

**Adoption of Official Plan Amendment OP2006-189 (By-law 177-2020)  
and Zoning By-law 178-2020  
370 Main Street North  
Ward 1**

**Date of Decision: September 16, 2020**  
**Date of Notice: September 30, 2020**  
**Last Date of Appeal: October 15, 2020**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 162-2020, to adopt **Official Plan Amendment OP2006-188, and By-law 163-2020**, 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 Smartcentres Inc. – City File OZS-2020-0003

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:** to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Smartcentres Inc. to permit the development of a 5-storey self storage facility with a gross floor area of 12, 858 square metres.

**Location of Lands Affected:** 370 Main Street North, at the intersection of Main Street North and Vodden Street East, in the existing Kingspoint Plaza – Ward 1

**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). Further enquiries or questions should be directed to Daniel Watchorn, Development Planner, Planning, Building and Economic Development, at 905.874.2953 or [daniel.watchorn@brampton.ca](mailto:daniel.watchorn@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 Local Planning and Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than October 15, 2020**, shown above as the last date of appeal. 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 \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

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 hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.2116

**Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 177 - 2020

To Adopt Amendment Number OP2006 - ~~189~~

To the Official Plan of the  
City of Brampton Planning Area

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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 OP2006- 189 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 16<sup>th</sup> day of September, 2020.

Approved as to  
form.

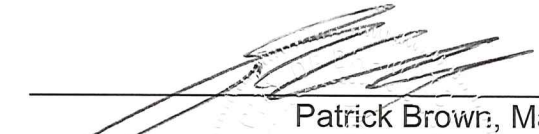
2020/08/20

AWP

Approved as to  
content.

2020/08/19

AAP

  
\_\_\_\_\_  
Patrick Brown, Mayor  
\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – ~~189~~  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add a site specific “Self Storage Facility” use permission to the lands shown on Schedule ‘A’ to this amendment.

2.0 Location:

The subject property is municipally known as 370 Main Street North and is located in the South-Easterly portion of the Kingspoint Plaza property, which is North-East of the intersection of Main Street North and Vodden Street East.

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 as follows:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006 – ~~189~~

