

**Notice of Passing of Official Plan Amendment OP2006-181  
Employment Land Policies  
City-wide**

<b>Date of Decision:</b>	<b>February 26, 2020</b>
<b>Date of Notice:</b>	<b>March 5, 2020</b>
<b>Last Date of Appeal:</b>	<b>March 25, 2020</b>

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 28-2020, to adopt **Official Plan Amendment OP2006-181**, under Section 17 of the *Planning Act*, R.S.O., c.P.13, as amended.

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.

**Purpose and Effect of the Official Plan Amendment:** to amend Section 4.4 – Employment, and Section 5.0 – Implementation, of the 2006 Official Plan to add policies to allow for a broader range of employment uses, specifically local office uses on select lands designated ‘Industrial’ in the Official Plan. The amendment will also add a new definition of “Local Office Use” to the Official Plan. The by-law will continue to protect the Employment Area and support employment opportunities and growth across the City.

**Location of the Lands Affected:** city-wide.

**Obtaining Additional Information:** 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](http://www.brampton.ca). Further enquiries or questions should be directed to Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, at 905. 874.3390, or at [shahinaz.eshesh@brampton.ca](mailto:shahinaz.eshesh@brampton.ca).

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications 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 these matters.

The City is currently processing various applications under the *Planning Act* for lands subject to this amendment. Information regarding current applications can be obtained by contacting the Planning and Development Services Department at 905-874-2050.

**When and How to File an Appeal:** An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than March 25, 2020**. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://www.elto.gov.on.ca/tribunals/lpat/forms).

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. 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 LPAT, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be mailed/hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
(905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 28 - 2020

To Adopt Amendment Number OP 2006- ~~181~~  
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 - ~~181~~ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 26<sup>th</sup> day of February, 2020.

Approved as to  
form.

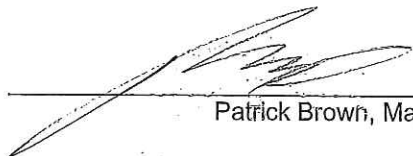

2020/01/16

AWP

Approved as to  
content.

2020/01/13

RJB

  
Patrick Brown, Mayor  
Peter Fay, City Clerk



AMENDMENT NUMBER OP 2006 - 181  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to revise Section 4.4 Employment and Section 5.0 Implementation of the Official Plan to add policies to allow for a broader range of employment uses, specifically local office uses on select lands designated 'Industrial' in the Official Plan. The amendment will also add a new definition of "Local Office Use" to the Official Plan.

The amendment will expand the types of employment uses permitted in the Employment Area, recognizing the advancement of the innovative new economy and emerging industries.

The amendment is in keeping with the policy intent of the current Provincial, Regional, and local planning policy framework to diversify the economic base and provide suitable sites for a range of employment uses and ancillary uses that support the needs of existing and future businesses.

2.0 Location:

All properties in the City of Brampton are subject to this amendment.

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 Section 4.4 Employment, to add the following new policies as Policies 4.4.2.19 and 4.4.2.20:

"Policy 4.4.2.19 Notwithstanding Policies 4.4.2.5 and 4.4.2.18, an amendment to a Secondary Plan to permit local office uses and ancillary uses on lands designated Industrial on Schedule A of the Official Plan shall only be considered subject to satisfying all of the following key requirements:

- (i) The property shall not exceed a site area of 0.8 hectares (2 acres);
- (ii) The proposed development provides local office uses, at a minimum height of three storeys;
- (iii) Retail and service commercial uses shall only be permitted where they are ancillary to the principal local office use, located within the same building, and shall not exceed 20% of the total gross floor area;
- (iv) Residential and other sensitive land uses are not permitted;
- (v) The lands are located on the edge of an Employment Area abutting a Residential designation as set out on Schedule A; and,
- (vi) The lands have direct frontage on an Intensification Corridor as set out on Schedule 1.

Policy 4.4.2.20 In addition to satisfying the requirements of Policy 4.4.2.19, the following shall be demonstrated to the City's satisfaction:

- (i) The change of use will not adversely affect the overall viability of the employment area and achievement of the intensification target, density targets, and any other policies

of this Plan, the Region of Peel Official Plan, and the Provincial Growth Plan;

- (ii) The lands are not required over the long term for the employment uses for which they are designated;
- (iii) The development will have a beneficial impact on the surrounding uses and the broader community by addressing a public need;
- (iv) The change of use will not adversely affect the ability of lands abutting or in proximity of the proposed development to be used or continue to be used for employment purposes over the long term; and,
- (v) A greater employment yield can be achieved with the proposed local office uses than from the employment uses for which they are designated. "

(2) by renumbering the subsequent sections accordingly.

(3) by adding the following definition under Section 5.2 as follows:

""Local Office Uses" is a broad category of office uses, including professional office, service office, medical, dental and drugless practitioners' offices and business or brokerage offices, that serve the employment area and the general public."