

**Adoption of Official Plan Amendment OP 2006-212 (By-law 61-2022)
10534 Hurontario Street – Ward 2**

Date of Decision: April 6, 2022
Date of Notice: April 14, 2022
Last Date of Appeal: May 4, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 61-2022, to adopt **Official Plan Amendment OP 2006-212**, under section 17 of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. – 10534 Hurontario Street – Ward 2 (File OZS-2021-0028 & 21T-21008B).

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 Schedule B and Schedule B1 of the Official Plan of the City of Brampton Planning Area, and Schedule 1 of the Snelgrove-Heartlake Secondary Plan Area 1 to relocate the proposed extension of a collector road (Whybank Drive) and add an extension of a local road (Railside Drive) through the subject property.

Location of Lands Affected: within the Snelgrove - Heartlake Secondary Plan Area 1, and situated on the west side of Hurontario Street, south side of Sandalwood Parkway West, municipally known as 10534 Hurontario Street, and are legally described as Lot 13, part of Concession 1.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law 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 Nazir Mahmood, Development Planner, Planning, Building and Economic Development, at 905-874-2094 or nasir.mahmood@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.

Under the *Planning Act* there is a draft Plan of Subdivision application under the pertaining to the subject lands – File 21T-21008B.

When and How to File an Appeal: Any appeal of the official plan amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than May 4, 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
905.874.2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 61 -2022

To adopt Amendment Number OP2006- 212 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- 212 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 6th day of April, 2022.

Approved as to
form.

2022/03/08

S. Akhtar

Approved as to
content.

2022/03/08

AAP

~~Patrick Brown, Mayor~~

MARTIN MEDEIROS, DEPUTY MAYOR

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 212

to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006- 212
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to amend Schedule B and Schedule B1 of the Official Plan of the City of Brampton Planning Area, and Schedule 1 of the Snelgrove-Heartlake Secondary Plan Area 1 to relocate the proposed extension of a collector road (Whybank Drive) and add an extension of a local road (Railside Drive) through the subject property.

2.0 LOCATION:

The lands subject to this amendment are situated on the west side of Hurontario Street, south side of Sandalwood Parkway West. They are located at the municipal address 10534 Hurontario Street, and are legally described as Lot 13, part of Concession 1. These lands have a frontage of approximately 223.80 metres (734.25 feet) on Hurontario Street, a frontage of approximately 241.97 metres (793.86 feet) on Sandalwood Parkway West, and have an area of approximately 12.16 hectares (30.05 acres).

3.0 AMENDMENTS AND POLICIES RELEVANT 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 B City Road Hierarchy to relocate the collector road and extend the local road identified on the subject property as shown on Schedule A to this amendment.
- 2) By amending Schedule B1 City Road Right-of-Way Widths to relocate the collector road and extend the local road identified on the subject property as shown on Schedule B to this amendment.

