

**Adoption of Official Plan Amendment OP2006-233 (By-law 5-2023)
and Zoning By-law 6-2023
Bramalea Road and South of Mayfield Road
Ward 9**

Date of Decision: January 24, 2023
Date of Notice: February 7, 2023
Last Date of Appeal: February 27, 2023

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 5-2023, to adopt **Official Plan Amendment OP2006-233**, and By-law 6-2023, 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 – Digram Developments – Glen Schnarr & Associates Inc. – East of Bramalea Road and South of Mayfield Road - Ward: 9 (File: OZS-2021-0004).

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 Official Plan Amendment OP2006-233: To implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a change in land use designation to permit a broader range of land uses and higher density.

The Purpose and Effect of Zoning By-law 6-2023: To create four new zones. Zones (R1E(H)-12.5-3604) and (R1F(H)-11.6-3605) are for single detached dwelling lots, zone (R3E(H)-5.5-3606) is for townhouse dwelling lots. The fourth zone (R4A(H)-3607) is for an apartment building that is to step up from 6 to 12 storeys and have limited surface parking. It should be noted that all four zones require Holding provisions for vehicular and servicing purposes. In addition, there are lands that are to be zoned Open Space and Floodplain.

Location of Lands Affected: Located south of Mayfield Road approximately halfway between Torbram Road and Bramalea 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 Stephen Dykstra, City of Brampton, Planning, Building and Economic Development Services, 905-874-3841 or at Stephen.Dykstra@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 27, 2023**, 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
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 5 - 2023

To Adopt Amendment Number OP 2006- 233 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 - 233 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this 25th day of January, 2023.

Approved as to
form.

2023/01/17

AWP

Approved as to
content.

2023/01/16

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 233
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Countryside Villages Secondary Plan through the preparation and approval of a change in land use designation of the lands identified on Schedule 'A' to permit a broader range of land uses and higher density.

This amendment to Chapter 48(b) of the Countryside Villages Secondary Plan is based on the findings of several component studies completed to address environmental, servicing, community design and growth management considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective to increase the uses and density for the subject site in the context of current Provincial, Regional and local planning policies.

2.0 LOCATION

The subject lands comprise an area of approximately 3.97 hectares (9.81 acres) in area, located on the south side of Mayfield Road, east of Bramalea Road and west of Torbram Road. The lands have a frontage of approximately 67.2 metres (220.5 feet) on Mayfield Road.

The lands are legally described as Part of Lot 17, Concession 5, East of Hurontario (Chinguacousy) Street City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Countryside Villages Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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 48b: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 233 .

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as it relates to the Countryside Villages Secondary Plan (being Part Two Secondary Plans, as amended) is hereby further amended:

- (1) by adding the following as 5.2.6:

"5.2.6 High Density Residential

5.2.6.1 In areas designated High Density Residential on Schedule 48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) Permitted use is apartment buildings;
- ii) A maximum density of 601 units per net hectare (244 units per net residential acre) shall be permitted; and,
- iii) A minimum building height of 6 storeys and a maximum building height of 12 storeys shall be permitted."

- (2) by adding the following as 6.4 Special Policy Area 4:

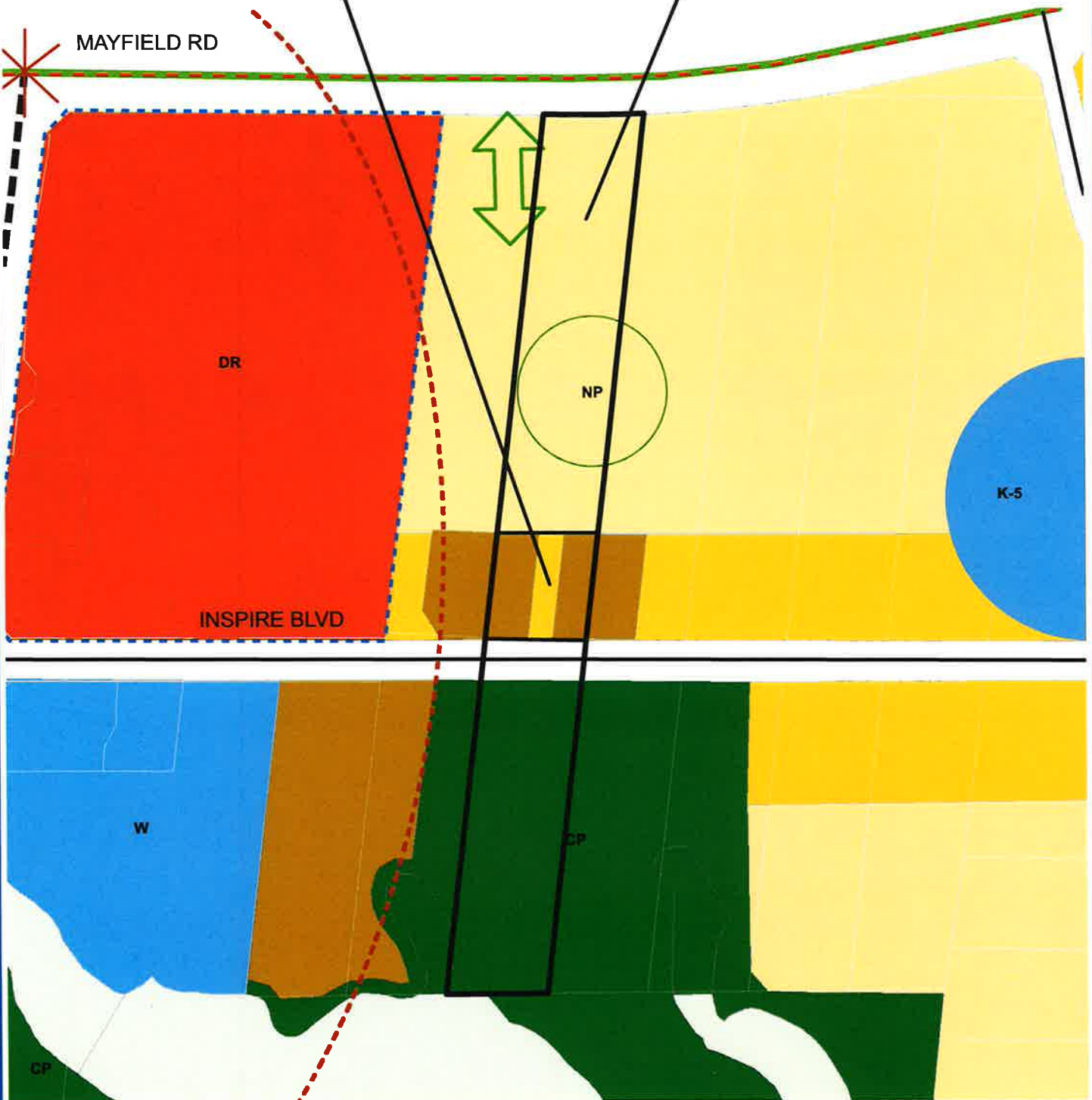
"6.4 Special Policy Area 4

6.4.1 Notwithstanding Section 5.2.2.1 ii) in the “Low / Medium Density Residential” designation, lands within Special Policy Area 4 are permitted to have a maximum density of up to 35 units per net hectare (14 units per net acre).”

- (3) by changing on Schedule 48(a) of Chapter 48 (b) of Part Two : Secondary Plans, the lands shown on Schedule A to this amendment from “Medium Density” and “Medium/High Density” to “High Density” and adding the “High Density” designation to the legend.
- (4) by adding to Schedule 48(a) of Chapter 48 (b) of Part Two: Secondary Plans, the lands shown on Schedule A to this amendment as “Special Policy Area 4”.

LANDS TO BE REDESIGNATED FROM
 "RESIDENTIAL - LOW DENSITY" AND
 "RESIDENTIAL - MEDIUM DENSITY" TO
 "RESIDENTIAL - HIGH DENSITY"

LANDS TO BE DESIGNATED
 "SPECIAL POLICY AREA 4"



EXTRACT FROM SCHEDULE SP48(b) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

ROAD NETWORK

- * GATEWAY
- ↕ POTENTIAL INTERSECTION
- COLLECTOR ROAD
- ▬ MINOR ARTERIAL
- ▬ MAJOR ARTERIAL (REGIONAL)
- ↕ INTERSECTION