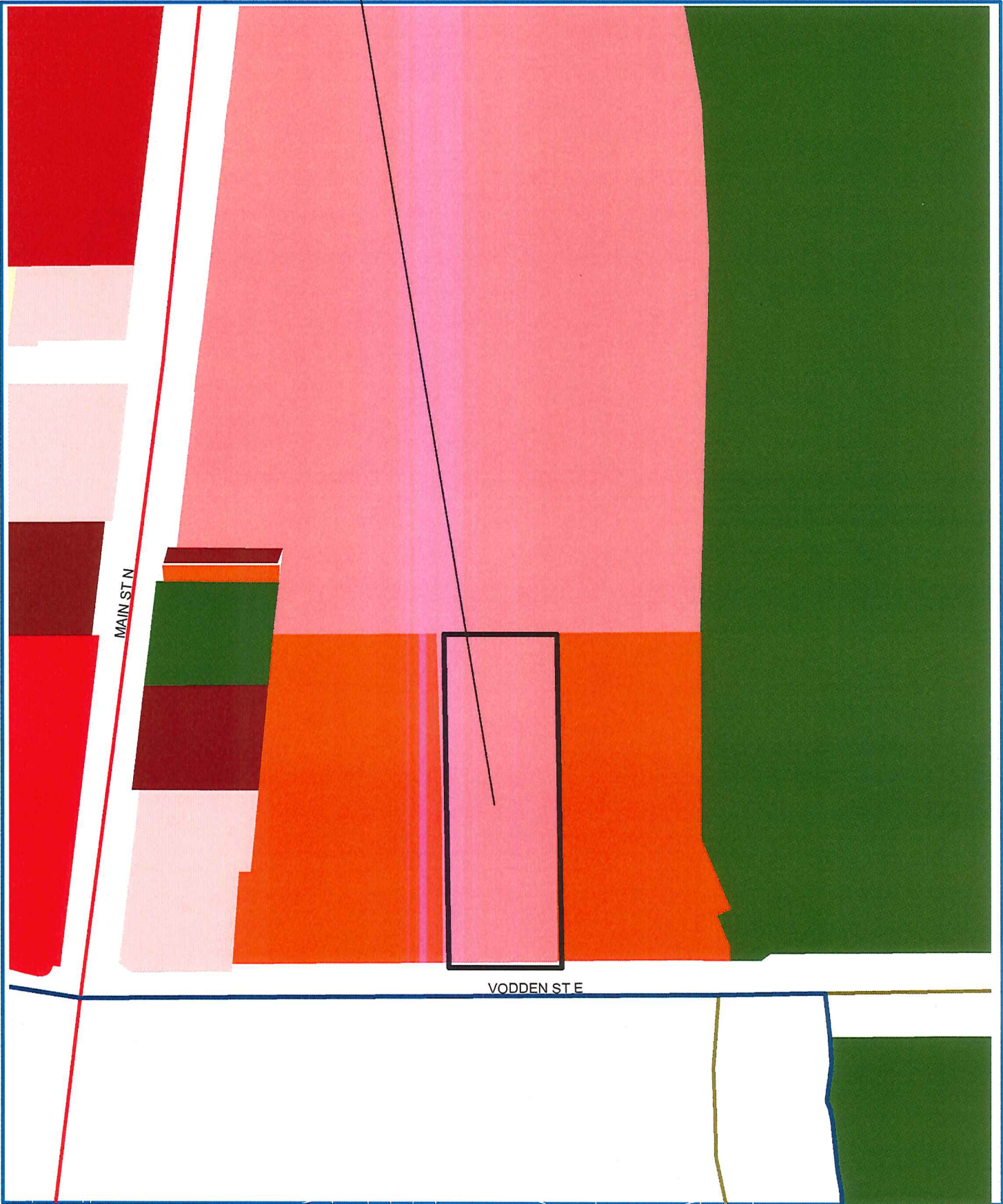
3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton Flowertown Secondary Plan Area 6 (being Part Two: Secondary Plans, as amended) are hereby further amended:

- (1) by adding on Schedule 7 of Chapter 6: Brampton Flowertown Secondary Plan, Special Site Area 7 as outlined on Schedule A to this amendment.
- (2) by adding on Appendix 1 of Chapter 6: Brampton Flowertown Secondary Plan, Conceptual Tertiary Plan as outlined on Schedule B to this amendment.
- (3) by adding the following as Section 8.7 to Section 8 of Chapter 6: Brampton Flowertown Secondary Plan:

“8.7 The lands designated District Retail in **Special Site Area 7**, located on the North side of Vodden Street East, East of Main Street North, may be developed for a “Self Storage Facility”, in addition to the uses permitted in the *District Retail*, designation in accordance with Section 2.2.1.”



LANDS TO BE DESIGNATED "SPECIAL SITE AREA 7"



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

COMMERCIAL	RESIDENTIAL	INSTITUTIONAL	OPEN SPACE	ROADS
<div></div> NEIGHBOURHOOD RETAIL	<div></div> LOW DENSITY RESIDENTIAL	<div></div> ELEMENTARY SCHOOL	<div></div> NATURAL HERITAGE SYSTEM	<div></div> COLLECTOR ROAD
<div></div> DISTRICT RETAIL	<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> MIDDLE SCHOOL	<div></div> RECREATION OPEN SPACE	<div></div> MINOR ARTERIAL ROAD
<div></div> CONVENIENCE RETAIL	<div></div> MEDIUM/HIGH DENSITY RESIDENTIAL	<div></div> SECONDARY SCHOOL	<div></div> CEMETERY	<div></div> MAJOR ARTERIAL ROAD
<div></div> HIGHWAY COMMERCIAL	<div></div> HIGH DENSITY RESIDENTIAL	<div></div> GENERAL EMPLOYMENT 1	<div></div> RAILWAY	<div></div> PROVINCIAL HIGHWAY
<div></div> SERVICE COMMERCIAL		<div></div> PLACE OF WORSHIP	<div>1</div> SPECIAL SITE AREA	
<div></div> HIGHWAY AND SERVICE COMMERCIAL		<div></div> INSTITUTIONAL	<div></div> SPECIAL POLICY AREA	
	UTILITY	EMPLOYMENT		
	<div></div> UTILITY	<div></div> GENERAL EMPLOYMENT 1		
				<div></div> SECONDARY PLAN BOUNDARY



