

**Adoption of Official Plan Amendment OP2006-202 (By-law 255-2021)
and Zoning By-law 256-2021
10808 Airport Road
Ward 10**

Date of Decision: November 24, 2021
Date of Notice: December 9, 2021
Last Date of Appeal: December 29, 2021

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 255-2021, to adopt **Official Plan Amendment OP2006-202, and By-law 256-2021**, 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 – Lebosco Developments Inc. – File OZS-2020-0027.

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 Official Plan of the City of Brampton planning Area pursuant to an application by Lebosco Development Inc. – KLM Planning Partners Inc - to permit the development of two (2) commercial buildings consisting of a restaurant with drive-through and a multi-unit commercial building.

The Purpose and Effect of the Zoning By-law: to amend comprehensive Zoning By-law 270-2004 pursuant to an application by Lebosco Development Inc. – KLM Planning Partners Inc. – to permit the development of two (2) commercial buildings consisting of a restaurant with drive-through and a multi-unit commercial building.

Location of Lands Affected: 10808 Airport Road, west side of Airport Road, north of Yellow Avens Boulevard, being Part of Lot 14, Concession 6, East of Hurontario Street, Blocks 5 and 6, Registered Plan 43M-1716 and Part 1, Plan 43R-30737– Ward 10.

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 Alex Sepe, Development Planner, Planning, Building and Economic Development, at 905-874-3557 or Alex.Sepe@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 December 29, 2021**, 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 255 - 2021

To Adopt Amendment Number OP2006- 202 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 OP2006- 202 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 November, 2021.

Approved as to
form.

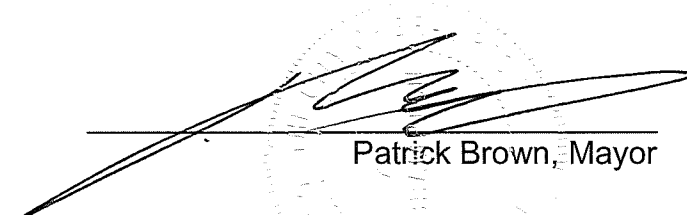
2021/11/19

S.Ross


Approved as to
content.

2021/Nov/18

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

(OZS-2020-002)

AMENDMENT NUMBER OP 2006-202
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 and B to this amendment to permit the development of the subject lands for a multi-building commercial development and to provide specific policies to guide the development.

2.0 Location:

The lands subject to this amendment are located immediately west of Airport Road and north of Yellow Avens Boulevard. The subject site is described as Part of Lot 14, Concession 6, East of Hurontario Street, Blocks 5 and 6, registered plan 43M-1716, and Part 1, Plan 43R-30737. The lands have a total area of approximately 0.449 Ha. (1.110 acs.).

