

Notice of Passing of Zoning By-law 95-2026**10491, 10517, and 10411 Clarkway Drive****Date of Decision: June 10, 2026****Date of Notice: June 19, 2026****Last Date of Appeal: July 9, 2026 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 95-2026, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Glen Schnarr and Associates, on behalf of Secondary Plan 47 Landowners Group (Gold Park Developers Inc, Andrew & Luigi Vescio, Randeep Chattha, 2512741 Ontario Inc, 10517 Clarkway Inc & 695218 Ontario Limited, 2631297 Ontario Inc.), Ward 10 (File: OZS-2025-0045).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 34(19) of the *Planning Act*.

The Purpose and Effect of the Zoning By-law: To request for an amendment to Zoning By-law 270-2004 to facilitate the development of a community park, private industrial lands, and future public roads.

Location of Lands Affected: east side of Clarkway Drive, south of Countryside Drive, and north of Castlemore Road, legally described as Con 11 EHS, Part Lot 13, and municipally known as 10491, 10517, and 10411 Clarkway Drive.

Obtaining Additional Information: A copy of the by-law is provided. 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. Any further inquiries or questions should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services at Arjun.Singh@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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on July 9, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 95 - 2026

To amend Comprehensive Zoning By-law 270-2004, as amended

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:

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 Rural Estate Two (RE2) Agricultural (A-2517)	Open Space – Section 3881 (OS – 3881) Industrial Four (H) – Section 3882 (M4(H) - 3882)

2. By adding the following Sections:

“3881 The lands zoned OS - 3381 of Schedule A to this by-law

3881.1 Shall only be used for the following purposes:

1. Uses permitted within the Open Space (OS) Zone
2. Non-Market Housing

3881.2 Shall be subject to the requirements and restrictions of the OS Zone.

3881.3 For the purposes of this Section:

Non-Market Housing shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative.”

“3882 The lands zoned M4(H) - 3882 of Schedule A to this by-law:

- 3882.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:
1. Uses permitted by the M4 Zone
 2. A Funeral Home
 3. A Stormwater Management Pond
- 3882.2 Shall be subject to the requirements and restrictions of the M4 Zone.
- 3882.3 Shall only be used for the following purposes while the Holding (H) Symbol is in place:
1. Purpose permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.
- 3882.4 The Holding (H) symbol shall be lifted in whole or in part as applicable when all of the following conditions and requirements have been satisfied:
1. A Tertiary Plan and Master Servicing Plan submitted and approved to satisfaction of the City of Brampton's Commissioner of Planning, Building and Growth Management and Region of Peel Commissioner of Public Works which identifies an internal private and/or public road network, appropriate access locations and site servicing considerations
 2. A Functional Servicing Report submitted and approved to the satisfaction of the City of Brampton's Commissioner of Planning, Building and Growth Management and the Region of Peel Commissioner of Public Works
 3. A Traffic Impact Study submitted and approved to the satisfaction of the City of Brampton's Commissioner of Planning, Building and Growth Management and Region of Peel Commissioner of Public Works.
 4. A Noise Report submitted and approved to the satisfaction of the City of Brampton's Commissioner of Planning, Building and Growth Management.
 5. A Draft Plan of Subdivision be draft approved to the satisfaction of the City of Brampton's Commissioner of Planning, Building & Growth Management for the conveyance of any new public road network or infrastructure as required."

Enacted and passed this 10th day of June, 2026.

Approved by Legal Services:

Approved as to
form.

2026/June/08

AJC



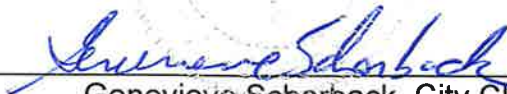
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to
content.