PLANNING AND DEVELOPMENT SERVICES

File: OZS-2020-0003\_OPA\_A

Date: 2020/07/28

Author: ckovac

SCHEDULE A TO OFFICIAL PLAN AMENDMENT  
OP2006# 189

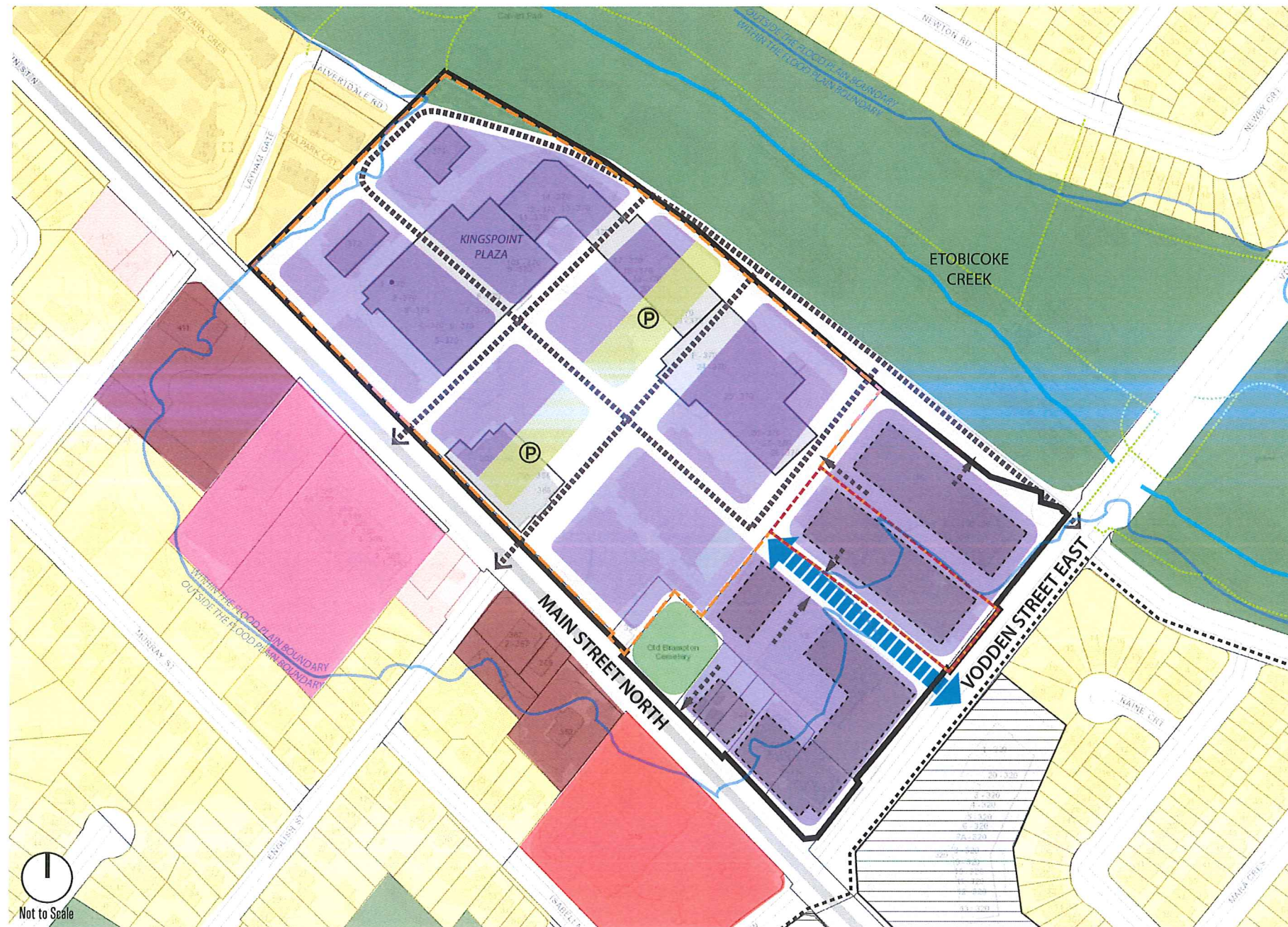
BY-LAW# 177-2020

**Schedule B**

**Appendix 1**  
**TERTIARY PLANS**



# 370 MAIN STREET NORTH, BRAMPTON - CONCEPTUAL TERTIARY PLAN - ULTIMATE CONDITION (LONG TERM)



- LEGEND**
- Study Area Boundary
  - Lands owned by applicant
  - Subject Site
  - Low/Medium Density Residential
  - Medium High Density Residential
  - Neighbourhood Retail
  - District Retail
  - Convenience Retail
  - Highway Commercial
  - Service Commercial
  - Recreation Open Space
  - Cemetery
  - Conceptual Park
  - Etoibcoke Creek Trail
  - Watercourse
  - TRCA Regulatory Floodplain
  - Potential Mixed-Use / High Density Residential
  - Development Permit System Area (Main Street North DPSA)
  - Conceptual Public Right-of-Way
  - Conceptual Circulation Routes
  - Potential driveway entrances

**Notes:**

- Prepared for: 7724934 Canada Inc. (SmartCentres)
- Non-participant landowners: Long Holdings Inc. & Centre Park Medical Arts Developments Inc.
- The majority of Kingspoint Plaza is within the TRCA Regulatory Floodplain (delineated in purple). The proposed tertiary plan is conceptual only and is subject to the outcome of the flood plain remediation study initiated by SmartCentres in collaboration with the TRCA. The Tertiary Plan is subject to further studies including, but not limited to Environmental Studies to determine the limit of development and a Traffic Impact Study.
- A future detailed Tertiary Plan will be required prior to any further development of the Kingspoint Plaza or other lands shown within the Plan.





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 178 - 2020

To Amend Comprehensive Zoning By-law 270-2004