3.0 Amendments and Policies Relative Thereto:

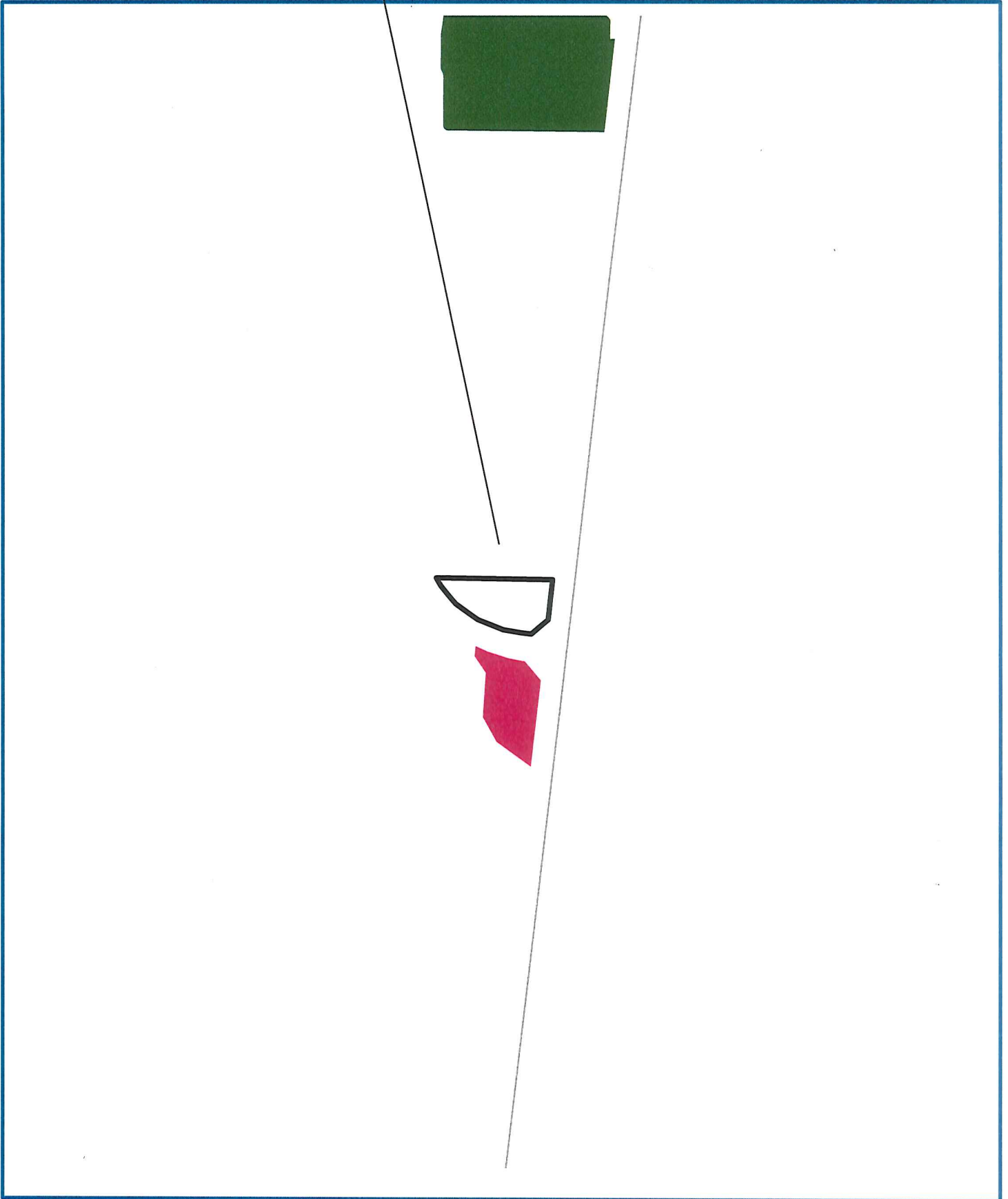
3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By adding to schedule A2 – Retail Structure thereto, a Convenience Retail designation and identifying the lands as shown on Schedule A to this agreement.
- (2) By adding to the list of amendments pertaining to Secondary Plan Area Number 2: the Springdale Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006-202.

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

- (1) By changing on Schedule SP02 of Chapter 2 of Part II: Secondary Plan, the land use designation of the lands as shown on Schedule B to this amendment from “Highway Commercial” to “Convenience Retail”.

LANDS TO BE DESIGNATED "CONVENIENCE RETAIL"

