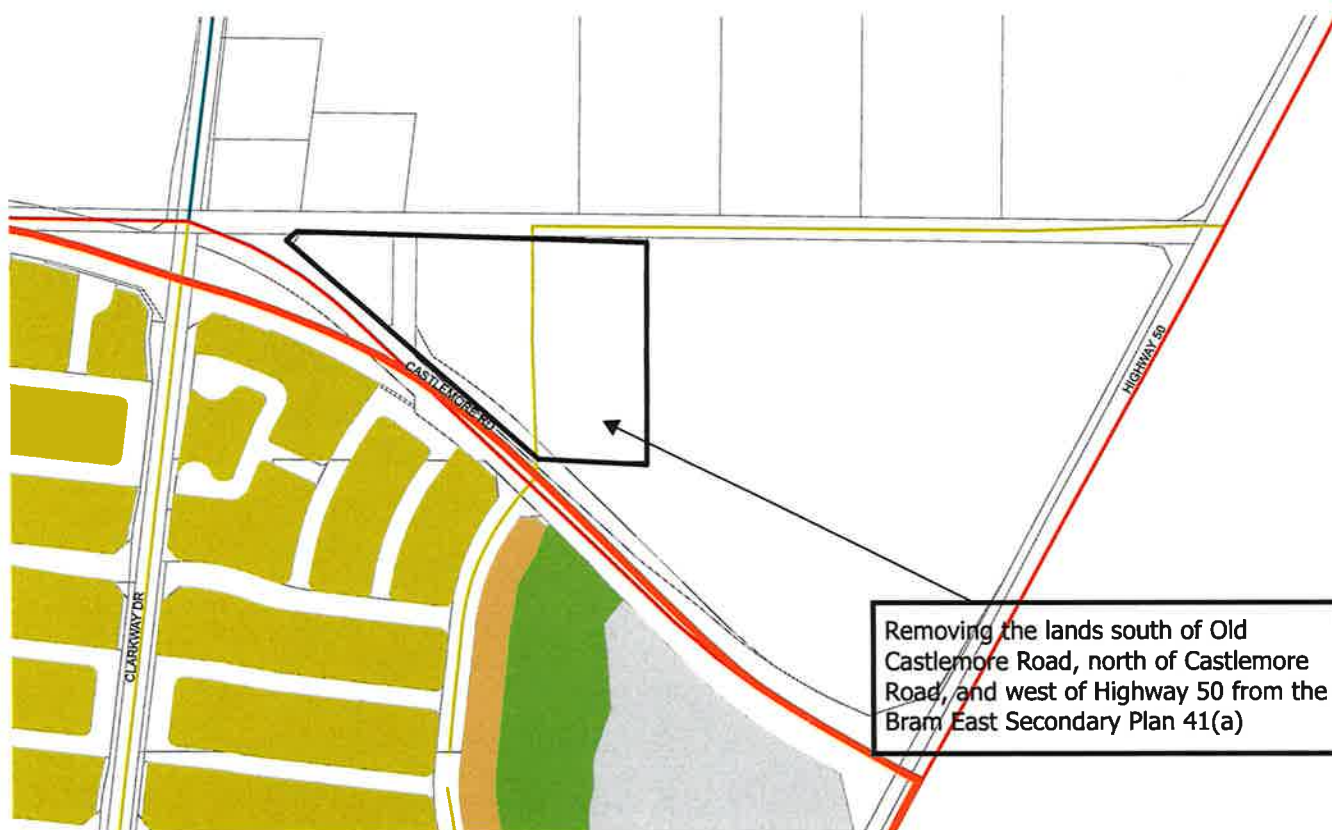
NATURAL HERITAGE SYSTEM

- VALLEYLAND
- WETLAND RESTORATION AREA

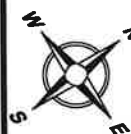
UTILITIES AND INFRASTRUCTURE

- PRIMARY GATEWAY
- HERITAGE RESOURCE
- SPECIAL POLICY AREA





EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 8 - 2024

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, hereby enacts as follows;

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

From:	To:
Agricultural (A)	Residential Townhouse E – 5.5 – Section 3712 (R3E-5.5 - 3712)
Residential Rural Estate Two (RE2)	Residential Townhouse C – Section 3713 (R3C-3713)
Public Ownership and Utilities	Residential Apartment A – Section 3714 (R4A-3714)
	Residential Apartment A (H) – Section 3753 (R4A(H)-3753)
	Residential Townhouse C (H) – Section 3752 (R3C(H)-3752)
	Residential Townhouse E (H) – 5.5 – Section 3754 (R3E-5.5(H)- 3754)
	Open Space (OS)
	Floodplain (F)

- 2) By adding thereto the following sections:

- “3712 The lands designated R3E – 5.5 – Section 3712 of Schedule A to this by-law:
- 3712.1 Shall only be used for the purposes permitted in an R3E zone;
- 3712.2 Shall be subject to the following requirements and restrictions:

(1) Minimum lot width	Interior lot: 5.5 metres End Lot : 6.9 metres Corner lot: 7.0 metres
(2) Minimum lot area per dwelling units	145 square metres
(3) Minimum Dwelling Unit Width	5.5 metres
(4) Minimum Front Yard	<p>a) 3.0 metres but 6.0 metres to the front of the garage;</p> <p>b) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard with an additional 0.25 metre encroachment for steps;</p> <p>c) a bay window, bow window, box window with or without foundation may encroach 1.0 metre into the minimum front yard;</p>
(5) Minimum Exterior Side Yard Width	<p>a) 1.2 metres when a lot abuts a private road;</p> <p>b) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metre of a daylight rounding or triangle;</p> <p>c) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard with an additional 0.25 metre encroachment for steps;</p> <p>d) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the minimum exterior side yard and within 0.0 metres of a daylight rounding or triangle;</p>
(6) Minimum rear yard	<p>a) 6.0 metres</p> <p>b) A deck may encroach in to the rear yard to within 3.0 metres of the rear lot line;</p> <p>c) a bay window, bow window or box window with or without a foundation and a porch or cold</p>

	cellar may encroach 1.0 metre into the rear yard.
(7) Maximum building height	14 metres
(8) Minimum landscaped open space	A minimum of 20 square meters for the entire yard areas shall be landscaped open space other than a driveway, an encroachment, or an accessory building permitted by this by-law.
(9) The following shall apply to a bay, bow or box window:	<p>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</p> <p>b) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</p> <p>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;</p>
(10) Garage Control	<p>a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.</p> <p>b) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length;</p>
(11) Encroachments	<p>a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres</p> <p>b) a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into the minimum interior side yard</p>
(12) Maximum Lot Coverage	No Requirement
(13) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.	
(14) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided.	

“3713 The lands designated R3C - Section 3713 on Schedule A to this by-law:

3713.1 Shall only be used for the purposes permitted in a R3C zone;

3713.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	140 square metre per dwelling unit
(2) Minimum lot width	Interior lot: 5.5 metres End Lot: 6.9 metres Corner lot: 6.9 metres
(3) Minimum Exterior Side Yard	1.2 metres; 0.6 metres from a parking area and public walkway
(4) Minimum Rear Yard	6.0 metres
(5) Minimum Interior Side Yard	a) 1.2 metres b) 0.0 metre when the abutting side lot line coincides with a common wall between two dwellings;
(6) Maximum building height	14 metres
(7) Minimum landscaped open space	Each dwelling unit shall have a minimum of 20 square metres open space in its rear yard.
(8) The following shall apply to a bay, bow or box window:	a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; b) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre; c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;
(9) Garage Control	a) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width. b) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers)

	into the minimum garage length;
(10) Encroachments	a) permitted yard encroachment of exterior stairs below grade may encroach into rear yard up to 2.5 metres
(11) Maximum Lot Coverage	No Requirement
(12) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum of 1.5 metres from any lot line.	“
(13) Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided. “	

“3714 The lands designated R4A-3714 on Schedule A to this by-law:

3714.1 Shall only be used for the purposes permitted in section 3714.1(1), or the purposes permitted by section 3714.1(2), but not both sections or not any combination of both sections:

- (1) either:
- (b) those purposes permitted in a R3C – Section 3713 zone.
- (2) or:
- (b) those purposes permitted in an R4A-3714 zone.

3714.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes permitted in the R3C-3713 zone, the requirements and restrictions set out in the R3C-3713 zone shall apply.
- 2) For those uses permitted in section R4A-3714, shall be subject to the following requirements and restrictions:

(1) Minimum front yard	4.5 metres
(2) Minimum side yard	4.5 metres
(3) Minimum rear yard to an R3C Zone	11.0 metres
(4) Maximum lot coverage	50% by the main building(s)
(5) Minimum landscaped open space	20%
(6) Maximum floor space index	No requirement
(7) Lands zoned R4A-3714 shall be treated as a single lot for zoning purposes.	

(8) Notwithstanding 6.10 (a), a utility structure greater than 1 square metre in area but not more than 2 square metres in area and 1.2 metres in height may be located a minimum 1.5 metres from any lot line.”

- “3753 The lands designated R4A(H)-3753 on Schedule A to this by-law:
- 3753.1 Shall only be used for the purposes permitted in the R4A-3714 zone.
- 3753.2 Shall be subject to the requirements and restrictions as set out in the R4A-3714 zone.
- 3753.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- 3753.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of a stormwater management pond, and public street to connect Castlemore Road to Old Castlemore Road, to service the lands to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
 2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”
- “3752 The lands designated R3C(H) - Section 3752 on Schedule A to this by-law:
- 3752.1 Shall only be used for the purposes permitted in the R3C-3713 zone;
- 3752.2 Shall be subject to the requirements and restrictions as set out in the R3C-3713 zone
- 3752.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- 3752.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of a stormwater management pond, and public street to connect Castlemore Road to Old Castlemore Road, to service the lands to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
 2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue

not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

- “3754 The lands designated R3E(H) – 5.5 – Section 3754 of Schedule A to this by-law:
- 3754.1 Shall only be used for the purposes permitted in the R3E-5.5-3712 zone.
- 3754.2 Shall be subject to the requirements and restrictions as set out in the R3E-5.5-3712 zone.
- 3754.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:
1. Purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- 3754.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
1. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City for the conveyance and construction of a stormwater management pond, and public street to connect Castlemore Road to Old Castlemore Road, to service the lands to the satisfaction of the Commissioner of Planning, Building and Growth Management; and
2. Prior to the lifting of the Holding (H) symbol, the owner shall make satisfactory arrangements with the City to stop up and close and purchase Old Castlemore Road west of Rainbow Creek and Fines Avenue, or, that satisfactory alternative arrangements are made should the right-of-way of Old Castlemore Road and Fines Avenue not be declared surplus, to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 24th day of January, 2024.