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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 deleting Section 3171 in its entirety and replacing it with the following:

“3171 The lands designated C3-3171 on Schedule A to this By-law:

3171.1 Shall only be used for the following purposes:

(1) Self Storage Facility,

(2) Purposes accessory to the other permitted uses.

3171.2 For the purposes of Section C3-3171, “Self Storage Facility” is defined as a building or part thereof in which individual units or defined spaces are rented, leased, or sold to the general public for the purposes of providing indoor storage spaces for temporary or permanent use.

3171.3 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area: 0.6 ha;

(2) Minimum Setback to the lot line abutting Vodden Street East: 6.0 metres;

(3) Maximum Setback to the lot line abutting Vodden Street East: 20.0 metres;

(4) Minimum Setback to the Easterly side lot line: 2.5 metres;

(5) Minimum Setback to the Westerly side lot line: 11.0 metres;

(6) Maximum Building Height: 20.0 metres (excluding rooftop structures used to house stairways and/or rooftop mechanical equipment);

(7) Maximum Gross Floor Area: 12,900 square metres;

(8) Minimum Landscaped Open Space: 13.0% of the lot area, including a minimum 5.0 metre wide landscaped open space strip along the lot line abutting Vodden Street East;

(9) Parking and Loading Requirements:

(a) Minimum Required Parking: 21 spaces;

(b) Minimum Required Loading: 1 space;



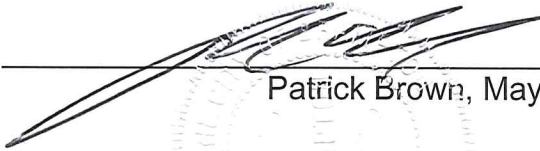

(10) For the purposes of Section C3-3171, a required loading space may be provided internal to a building, with a minimum vertical clearance of 3.5 metres;

(11) Hydro transformers and other utilities shall be exempt from the setback requirements of Section C3-3171.3(2), (3), and (4) and may be located within required landscaped open space.”

