

**Adoption of Official Plan Amendment OP2006-215 (By-law 85-2022)
and Zoning By-law 86-2022**

12089 Hurontario Street – Ward 2

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 85-2022, to adopt **Official Plan Amendment OP2006-215, and By-law 86-2022**, 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. – Black Creek Group, 2797180 Ontario Inc. – Weston Consulting - 12089 Hurontario Street North of Mayfield Road, East of Hurontario Street - Ward 2 (File OZS-2021-0017).

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 City of Brampton Official Plan, pursuant to an application to redesignate the lands from “Low Density Residential” to “High Density Residential” to permit a residential apartment dwelling.

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 Apartment A – Section 3625 (R4A-3625)” to permit a residential apartment containing approximately 205 units, in accordance with the requirements set out in the By-law.

Location of Lands Affected: north of Mayfield Road and east of Hurontario Street, municipally known as 12089 Hurontario Street.

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 Tejinder Sidhu, Development Planner, Planning, Building and Economic Development, at 905-874-2386 or tejinder.sidhu@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 85 - 2022

To Adopt Amendment Number OP 2006- 215

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 – 215 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.

2022/04/11

SDSR

Approved as to
content.

2022/04/07

AAP

Patrick Brown, Mayor

MARTIN MEDEIROS, DEPUTY MAYOR

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 215

To the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – 215
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 a multi-storey apartment building. The amendment re-designates the subject lands from Low Density Residential to High Density Residential in the Snelgrove-Heartlake Secondary Plan (Area 1) as identified on Schedule 'A'.

2.0 Location:

The lands subject to this amendment are located on the east side of Hurontario Street and north of Mayfield Road. The lands are municipally known as 12089 Hurontario Street and are located in Part of Lot 18, Concession 1 in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

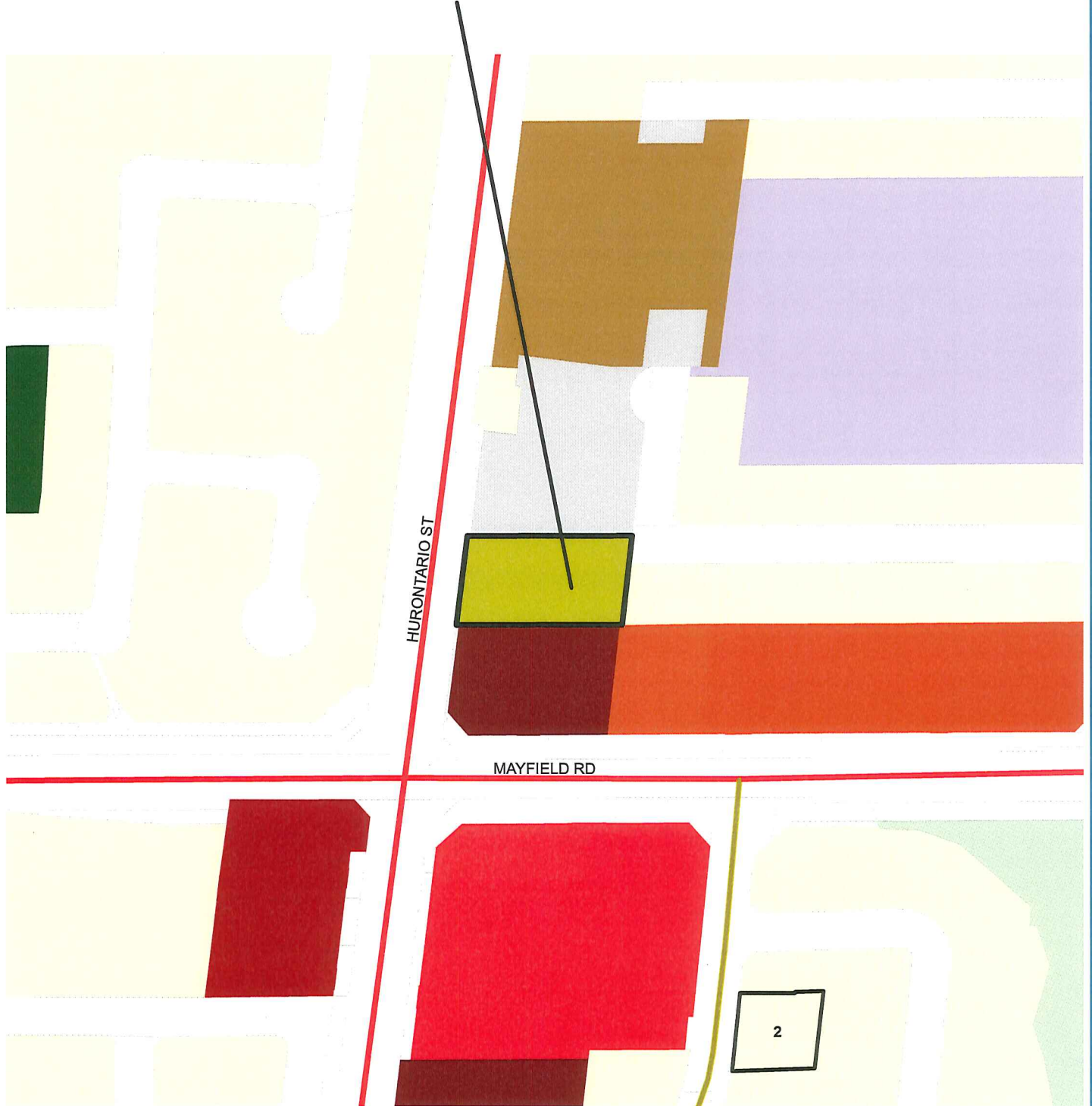
3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove-Heartlake Secondary Plan as set out in Part Two: Secondary Plans, thereof, Amendment Number OP 2006- 215

