

**Adoption of Official Plan Amendment OP2006-234 (By-law 26-2023)  
and Zoning By-law 27-2023****227 and 229 Main Street****Date of Decision: February 8, 2023  
Date of Notice: February 14, 2023  
Last Date of Appeal: March 6, 2023**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 26-2023, to adopt **Official Plan Amendment OP2006-234**, and By-law 27-2023, 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 – MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056.

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 OP2006-234:** To amend the Official Plan to facilitate a mixed use residential development.

**The Purpose and Effect of Zoning By-law 27-2023:** To amend the Zoning By-law to facilitate a mixed use residential development.

**Location of Lands Affected:** Located on the north side of Charolais Boulevard and west side of Main Street South at the intersection of the two roads.

**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](http://www.brampton.ca). Any further inquiries or questions should be directed to Kelly Henderson, City of Brampton, Planning, Building and Growth Management, [kelly.henderson@brampton.ca](mailto:kelly.henderson@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 March 6, 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 26 - 2023

To Adopt Amendment Number OP 2006- 234  
To the Official Plan of the City of Brampton Planning Area

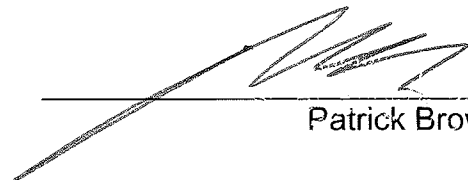
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, RS.O. 1990, c.P.13, hereby ENACTS as follows:

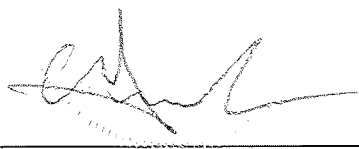
1. Amendment Number OP2006- 234 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 8<sup>th</sup> day of February, 2023.

Approved as to  
form.  
2023/02/03  
AWP

Approved as to  
content.  
2023/02/03  
AAP

  
Patrick Brown, Mayor

  
Charlotte Gravlev, Deputy City Clerk

AMENDMENT NUMEBER OP2006- 234

To the Official Plan of the City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend Schedule 6 from the Brampton Flowertown Secondary Plan (SPA 6) to revise the land use designation from Service Commercial to High Density Residential and to add Special Policies for the subject property.

**2.0 Location:**

The lands subject to this amendment are located on the north side of Charolais Boulevard and west side of Main Street South at the intersection of the two roads, and are municipally known as 227 and 229 Main Street South.

**3.0 Amendments and Polices Relative Thereto:**

3.1 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Brampton Flowertown Secondary Plan, being Chapter 6, of Part Two of the City of Brampton Official Plan, as amended, are hereby further amended:

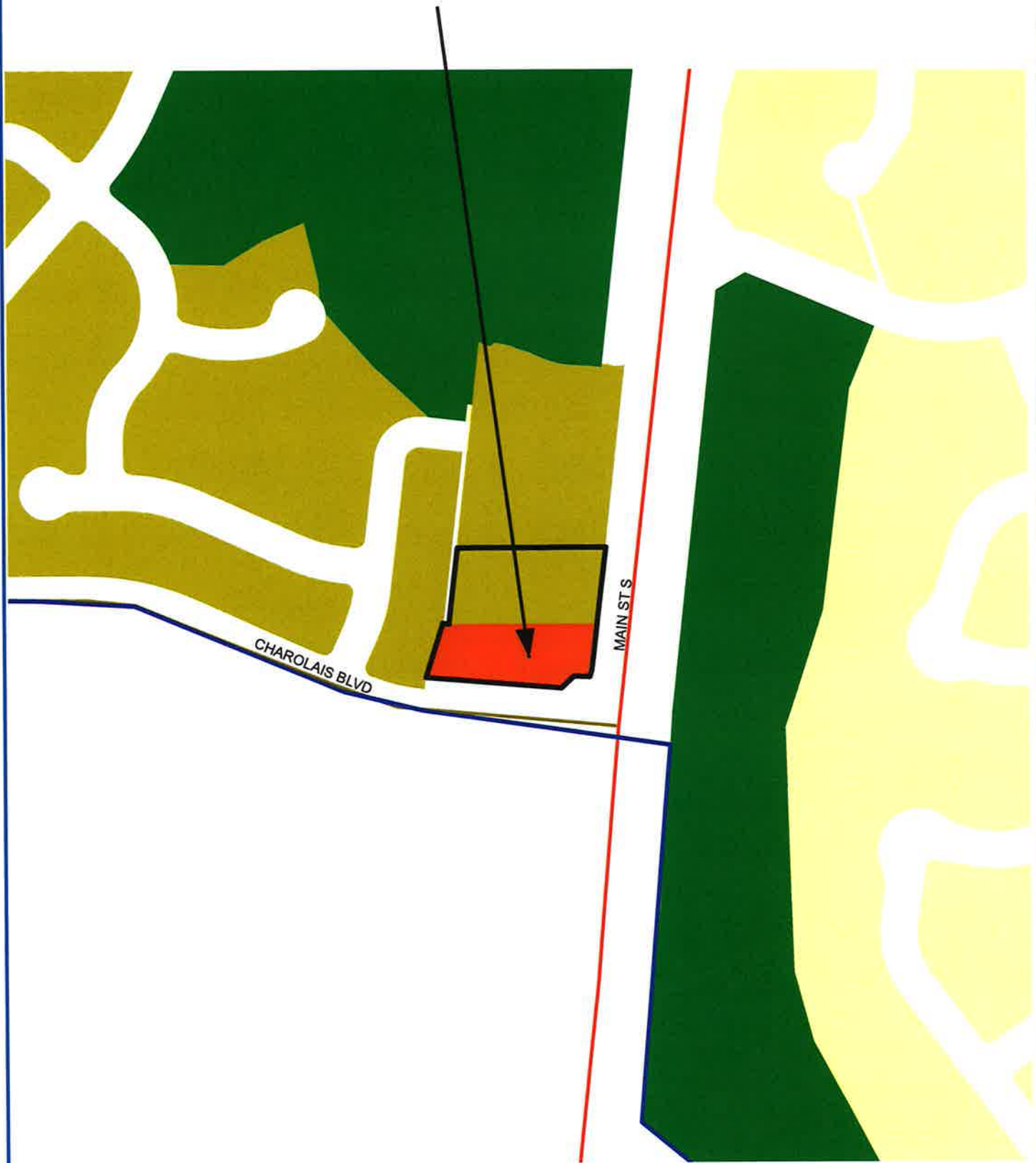
1. By changing on Schedule 1, the land use designation of the lands outlined on Schedule 'A' to this amendment from 'Service Commercial' to 'High Density Residential'.

2. By adding section 1.4.2 to section 1.4 - High Density Residential, as follows:

"1.4.2 Notwithstanding the requirements in 1.4.1, the lands municipally known as 227 and 229 Main Street shall be subject to the following:

- i) Mixed-use development shall be permitted with ground floor commercial uses and residential uses above; and,
- ii) All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres."

**LANDS TO BE REDESIGNATED FROM  
"SERVICE COMMERCIAL"  
TO "HIGH DENSITY RESIDENTIAL"**



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE "BRAMPTON FLOWERTOWN" SECONDARY PLAN

SUBJECT LANDS

**COMMERCIAL**

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

**RESIDENTIAL**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**UTILITY**

- UTILITY

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1

**OPEN SPACE**

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

**RAILWAY**

- RAILWAY
- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 27 - 2023

To amend the Comprehensive Zoning By-law 270-2004

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:

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

From:	To:
Service Commercial – Section 3380 (SC-3380)	Hurontario Corridor Mixed Use One (Holding) – Section 3667 (HMU1 (H) - 3667)
Residential Single Detached – Section 3063 (R1A-3063)	Hurontario Corridor Mixed Use One (Holding) – Section 3667 (HMU1 (H) - 3667)

(2) by adding the following sections:

“3667 The lands zoned HMU1(H) – 3667 on Schedule A to this By-law:

3667.1 Shall only be used for the following purposes:

a) Commercial uses shall be permitted on the ground floor as follows:

