

**Adoption of Official Plan Amendment OP2006-214 (By-law 83-2022)
and Zoning By-law 84-2022**

10799 Creditview Road – Ward 6

Date of Decision: April 20, 2022
Date of Notice: April 28, 2022
Last Date of Appeal: May 18, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 83-2022, to adopt **Official Plan Amendment OP2006-214, and By-law 84-2022**, 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** 2640267 Ontario Inc. – Westport Development (Previously Castlebridge Development Group Ltd.) 10799 Creditview Road – Ward 6 (File OZS-2020-0022).

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: is to amend the City of Brampton Official Plan and Secondary Plan Area 44, Fletchers Meadow Secondary Plan Land Use Schedule (44a), as amended, to re-designate the lands from “Convenience Retail” to “Low/Medium Density Residential” to permit single detached residential uses on the property.

The Purpose and Effect of the Zoning By-law: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application to rezone the lands from “Agricultural (A)” to “Residential Single Detached – D (R1D)” to permit the following uses, in accordance with the requirements set out in the By-law: a single detached dwelling, and a Supportive Housing Residence Type 1 as well as non-residential uses such as a place of worship or any purposes accessory to the other permitted purposes.

Location of Lands Affected: the East side of Creditview Road, South of Buick Boulevard, and municipally known as 10799 Creditview 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. Further enquiries or questions should be directed to Noel Cubacub, Development Planner, Planning, Building and Economic Development, at 905-874-3417 or noel.cubacub@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 May 18, 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 each 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 83 -2022

To Adopt Amendment Number OP 2006 - 214

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 – 214 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 20th day of April, 2022.

Approved as to
form.

2022/04/07

SDSR

Approved as to
content.

2022/04/07

AAP

Patrick Brown, Mayor

MARTIN MEDEIROS, DEPUTY MAYOR

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 214

To the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – 214
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of four single detached dwellings. The amendment removes the Convenience Retail designation on the subject lands in the City of Brampton Official Plan and Secondary Plan Area 44, Fletchers Meadow Secondary Plan, Land Use Schedule (44a) to permit residential uses.

2.0 Location:

The lands subject to this amendment are located on the east side of Creditview Road, South of Buick Boulevard. The lands have approximately 30.47 metres (100 feet) of frontage along Creditview Road and are located in Part of Lot 14 and 15, Concession 3, W.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

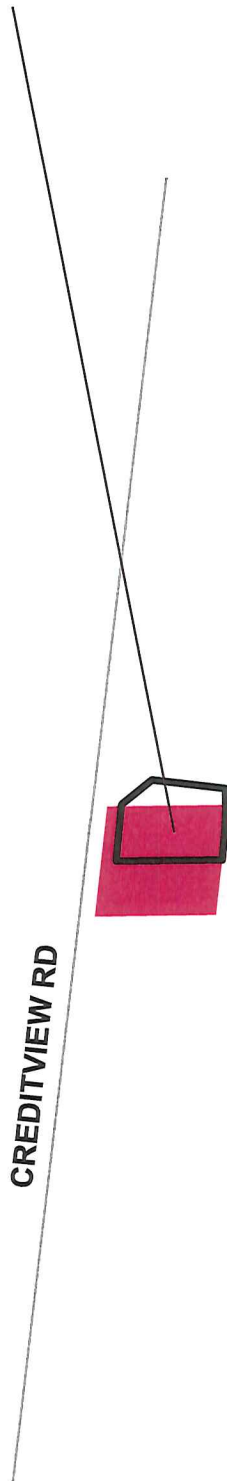
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By amending Schedule A2 – Retail Structure, to delete the “Convenience Retail” designation as shown on Schedule A of this amendment.
- (2) By adding to the list of amendments pertaining to Secondary Plan Area Number 44: Fletchers Meadow Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 214 .

3.2 The portions of the document known as the Fletchers Meadow Secondary Plan, Chapter 44 (Part II Secondary Plan, as amended), is hereby further amended:

- (1) By amending Schedule 44(a) of Chapter 44: Fletchers Meadow Secondary Plan, the land use designation of the lands shown on Schedule B to this amendment from “Convenience Retail” to “Low/Medium Density Residential”.
- (2) And the subsequent sections will be renumbered accordingly.