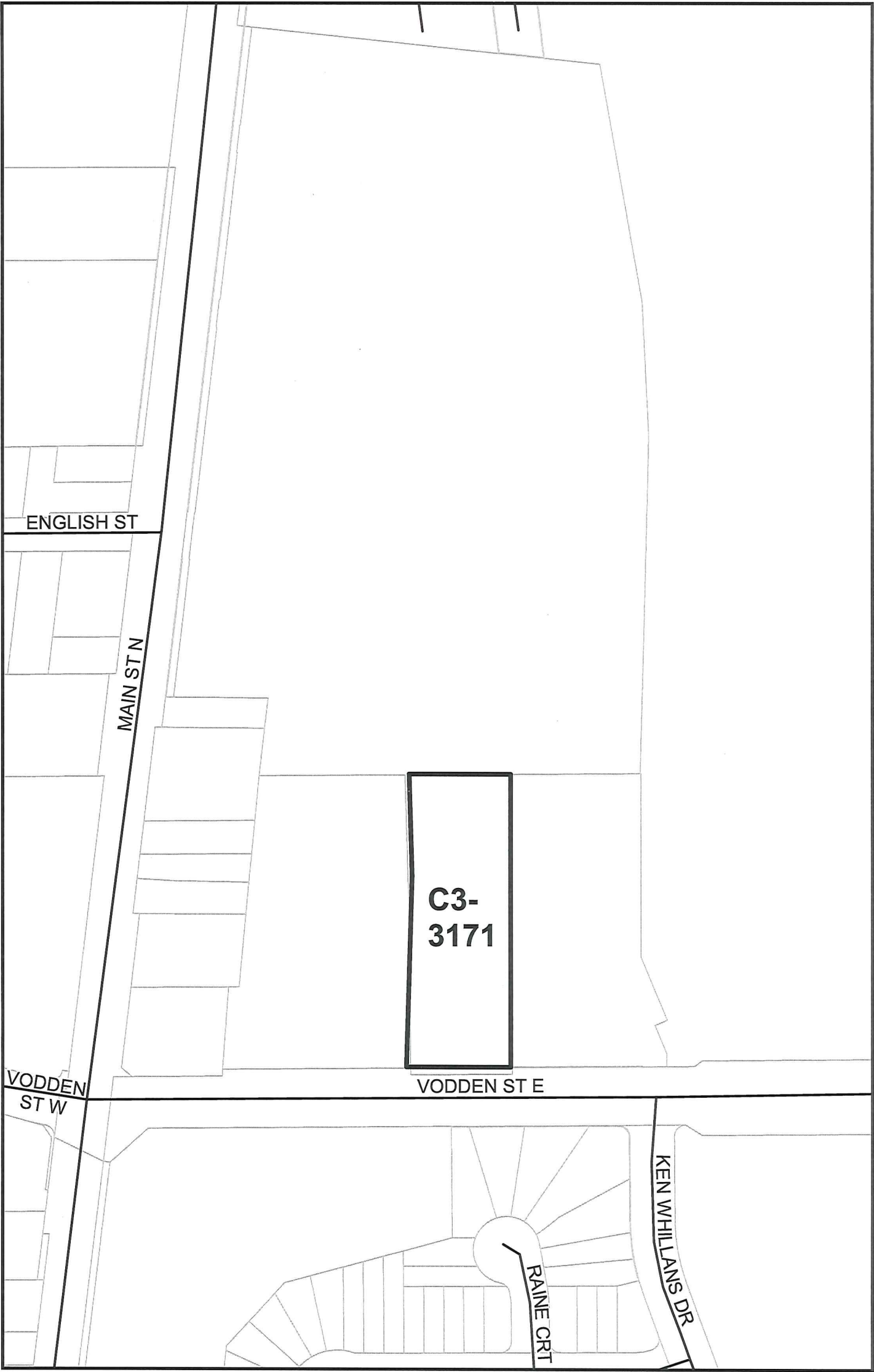
ENACTED and PASSED this 16<sup>th</sup> day of September, 2020.