- i. A retail establishment that has a gross floor area of less than 1,500 square metres
- ii. A personal service shop;
- iii. An office;
- iv. A bank, trust company, or finance company;
- v. A dry cleaning and laundry distribution station, facing Charolais Blvd;
- vi. A laundromat, facing Charolais Blvd;
- vii. A dining room restaurant; and,
- viii. A travel agency

b) Institutional:

- i. Day nursery

c) Residential:

- i. An apartment dwelling
  - ii. A supportive housing facility
- d) Other:
- i. Purposes accessory to the other permitted uses

3667.2 The following uses shall be prohibited:

- a) Outside storage of goods and materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.
- b) A drive-through facility

3667.3 Shall be subject to the following requirements and restrictions:

- a) For the purpose of this zone, Main Street South shall be deemed to be the front lot line
- b) Maximum Gross Floor Area: 39,000 m<sup>2</sup>
- c) Minimum Lot Width: 60 m
- d) Minimum Front Yard Setback for the portion of the podium below 8m in height: 3.0 m
- e) Minimum Front Yard Setback for the portion of the podium above 8m in height: 0 m
- f) Minimum Exterior Side Yard Setback for the portion of the podium below 8m in height: 3.0 m
- g) Minimum Exterior Side Yard Setback for the portion of the podium above 8m in height: 0 m
- h) Minimum Interior Side Yard Setback to a podium: 7.5 m
- i) Minimum Interior Side Yard Setback to a tower: 12.5 m
- j) Minimum Rear Yard Depth:
  - i. 25.0 metres to any portion of the building that is less than or equal to a height of 7.5 metres
  - ii. 35.0 metres to any portion of the building taller than 7.5 metres
  - iii. 3.0 metres to any Accessory Structure
- k) Minimum Setback to a Daylight Triangle: 0 m
- l) Maximum Building Height: All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres
- m) Maximum Podium Height: 27.0 m
- n) Maximum Tower Floorplate: 800 m<sup>2</sup> for each storey
- o) Minimum Tower Separation: 25.0 m
- p) Minimum Tower setback from edge of Podium at front yard: 3.0 m
- q) Minimum Tower setback from edge of Podium at side yard: 2.5 m

- r) Minimum Setback to a Hydro Transformer in any yard: 0 m
- s) Parking Space Requirements:
  - i. Resident: 0.38 spaces per unit
  - ii. Visitor: 0.20 spaces per unit
- t) Bicycle Parking Requirements:
  - i. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
  - ii. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
  - iii. A maximum of 50 of the required bicycle parking spaces shall be vertical spaces
  - iv. The dimensions for required bicycle parking spaces shall be:
    - i. A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
    - ii. A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres
  - v. All bicycle parking spaces shall be located on the same lot for which it is required
- u) 1 loading space shall be provided
- v) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a street or a public thoroughfare.
- w) Minimum Landscaped Open Space: 35% of the lot area, including landscape hard surfaces.
- x) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
- y) Commercial uses at grade: any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.
- z) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors.
- aa) Continuous Street Wall: A building wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

3667.4 All lands zoned HMU1 (H) – 3667 shall be treated as one lot for zoning purposes.

3667.5 Until such time as the Holding (H) is lifted, lands zoned HMU1-3667 (H) shall only be used for the following purposes:



- a) Uses, buildings and structures as may be permitted and in accordance with Section SC-3380 and R1A-3063

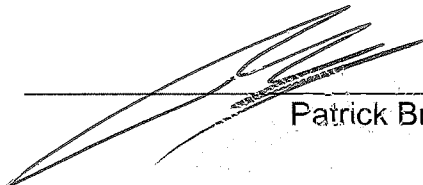
3667.6 The Holding (H) symbol for all or any part of the land zoned HMU1-3667 (H) shall not be removed until such a time as the following condition has been met:

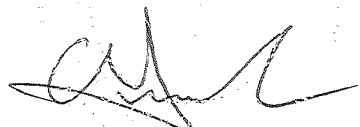
- a) A Traffic Impact Study completed to the satisfaction of the Commissioner of Public Works and Engineering; and,
- b) A Community Meeting is held with interested area residents, area Councillors and the applicant, to review the development proposal to address community questions and issues to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 8<sup>th</sup> day of February, 2023.