"CONVENIENCE RETAIL" TO BE DELETED

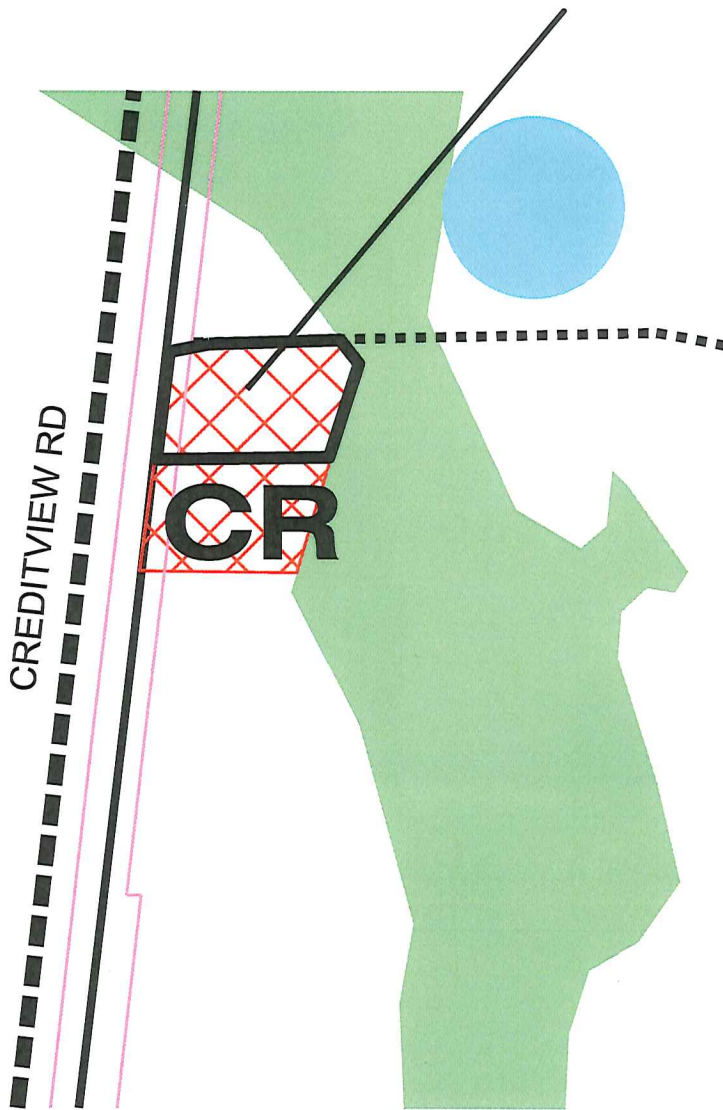


EXTRACT FROM SCHEDULE A2 - RETAIL STRUCTURE FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

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



LANDS TO BE REDESIGNATED FROM
 "CONVENIENCE RETAIL" TO
 "LOW/MEDIUM DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP44(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

RESIDENTIAL



LOW / MEDIUM DENSITY RESIDENTIAL

COMMERCIAL



CONVENIENCE RETAIL

TRANSPORTATION



ARTERIAL ROADS



STORM WATER MANAGEMENT FACILITY

OPEN SPACE



SECONDARY VALLEY LAND



SECONDARY PLAN BOUNDARY &
 AREA SUBJECT TO AMENDMENT





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 84 - 2021

To amend Comprehensive 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*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - a. 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 SINGLE DETACHED D - (R1D)"

ENACTED and PASSED this 20th, day of April, 2022.

Approved as to
form.

2022/04/07

SDSR

Approved as to
content.