Approved as to  
form.  
2020/08/20  
AWP

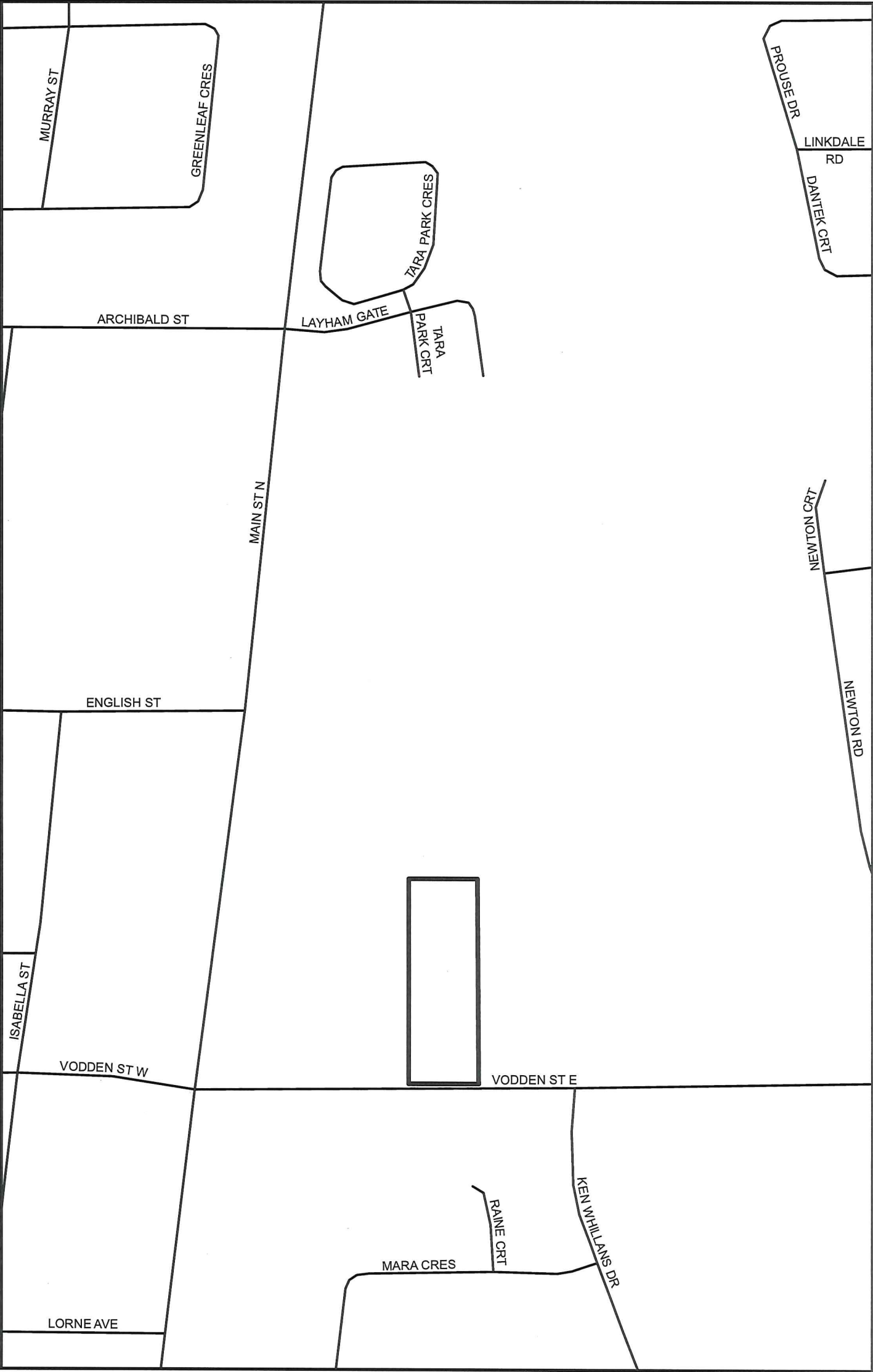
Approved as to  
content.  
2020/08/20  
AAP

  
\_\_\_\_\_  
Patrick Brown, Mayor  
  
\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2020-0003)







 **SUBJECT LANDS**



**KEY MAP**

**BY-LAW** 178-2020