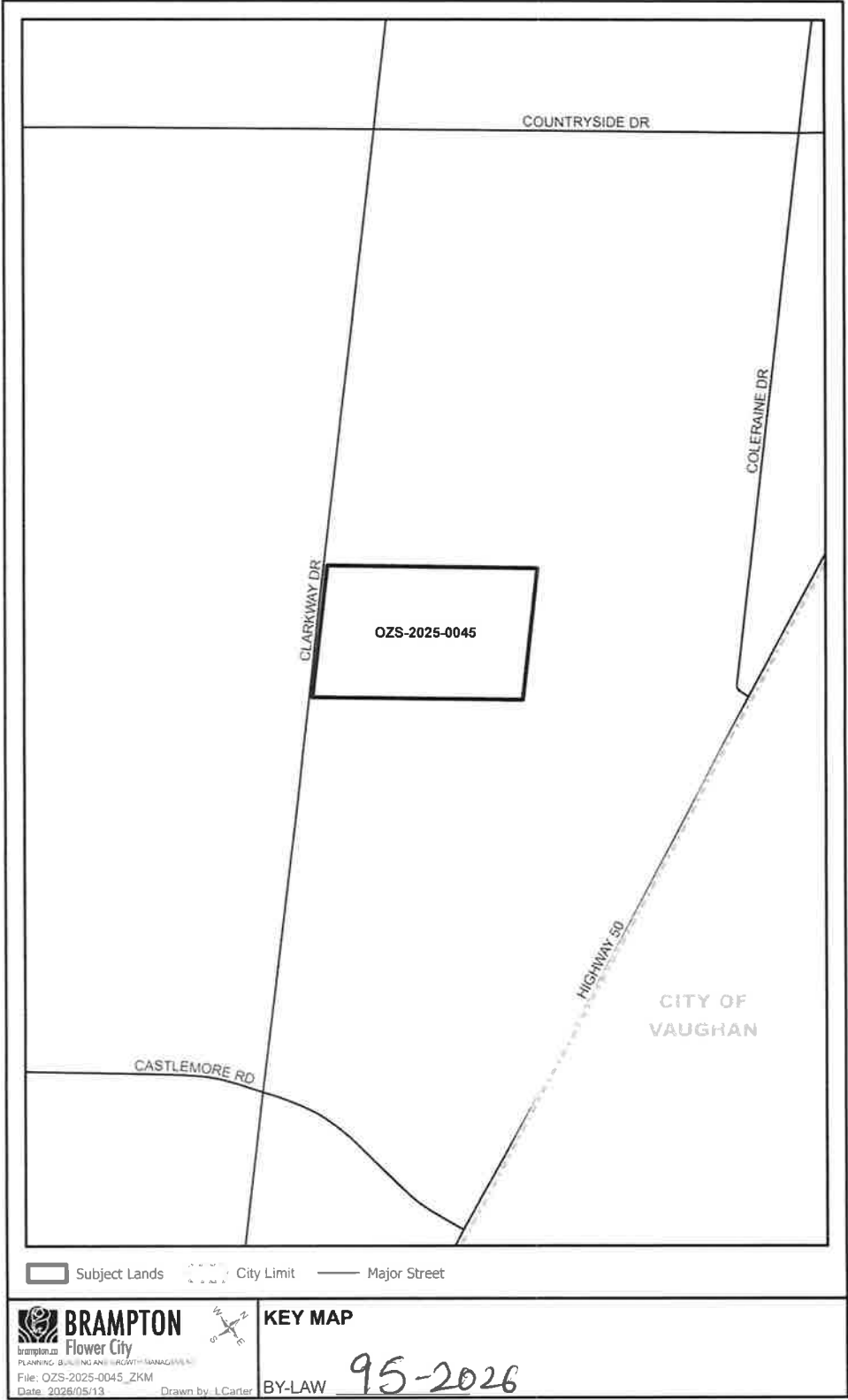
2026/June/04

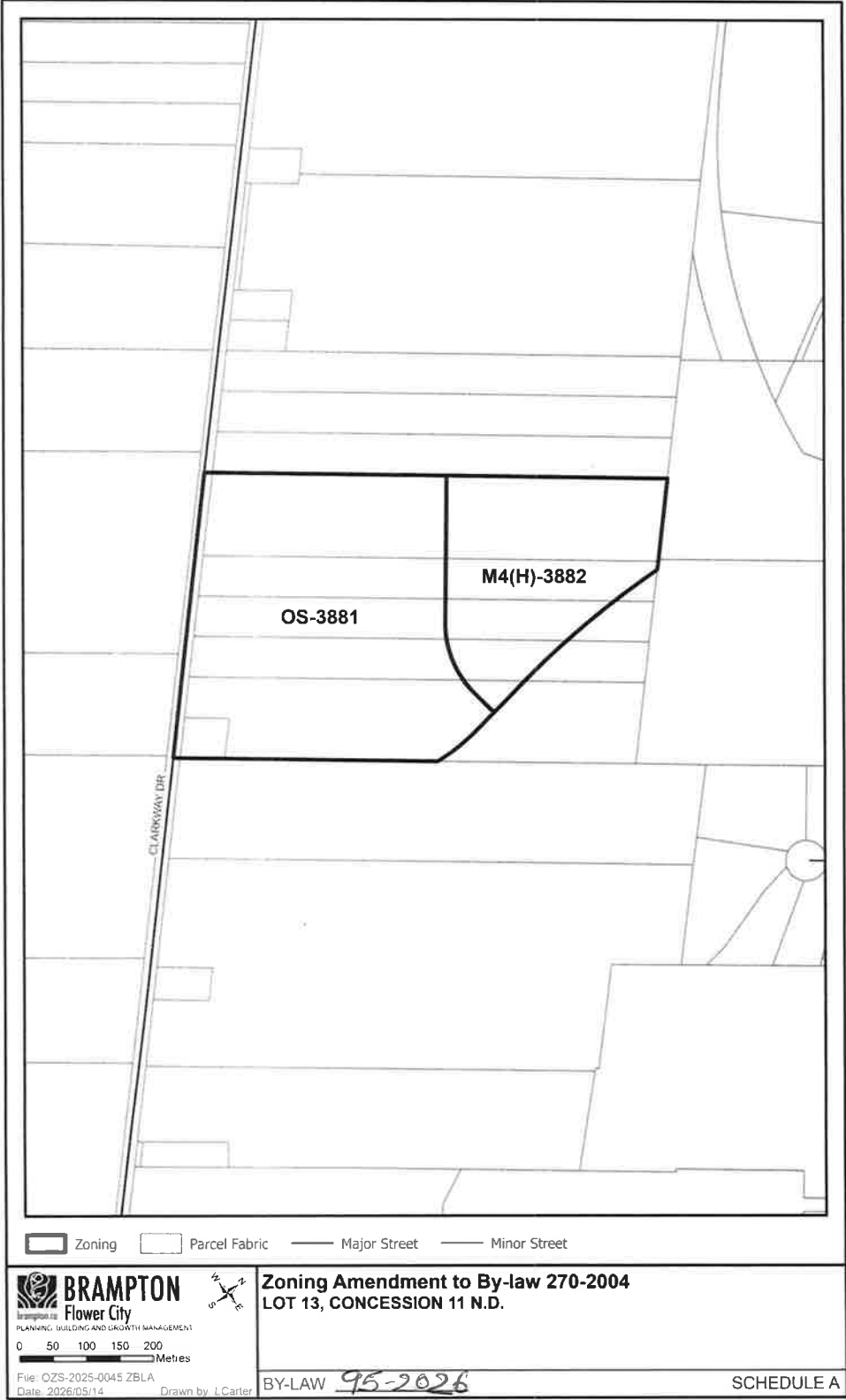
Allan A. Parsons

Genevieve Scharback, City Clerk

(File: OZS-2025-0045)





 **BRAMPTON**
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT
0 50 100 150 200
Metres

 **Zoning Amendment to By-law 270-2004**
LOT 13, CONCESSION 11 N.D.

File: OZS-2025-0045 ZBLA
Date: 2026/05/14 Drawn by: L.Carter

BY-LAW 95-2026

SCHEDULE A