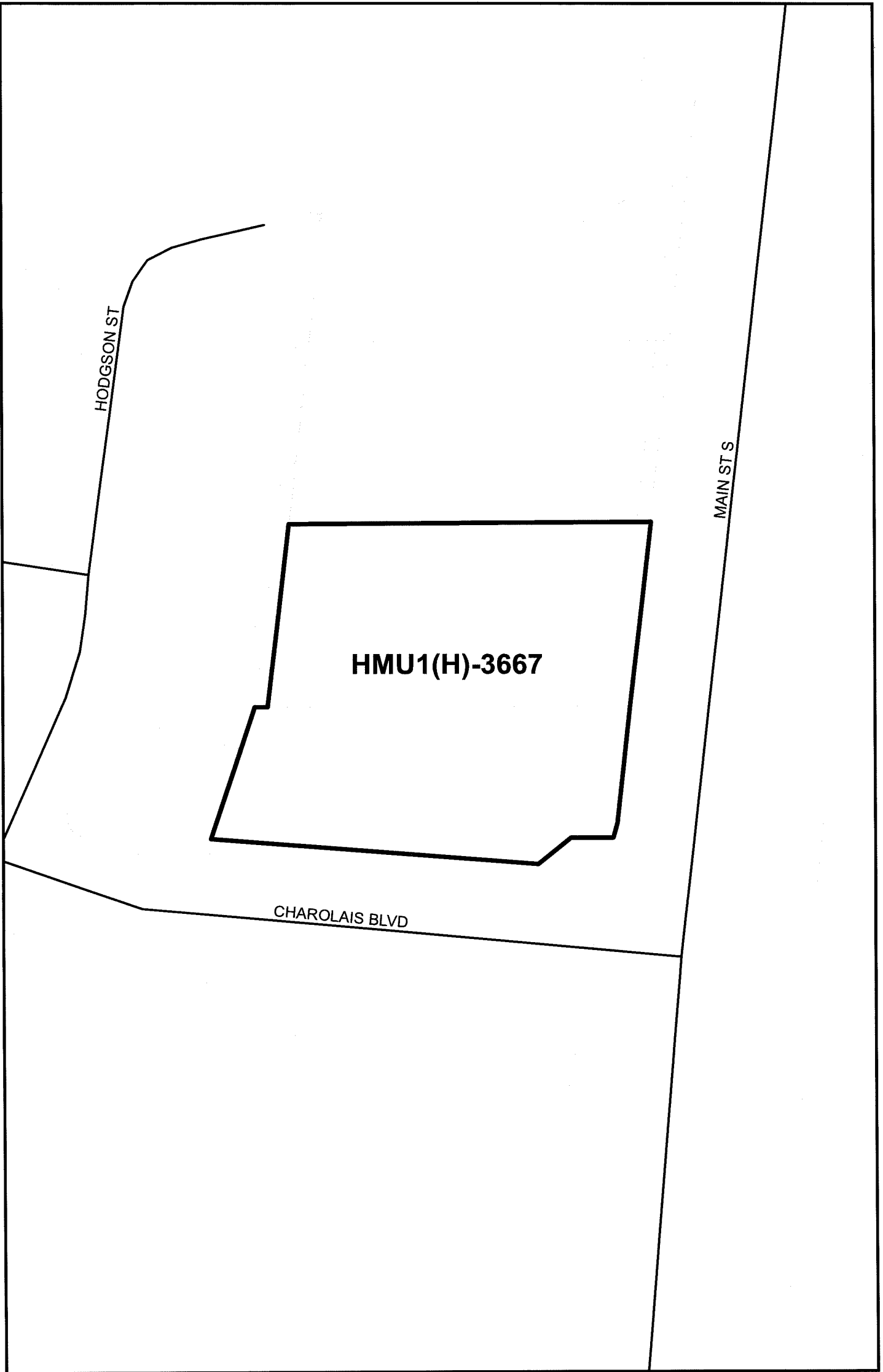
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