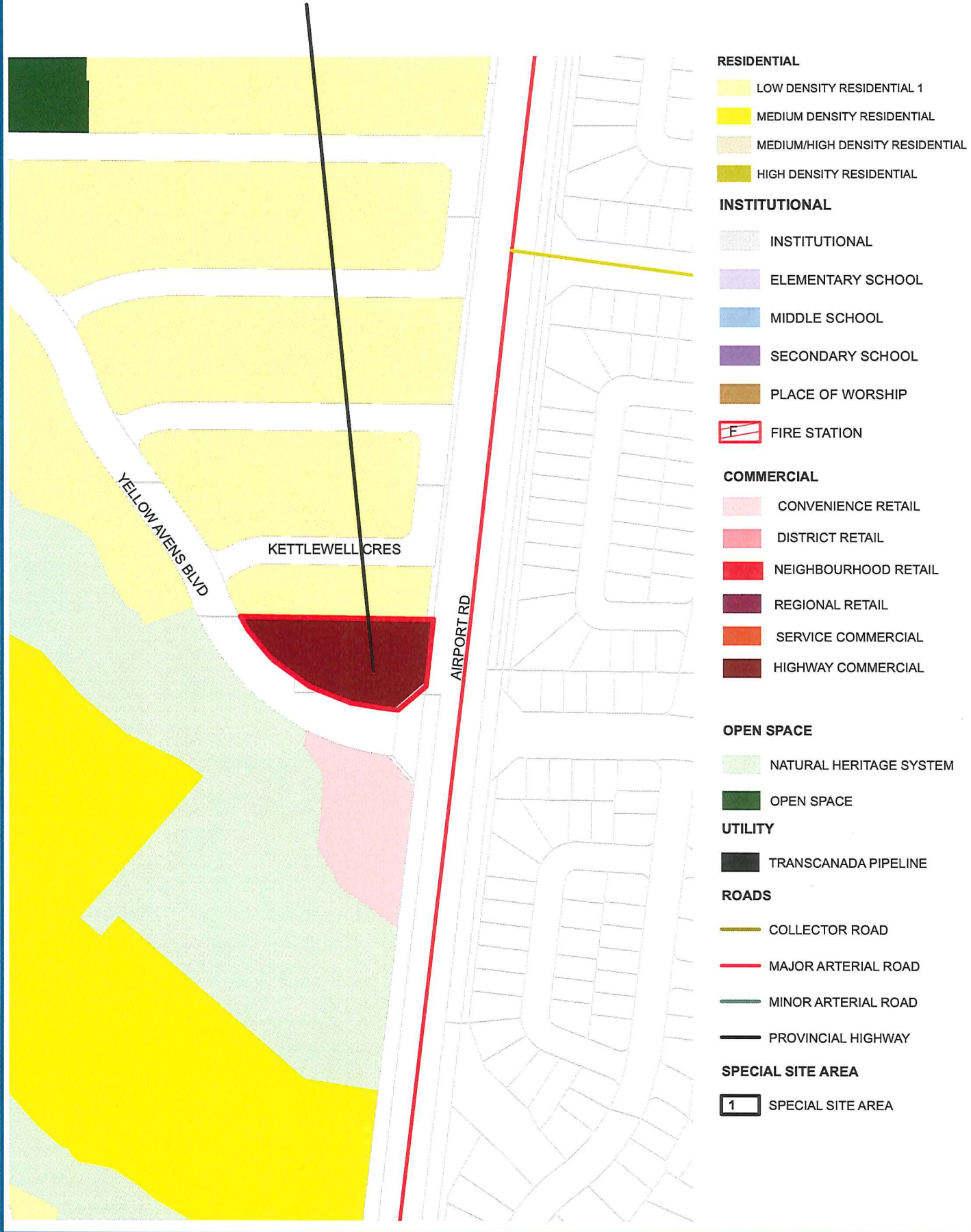


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

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



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



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





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 256 - 2021

To amend Zoning 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 on Schedule A thereto, the zoning designation of the lands shown outlined on Schedule "A" attached hereto:

From:	To:
HIGHWAY COMMERCIAL TWO - SECTION 1399 – (HC2-1399) ZONE	COMMERCIAL ONE - SECTION 3595 – (C1-3595) ZONE

- (2) by adding thereto the following sections:

"3595 The lands designated C1-3595 on Schedule A to this by-law:

3595.1 Shall only be used for the following purposes:

1. Purposes permitted in the C1 zone;
2. A printing or copying establishment;
3. A commercial school;
4. A place of commercial recreation but not including a billiard hall;
5. A community club;
6. A health or fitness centre;
7. A day nursery;

3595.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 2.5 metres;
- (b) Interior Side Yard Width: 2.5 metres;
- (c) Notwithstanding 3595.2(b), a hydro transformer may be located a minimum of 1.5m from any lot line;
- (d) Minimum Exterior Side Yard Width: 2.5 metres;
- (e) Minimum Rear Yard Depth: No requirement;

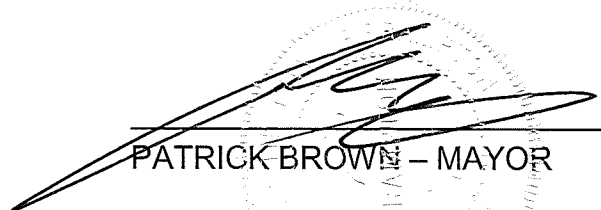
- (f) Minimum Yard Width Abutting a Daylighting Triangle:
2.5 metres;
- (g) Minimum Landscaped Open Space:
 - i. 2.7 metres along the interior side lot line, except at approved driveway and access locations;
 - ii. 3.0 metres along any lot line abutting a street;
 - iii. 2.5 metres along the lot line abutting a daylight triangle;
- (h) A surfaced walk, patio, screening or similar visual amenity shall be permitted within any required yard and/or required landscaped open space area;
- (i) Outside Storage shall not be permitted;
- (j) Loading Spaces shall not be required.”