2022/04/07

AAP

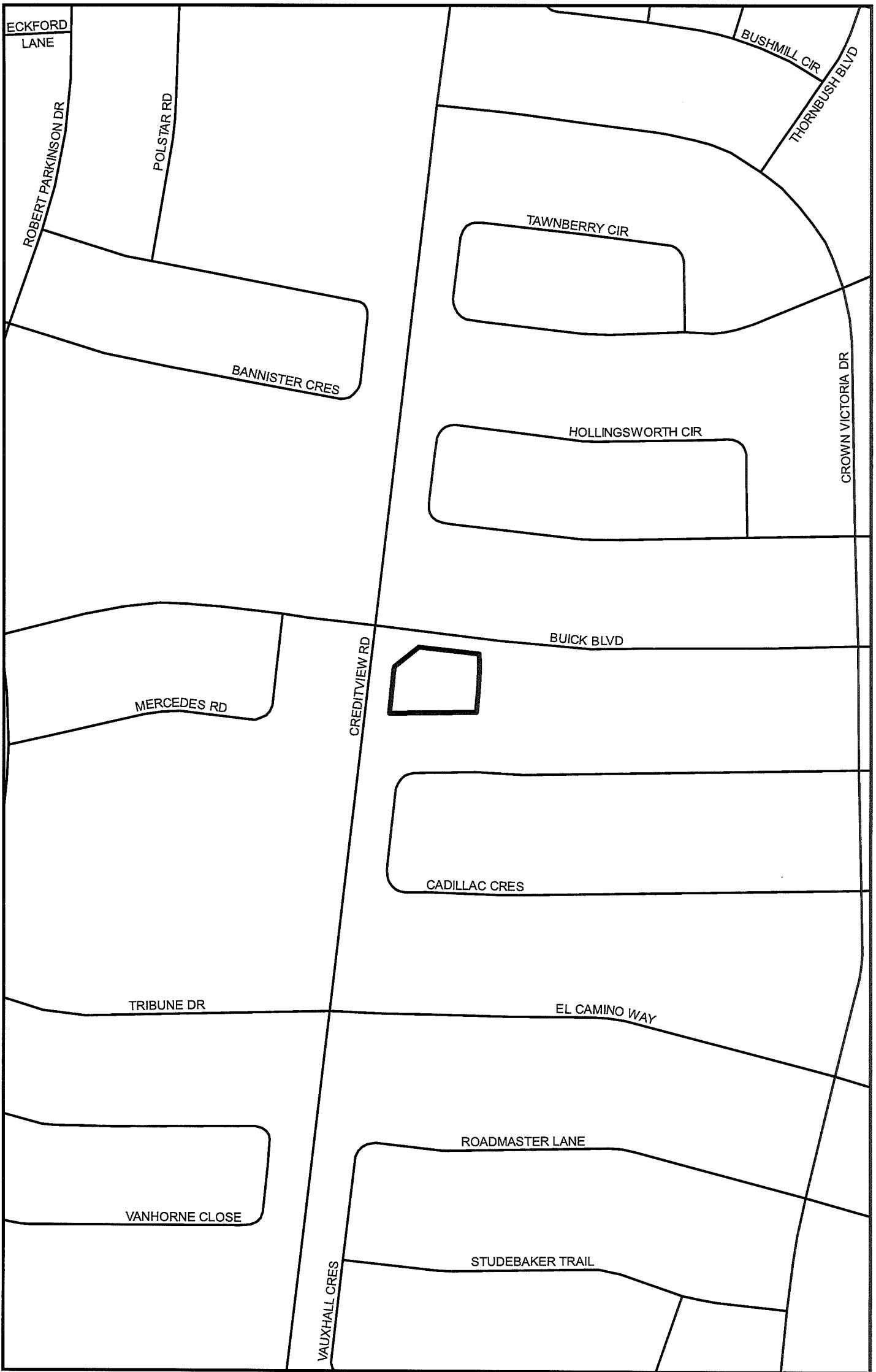
~~Patrick Brown, Mayor~~

MARTIN MEDEROS, DEPUTY MAYOR

Peter Fay, City Clerk

(OZS-2020-0022)





 SUBJECT LANDS



KEY MAP

File: OZS-2020-0022_ZBLA
Date: 2022/04/11

Drawn by: lcarter

BY-LAW 84-2022