Approved as to
form.

2024/01/18

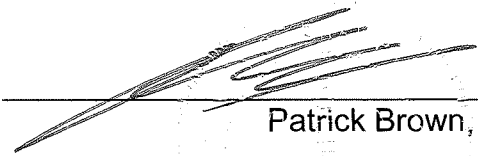
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Approved as to
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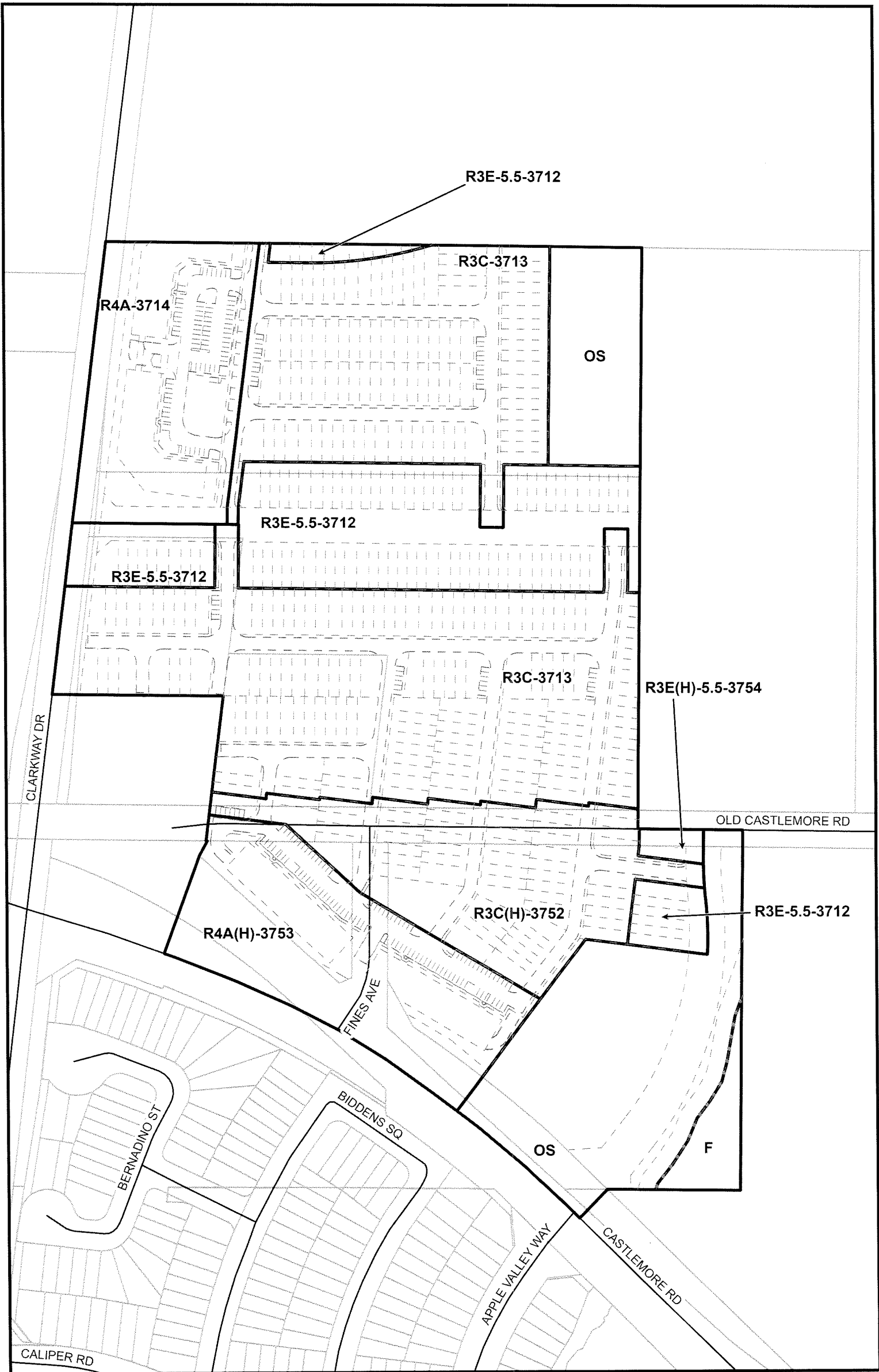
2024/01/18

AAP


(OZS-2021-0050)


Patrick Brown, Mayor


~~Peter Fay, City Clerk~~
S. Hans, Acting City Clerk





 Subject Lands