ENACTED and PASSED this 24th day of November, 2021.

Approved as to form.
2021/11/19
S.Ross

Approved as to content.
2021/Nov/18
AAP

(OZS-2020-0027)

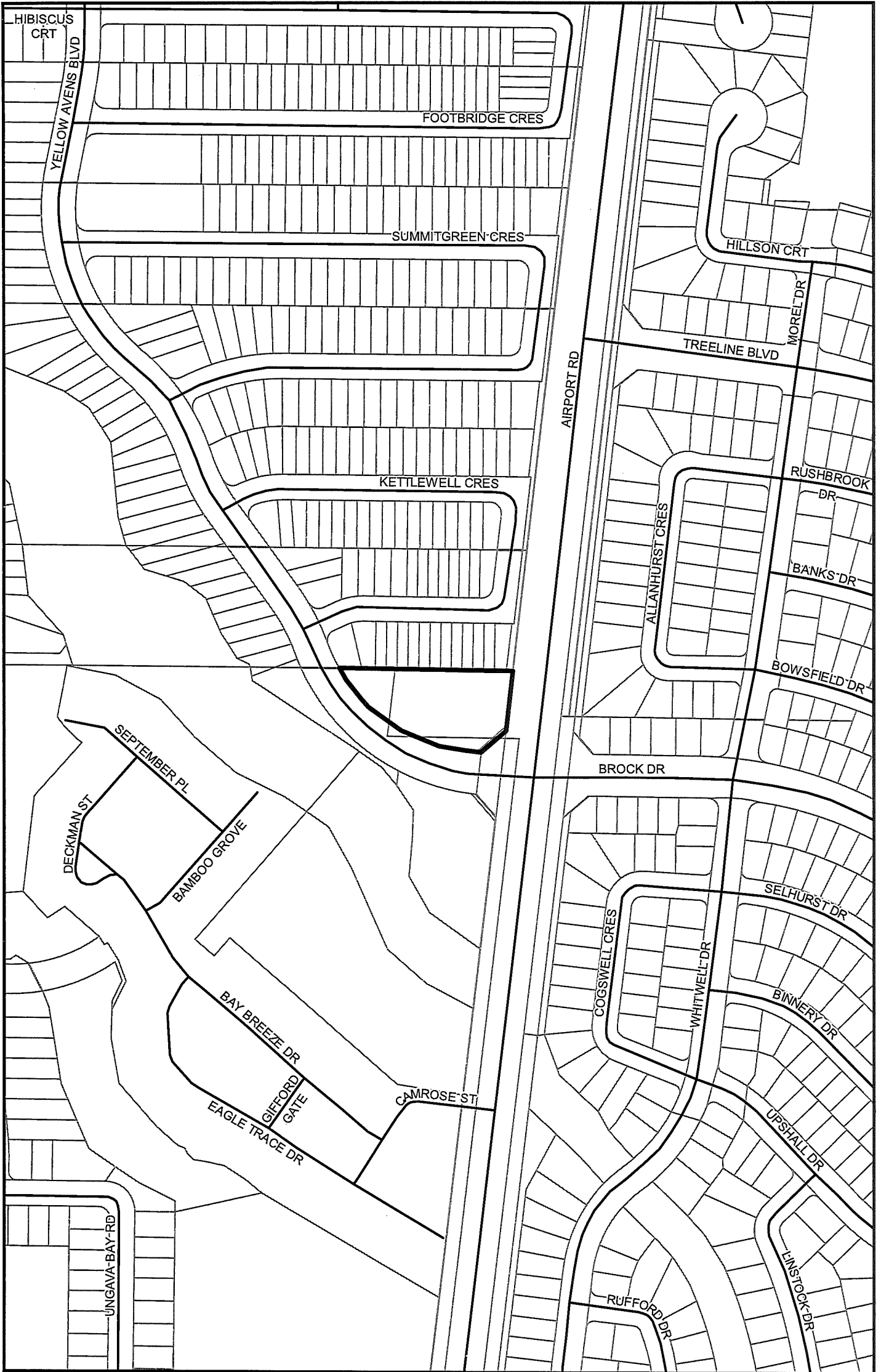


PATRICK BROWN – MAYOR



PETER FAY – CITY CLERK





 SUBJECT LANDS



KEY MAP