RECREATION OPEN SPACE

- ▬ CITY WIDE PARK
- NP NEIGHBOURHOOD PARK

COMMERCIAL

- DR DISTRICT RETAIL
- MVC MOTOR VEHICLE COMMERCIAL
- CR CONVENIENCE RETAIL
- N.R. NEIGHBOURHOOD RETAIL COMMERCIAL
- M.U. MIXED USE
- VILLAGE_CORE
- SPECIAL_POLICY_AREA
- AREA SUBJECT TO THIS AMENDMENT

INSTITUTIONAL

- K-5 PUBLIC JUNIOR ELEMENTARY SCHOOL SITE
- 6-8 PUBLIC MIDDLE SCHOOL SITE
- SE SEPERATE ELEMENTARY SCHOOL
- SEP SEPERATE SECONDARY SCHOOL SITE
- S PUBLIC SECONDARY SCHOOL SITE
- W PLACE OF WORSHIP

NATURAL HERITAGE & ENVIRONMENTAL MANAGEMENT

- ▬ VALLEYLAND
- SWM STORMWATER MANAGEMENT FACILITY
- ▬ WOODLOT

RESIDENTIAL

- ▬ LOW DENSITY
- ▬ MEDIUM DENSITY
- ▬ MEDIUM / HIGH DENSITY RESIDENTIAL
- ▬ LIVE / WORK
- ▬ HIGH DENSITY

DESIGNATION TO BE ADDED TO LEGEND



BRAMPTON
 Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
 OP2006# 233

File: OZS-2021-0004_OPA_A

Date: 2021/11/03

Author: ckovac

BY-LAW 5-2023



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 6 - 2023

To amend Comprehensive Zoning 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 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 E (H)-12.5- SPECIAL SECTION 3604 (R1E(H)-12.5-3604)
	RESIDENTIAL SINGLE DETACHED (H)- 11.6 SPECIAL SECTION 3605 (R1F(H)-11.6-3605)
	RESIDENTIAL TOWNHOUSE- RE3 (H)-5.5 – SPECIAL SECTION 3606 (R3E(H)-5.5-3606)
	RESIDENTIAL APARTMENT A (H) SPECIAL SECTION 3607 (R4A(H)- 3607)
	OPEN SPACE (OS)
	FLOODPLAIN (F)

(2) By adding the following sections:

“3604 The lands designated R1E (H) -12.5 – Section 3604 on Schedule A to this By-law:

3604.1 Shall only be used for purposes permitted by the R1E-x zone.

3604.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area:
 - a) Interior Lot: 322 m²
 - b) Corner Lot: 372 m²
- 2) Minimum Lot Width:
 - a) Corner Lot: 12.9 m
- 3) Minimum Lot Depth: 25 metres
- 4) Minimum Front Yard Depth
 - a) 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
 - b) a porch and/or balcony with or without foundation or cold cellar (including eaves and cornices) may encroach 2.0 metres into the minimum front yard; and,
 - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- 5) Minimum Exterior Side Yard Width
 - a) 3 metres;
 - b) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and
 - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- 6) Minimum Rear Yard Depth
 - a) 7.0 metres for an interior lot;
 - b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
 - c) 4.5 metres for open roofed porches and or uncovered terraces;
 - d) 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
 - e) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
- 7) Minimum Interior Side Yard Width
 - a) 1.2 metres on one side;
 - b) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.
- 8) Maximum Building Height: 12.0 metres
- 9) Garage Control
 - a) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
 - b) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
- 10) 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) A bay, bow or box window have a maximum depth of 0.6 metres does not need to include side windows; and,
- c) A bay, bow or box window having a a depth greater than 0.6 metres shall include side windows.”

3604.3 Holding (H):

- 11) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 12) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3605 The lands designated R1F (H) -11.6 – Section 3605 on Schedule A to this By-law:

3605.1 Shall only be used for purposes permitted by the R1F-x zone:

3605.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth
 - a) 3.5 metres to the main wall of the building but 6.0 metres to the front of a garage door;
 - b) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,
 - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- 2) Minimum Exterior Side Yard Width
 - a) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - b) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- 3) Minimum Rear Yard Depth
 - a) 7.0 metres for an interior lot;
 - b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line and that a minimum interior side yard width of 1.2 metres is maintained between that portion of the building that is less than 6 meters from the rear lot line;
 - c) 4.5 metres for open roofed porches and or uncovered terraces;
 - d) 4.5 metres to a deck off the main floor, provided that the deck is not more than 1.5 metres in height; and,
 - e) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum rear yard.
- 4) Minimum Interior Side Yard Width

- a) 1.2 metres on one side; and
 - b) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres.
- 5) Maximum Building Height: 12.0 metres
- 6) Garage Control:
- a) for lots 14.0 metres wide or greater the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater; and,
 - b) the interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.90 metres greater than the maximum cumulative garage door width permitted on the lot.
- 7) 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 metres;
 - 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 metres does need to contain side windows.