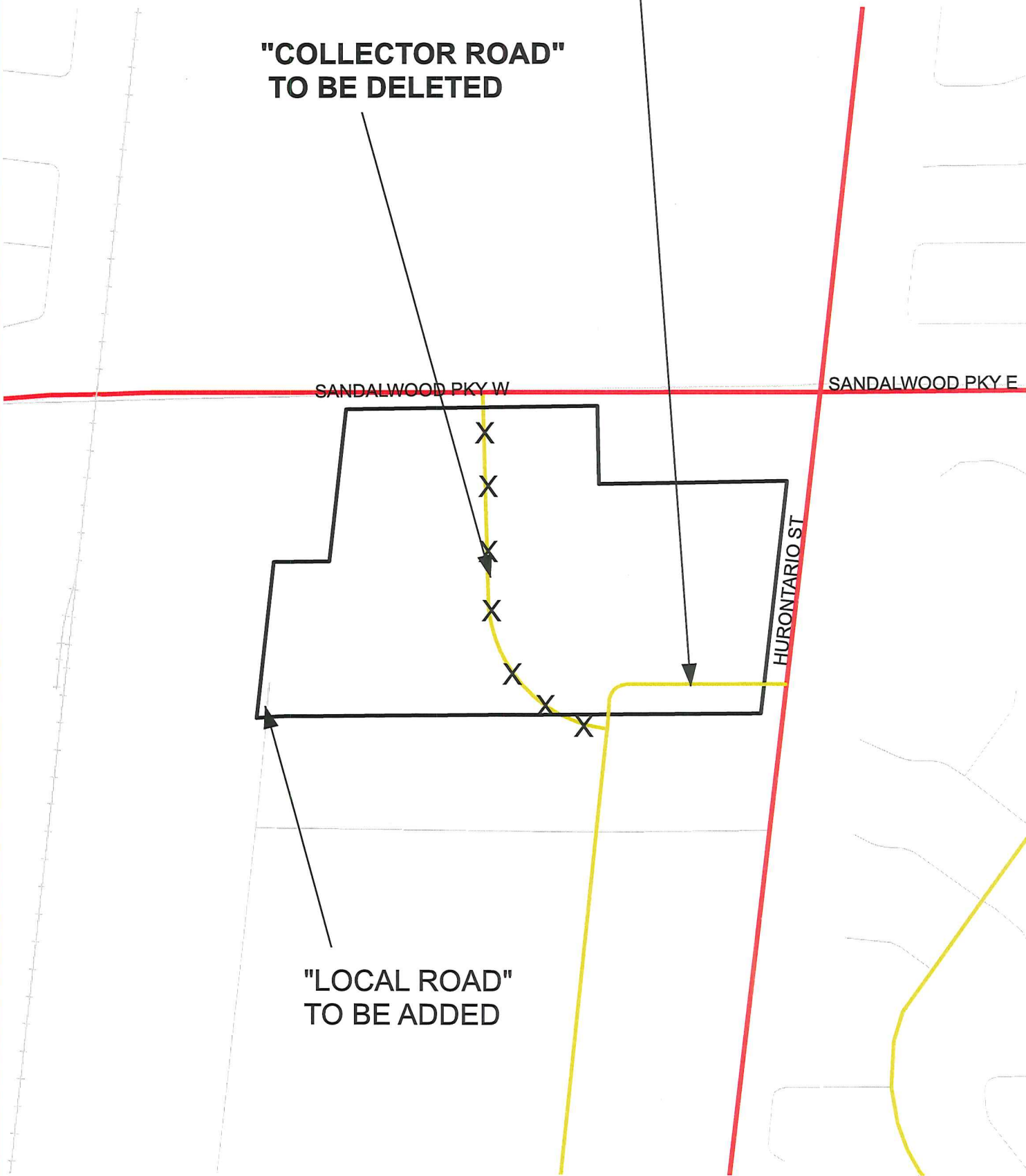
3.2. By adding to the list of amendments pertaining to Part Two: Chapter 1, thereof, Amendment Number OP2006- **212**

3.3. The document known as Snelgrove-Heartlake Secondary Plan Area 1 is hereby amended:

- 1) By amending Schedule 1 to relocate the collector road and extend the local road identified on the subject property as shown on Schedule C to this amendment.