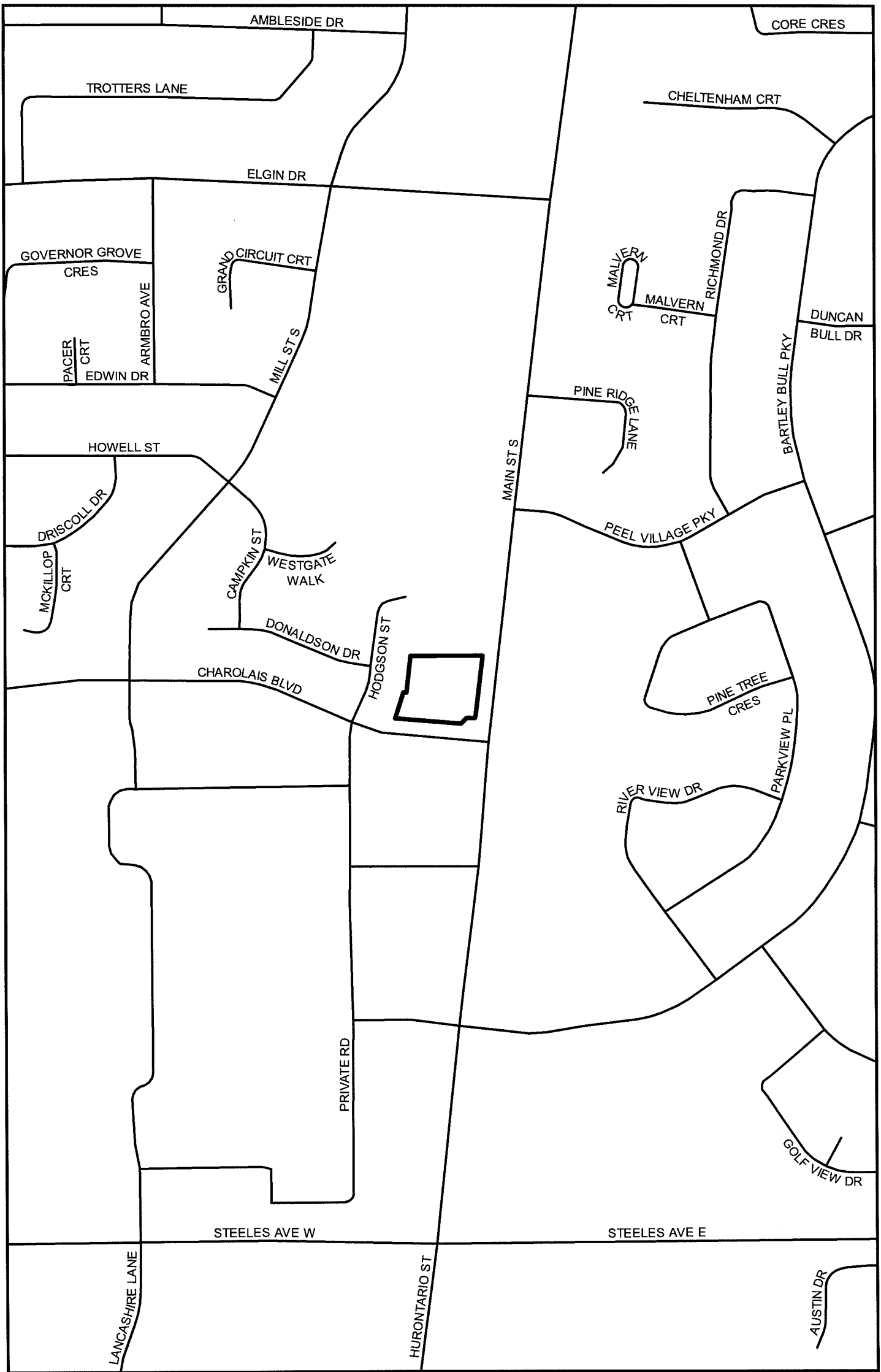
**HMU1(H)-3667**

HODGSON ST

MAIN ST S

CHAROLAIS BLVD





 SUBJECT LANDS



**KEY MAP**