3605.3 Holding (H):

- 8) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 9) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - d) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3606 The lands designated R3E (H) -5.5 – Section 3606 on Schedule A to this By-law:

3606.1 Shall only be used for purposes permitted by the R3E zone.

3606.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Dwelling Unit Width
 - a) 5.5 meters
- 2) Minimum Front Yard Depth
 - a) 4 metres;
 - b) 6.0 metres to the front of a garage door;
 - c) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 2.0 metres into the minimum front yard including eaves and cornices; and,

- d) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum front yard.
- 3) Minimum Exterior Side Yard Width
 - a) a porch and/or balcony with or without foundation or cold cellar including eaves and cornices and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - b) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 1.0 metres into the minimum exterior side yard.
- 4) Minimum Interior Side Yard Width
 - a) 0.6 metres provided that the combined total of the interior side yards is not less than 1.8 metres;
 - b) 0.0 metres when abutting side lot line coincides with a common wall; and,
 - c) a bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach 0.7 metres into the minimum interior side yard.
- 5) Maximum Building Height: 14.0 metres
- 6) 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 metres;
 - 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 metres does need to contain side windows.

3606.3 Holding (H):

- 7) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 8) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”

“3607 By-law: The lands designated R4A (H) – Section 3607 on Schedule A to this

3607.1 Shall only be used for purposes permitted by the R4A zone.

3607.2 Shall be subject to the following requirements and restrictions:

- 1) Maximum Number of Dwelling Units: 260 units

- 2) For the purpose of this zone, Inspire Boulevard shall be deemed to be the front lot line;
- 3) Minimum Front Yard Depth: 3.0 metres; for storeys One to Three
- 4) Minimum Front Yard Depth: 4.5 metres; for storeys Four and above
- 5) Minimum East Interior Side Yard Width: 5.5 metres; for storeys One to Three
- 6) Minimum East Interior Side Yard Width: 7.0 metres; for storeys Four to Six
- 7) Minimum East Interior Side Yard Width: 8.5 metres; for storeys Seven and above
- 8) Minimum Landscaped East Interior Side Yard Width: 3 metres
- 9) Minimum West Interior Side Yard Width: 10 metres
- 10) Minimum Rear Yard Depth: 4.5 metres
- 11) Maximum Building Height: 12 storeys within 40 metres of the Front Lot Line; 6 storeys beyond;
- 12) Maximum Above Ground Parking Spaces: 30 spaces
- 13) Parking Ratio: 1.1 space per unit (including visitors)
- 14) Minimum Amenity Area: 300 m²
- 15) Maximum Lot Coverage 47%
- 16) Minimum Landscaped Open Space 25% of the lot area
- 17) Maximum Floor Space Index 3.75

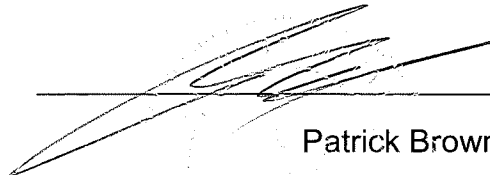
3607.3 Holding (H):

- 18) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 19) The Holding (H) symbol shall not be removed until such time as the following have been provided:
 - a) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy;
 - b) Confirmation that vehicular access has been provided to the satisfaction of Transportation Planning.”


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL
this 25th day of January, 2023.