**"COLLECTOR ROAD"
TO BE ADDED**

**"COLLECTOR ROAD"
TO BE DELETED**



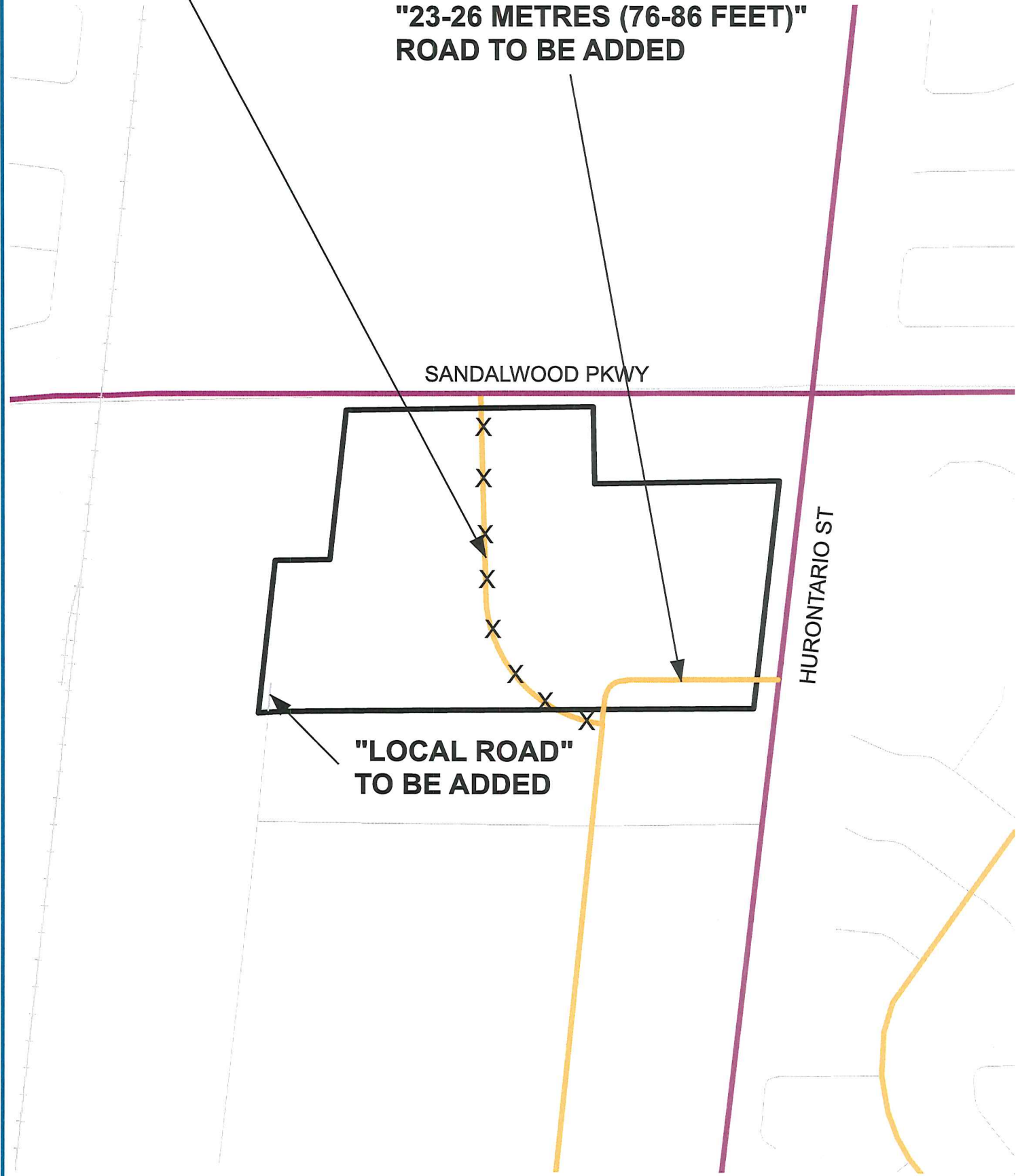
EXTRACT FROM SCHEDULE B (CITY ROAD HIERARCHY) OF THE DOCUMENT KNOWN AS CITY OF BRAMPTON OFFICIAL PLAN

- | | | |
|---------------------------|-------------------------------------|---------------------|
| SUBJECT LANDS | MINOR ARTERIAL | PROVINCIAL HIGHWAY |
| RAILWAY | URBAN COLLECTOR | HIGHWAYS |
| ROAD_SHIELDS | COLLECTOR | PROVINCIAL HIGHWAYS |
| MAJOR ARTERIAL (CITY) | NORTH-SOUTH TRANSPORTATION CORRIDOR | PROPOSED LOCAL ROAD |
| MAJOR ARTERIAL (REGIONAL) | PROPOSED PROVINCIAL HIGHWAY | LOCAL ROAD |