3.2 The document known as Secondary Plan Area 1 – The Snelgrove-Heart Lake Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- (1) By amending Schedule 1 of the Snelgrove-Heartlake Secondary Plan, as shown on Schedule A to this Amendment, to re-designate the lands from '*Low Density Residential*' to '*High Density Residential*'

LANDS TO BE REDEISGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL"



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

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





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 86 - 2022

To amend By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Agricultural (A)	Residential Apartment A – Section 3625 (R4A-3625)

(2) by adding thereto the following Section:

“3625 The lands zoned R4A-3625 on Schedule A to this By-law:

3625.1, Shall only be used for the following purposes:

- (1) Uses permitted in a R4A zone; and
- (2) Purposes accessory to other permitted uses.

3625.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Hurontario Street shall be deemed the front lot line;
- 2) Maximum Number of Dwelling Units: 205
- 3) Minimum Building Setbacks:
 - a. Front Yard Depth: 3.0 metres
 - b. North Interior Side Yard Width: 4.0 metres
 - c. South Interior Side Yard Width: 7.5 metres
 - d. Rear Yard Depth:
 - i. 8.5 metres to the first storey portion of the building;
 - ii. 8.8 metres to the second storey portion of the building;
 - iii. 11.9 metres to the third storey portion of the building;
 - iv. 14.8 metres to the fourth storey portion of the building;
 - v. 17.7 metres to the fifth storey portion of the building;
 - vi. 20.6 metres to the sixth storey portion of the building;
 - vii. 29.3 metres to the seventh, eighth and ninth storey portion of the building; and
 - viii. 33.8 metres to the mechanical penthouse roof.
- 4) Maximum Building Height: 9 storeys (28.5 metres)

5) Notwithstanding Section 3625.2(4), maximum building height excludes the mechanical penthouse, elevator or stairwell shafts, architectural features, or element required for the functioning of the building, which may project beyond the rood surface by a maximum of 5.5 metres.

6) Maximum Lot Coverage: 65%

7) Maximum Floor Space Index: 3.8

8) Minimum Landscape Open Space: 15% of the lot area

9) Motor Vehicle Parking:

a) For each dwelling unit in an apartment dwelling:

(1) Minimum 0.86 parking spaces for residents;

(2) Minimum 0.10 spaces for visitors;

(3) A maximum of four tandem parking spaces (4) are permitted within an underground parking garage.