Approved as to
form.
2023/01/03
SDSR

Approved as to
content.
01/16/23
AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

(OZS-2021-0004)

MAYFIELD RD

R1E(H)
-12.5
-3604

R1F(H)
-11.6
-3605

R3E(H)
-5.5
-3606

R4A(H)
-3607

INSPIRE BLVD

OS

F



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0004_ZBLA

Date: 2022/06/28

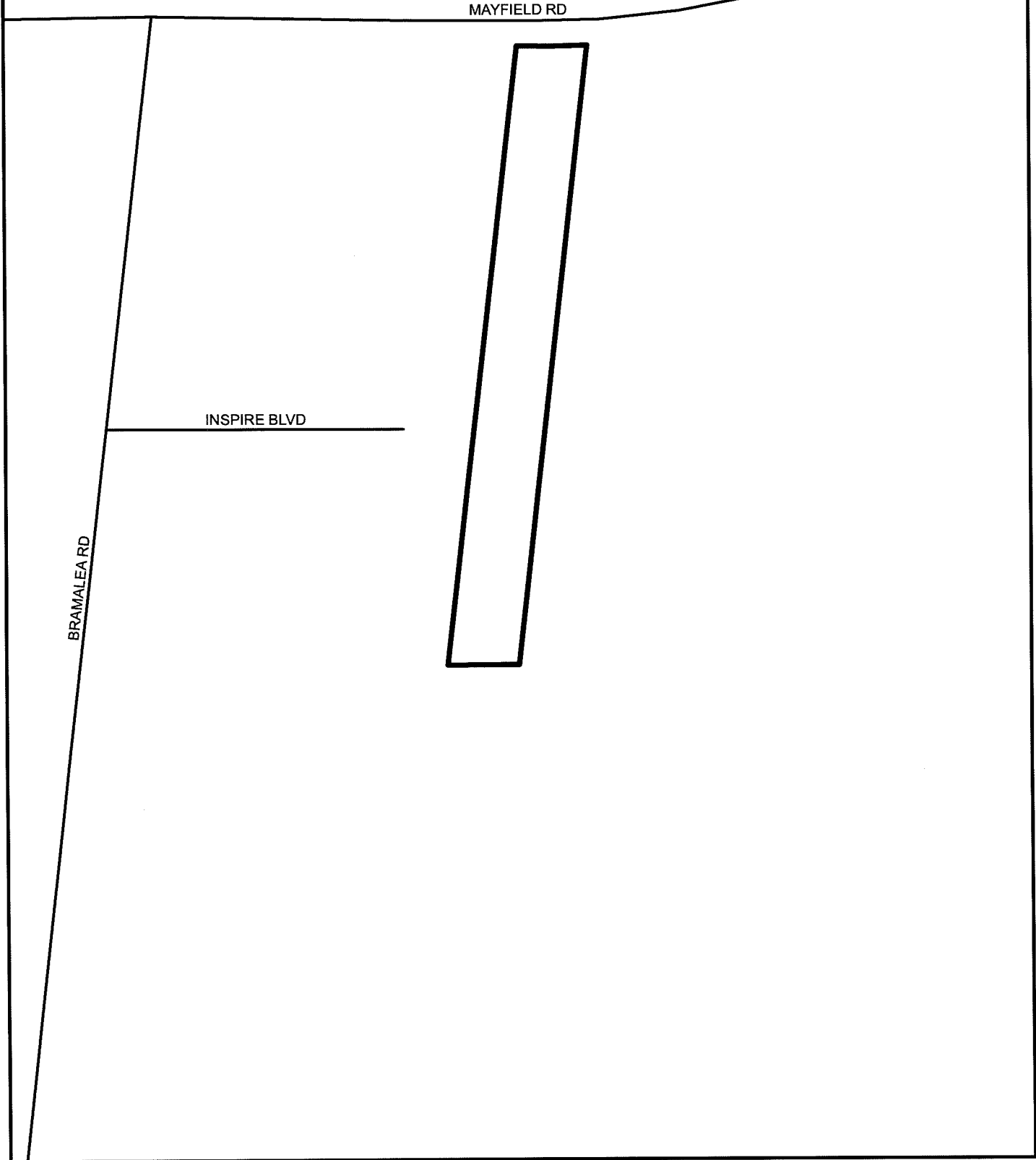
Drawn by: ckovac



PART LOT 17, CONCESSION 5 E.H.S.

BY-LAW 6-2023

SCHEDULE A



 SUBJECT LANDS



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



KEY MAP

File: OZS-2021-0004_ZKM
Date: 2021/10/28

Drawn by: ckovac

BY-LAW 6-2023