**"23-26 METRES (76-86 FEET)"
ROAD TO BE DELETED**

**"23-26 METRES (76-86 FEET)"
ROAD TO BE ADDED**



EXTRACT FROM SHCHEDULE B1 (CITY ROAD RIGHT OF WAY WIDTHS) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

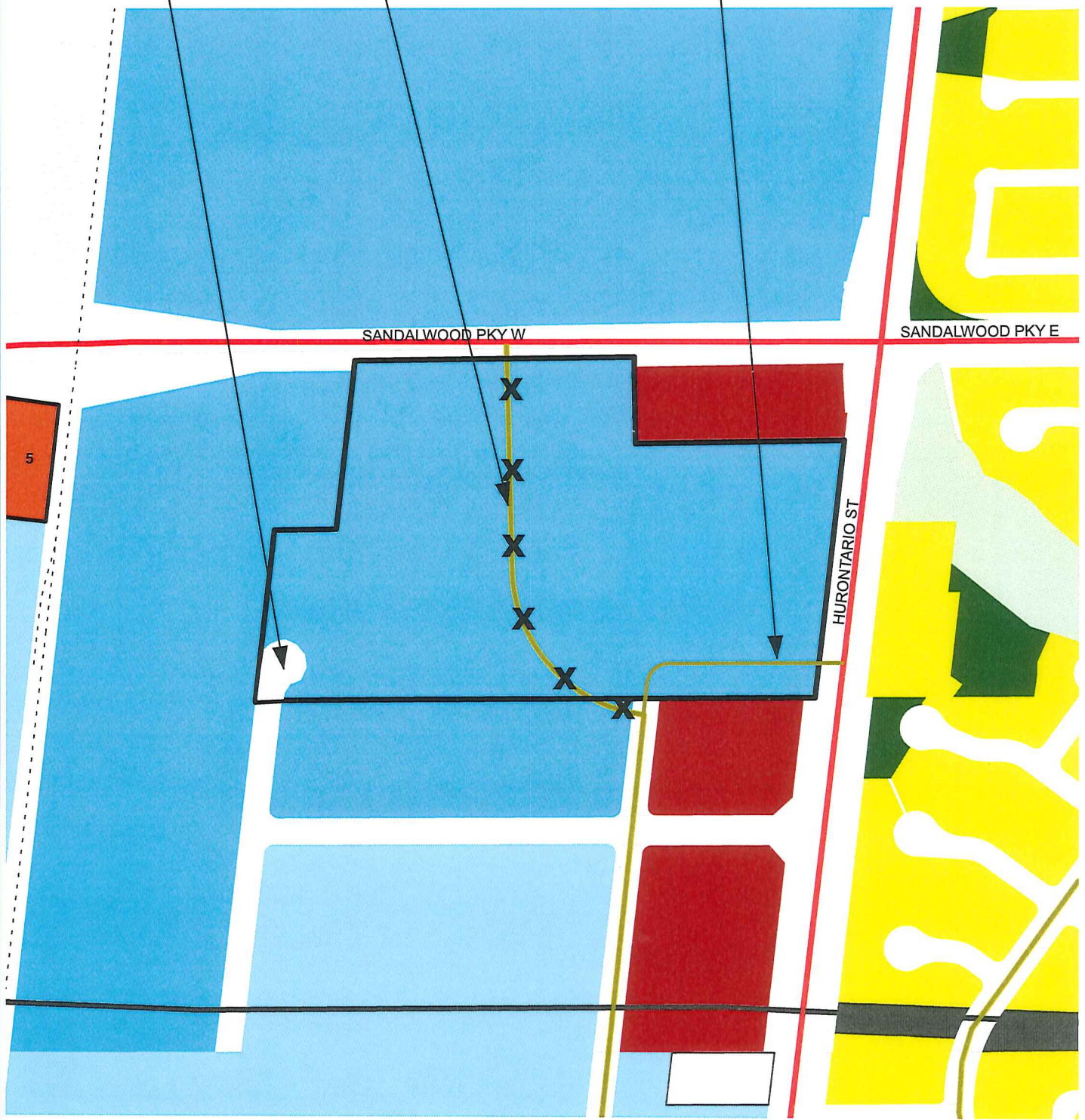
SUBJECT LANDS	36 METRES (120 FEET)	CORRIDOR PROTECTION AREA
20 METRES (65.6 FEET)	40-100 METRES (131-328 FEET)	PROPOSED LOCAL ROAD
23-26 METRES (76-86 FEET)	40-45 METRES (130-150 FEET)	LOCAL ROAD
26-30 METRES (86-100 FEET)	50-55 METRES (164-180 FEET)	PROVINCIAL HIGHWAY



ROAD TO BE EXTENDED

"COLLECTOR ROAD" TO BE DELETED

"COLLECTOR ROAD" TO BE ADDED



EXTRACT FROM SP1(A) SCHEDULE 1 OF THE DOCUMENT KNOWN AS THE SNELGROVE/HEART LAKE SECONDARY PLAN

SUBJECT LANDS

COMMERCIAL	EMPLOYMENT	INSTITUTIONAL	RESIDENTIAL	OPEN SPACE	ROADS
CONVENIENCE RETAIL	GENERAL EMPLOYMENT 1	ELEMENTARY SCHOOL	LOW DENSITY RESIDENTIAL	NATURAL HERITAGE SYSTEM	COLLECTOR ROAD
DISTRICT RETAIL	GENERAL EMPLOYMENT 2	MIDDLE SCHOOL	LOW DENSITY 1 RESIDENTIAL	RECREATION OPEN SPACE	MINOR ARTERIAL ROAD
HIGHWAY AND SERVICE COMMERCIAL	PRESTIGE INDUSTRIAL	SECONDARY SCHOOL	MEDIUM DENSITY RESIDENTIAL	CEMETERY	MAJOR ARTERIAL ROAD
HIGHWAY COMMERCIAL	SPECIAL SITE AREA	FIRE STATION	MEDIUM / HIGH DENSITY RESIDENTIAL	PRIVATE COMMERCIAL RECREATION	PROVINCIAL HIGHWAY
MIXED EMPLOYMENT COMMERCIAL		PLACE OF WORSHIP	HIGH DENSITY RESIDENTIAL		RAILWAY
NEIGHBOURHOOD RETAIL				UTILITY	
SERVICE COMMERCIAL				UTILITY	