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

Approved as to
form.
2022/04/11
SDSR

Approved as to
content.
2022/04/07
AAP

(OZS-2021-0017)

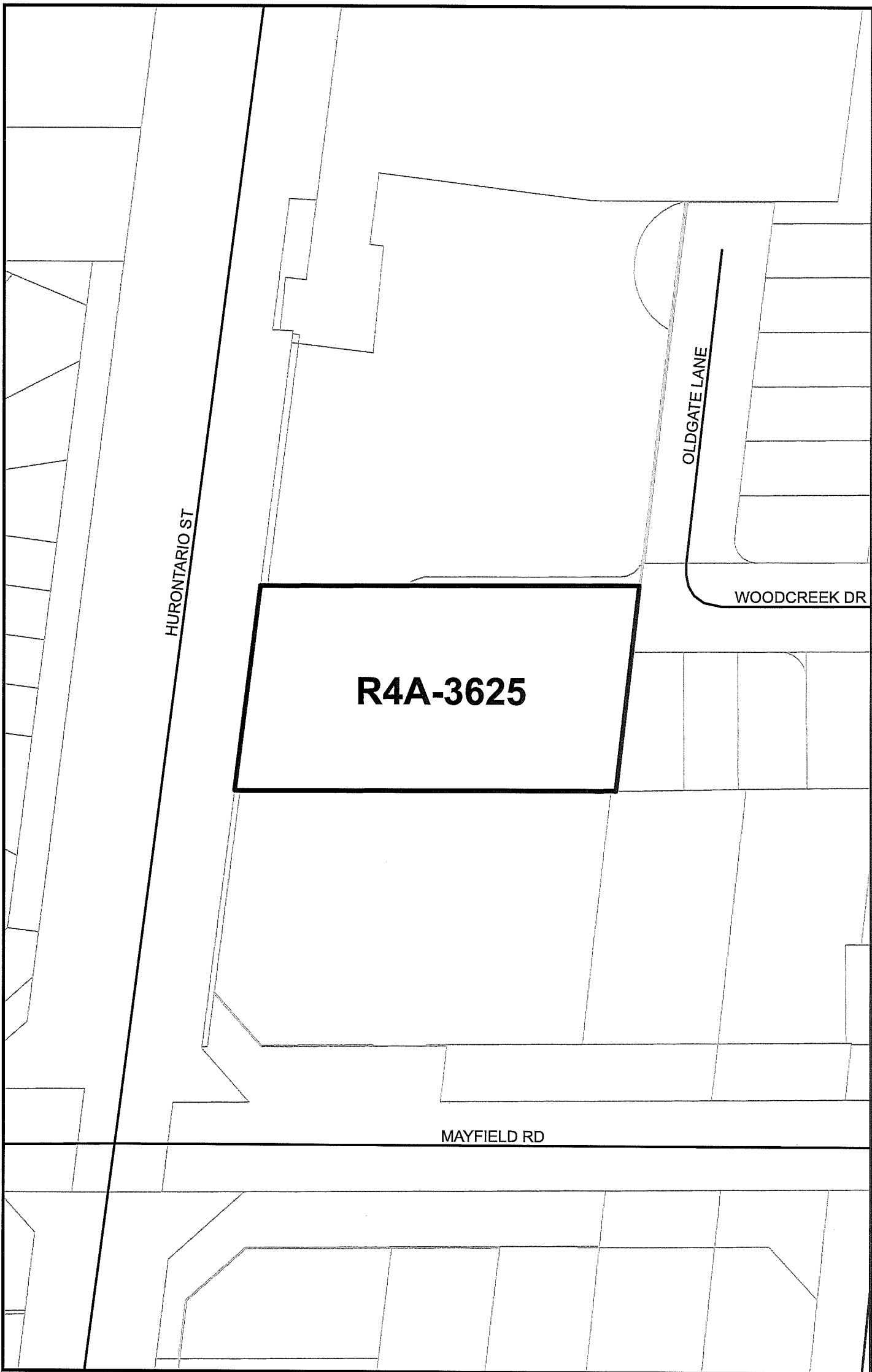


~~Patrick Brown, Mayor~~

MARTIN MEDEIROS, DEPUTY MAYOR



Peter Fay, City Clerk





 SUBJECT LANDS
  RAILWAYS



KEY MAP

File: OZS-2021-0017_ZKM
 Date: 2022/03/04 Drawn by: ckovac

BY-LAW 86-2022