

**Adoption of Official Plan Amendment OP2006-163 (By-law 194-2019)  
and Zoning By-law 195-2019  
Ward 4**

**Date of Decision: September 11 2019**  
**Date of Notice: September 26, 2019**  
**Last Date of Appeal: October 16, 2019**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 194-2019, to adopt **Official Plan Amendment OP2006-163, and By-law 195-2019**, 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 Coppertrail Estates Inc. – KLM Planning Partners Inc. (File C03W05.021)

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 Coppertrail Estates Inc. – KLM Planning Partners Inc. – to develop the lands to permit 43 condominium townhouse dwelling units, an environmental buffer block, Natural Heritage System blocks, and a road widening block.

**Location of Lands Affected:** 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4.

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials, including a key map showing the lands to which the by-laws apply, 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 Kevin Freeman, Development Planner, Planning and Development Services, at 905.874.2051 or [kevin.freeman@brampton.ca](mailto:kevin.freeman@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.

Under the *Planning Act*, there is a Draft Plan of Subdivision application pertaining to the subject lands (File 21T-17012B).

**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) to be filed with the Clerk of the City of Brampton no later than 20 days from the date of this notice as 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 \$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 194 - 2019

To adopt Amendment Number OP2006- **163**  
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- 163 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

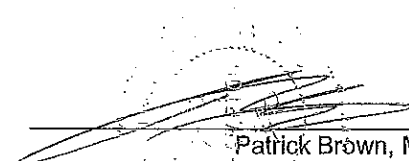
ENACTED and PASSED this 11<sup>th</sup> day of September, 2019.

Approved as to  
form.


2019/08/16  
AWP

Approved as to  
content.

2019/08/16  
KW



Patrick Brown, Mayor



Peter Fay, City Clerk

(City File: C03W05.021)

AMENDMENT NUMBER OP2006- 163  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 PURPOSE**

The purpose of this amendment is to re-designate the lands shown on Schedule 'A' to this amendment from "Residential – Low Density 2" to "Residential – Medium Density" to permit the development of lands for 43 townhouse units with access provided by a common element private condominium road.

**2.0 LOCATION**

The lands subject to this amendment are located to the south side of Queen Street West, west of James Potter Road and east of Creditview Road as shown on Schedule 'A'. The lands are municipally known as 1403 Queen Street West, legally described as part of Lot 5, Concession 3 in the City of Brampton, in the Regional Municipality of Peel.

**3.0 AMENDMENTS AND POLICIES RELATIVE THERETO**

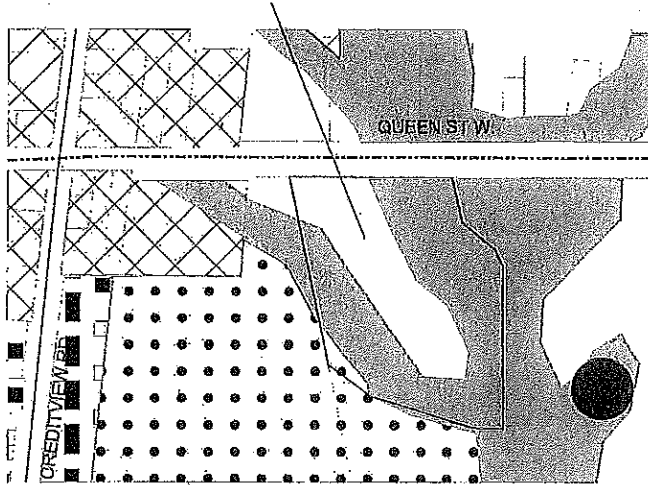
3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By adding to the list of amendments pertaining to Credit Valley Secondary Plan Chapter 45 as set out in in Part II: Secondary Plans thereof, Amendment Number OP2006- 163.
















3.2 The document known as the 2006 Official Plan of the City of Brampton as it relates to the Credit Valley Secondary Plan (being Part II Secondary Plans, as amended) is hereby further amended:

(1) By amending Schedule 45 (a) as shown on Schedule A to this amendment to re-designate a portion of the subject lands situated on the South side of Queen Street West from "Residential - Low Density 2" to "Medium Density Residential".

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - LOW DENSITY 1" TO "RESIDENTIAL - MEDIUM DENSITY"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

	<b>APPLICATION BOUNDARY</b>		<b>OPEN SPACE</b>
	<b>RESIDENTIAL</b>		<b>Primary Valleyland</b>
	<b>Executive Residential</b>		<b>Secondary Valleyland</b>
	<b>Low Density 1</b>		<b>Terrestrial Features</b>
	<b>Low Density 2</b>		<b>Potential Stormwater Management Ponds</b>
	<b>Medium Density</b>		<b>INFRASTRUCTURE</b>
	<b>Springbrook Settlement Area</b>		<b>Minor Arterial Roads</b>
			<b>Two Lane Scenic Road</b>





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 195 - 2019

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended.

WHEREAS 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:
AGRICULTURAL (A)	RESIDENTIAL TOWNHOUSE C – SECTION 2932 (R3C-2932), RESIDENTIAL TOWNHOUSE C – SECTION 2933 (R3C-2933), AND FLOODPLAIN (F)

(2) By adding thereto, the following section:

"2932 The lands designated R3C-2932 on Schedule A to this by-law:

2932.1 Shall only be used for the purposes permitted in an R3C Zone.

2932.2 Shall be subject to the following requirements and restrictions:

i) Maximum Number of Townhouse Dwelling Units Permitted on Lands Zoned R3C-2932: 34 units.

ii) Minimum Yard Setback for a Principle Building:

a. The front wall of a dwelling unit: 4 metres to a private road, 1.5 metres to a common amenity area, and 4.5 metres in all other situations.

b. The rear wall of a dwelling unit: 5.75 metres to a lot line.

- c. The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, 1.5 metres to a common amenity area, 2.4 metres to the side wall of a dwelling unit.
  - d. The garage door opening shall have a minimum setback of 6 metres from a private or public road.
- iii) Maximum Building Height: 12.0 metres.
  - iv) Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
  - v) Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
  - vi) For the purpose of providing visitor parking and landscape open space owned by the condominium corporation all lands zoned R3C-2932 and R3C-2933 shall be treated as one lot.
- 2932.4 The provisions of Section 10.13.2 of this By-law shall not apply.”

(3) By adding thereto, the following section:

“2933 The lands designated R3C-2933 on Schedule A to this by-law:

2933.1 Shall only be used for the purposes permitted in an R3C Zone, and;

a) Dwelling, Dual Frontage Townhouse

2933.2 For the purpose of Section 2933.1, a Dwelling, Dual Frontage Townhouse shall be defined as follows:

Dwelling, Dual Frontage Townhouse: Shall mean a townhouse dwelling composed of three (3) or more dwelling units, with at least one common interior side wall where each dwelling unit is located on its own lot with the garage in the rear yard and independent pedestrian access separate from the garage to two-streets and/or a street and a public or private lane in both the front and rear yard.

2933.3 Shall be subject to the following requirements and restrictions:

i) For zoning purposes, Queen Street West shall be deemed the front lot line.

ii) Maximum Number of Townhouse Dwelling Units on Lands Zoned R3C-2933: 9 units.

iii) Maximum Number of Townhouse Dwelling Units in a Row: 9.

iv) Minimum Lot Area: 100 square metres.

v) Minimum Lot Width: 5.5 metres.

vi) Minimum Yard Setback for a Principle Building:

- a. The front wall of a dwelling unit: 3 metres to Queen Street.
- b. The rear wall of a dwelling unit: 6 metres to a private road.



- c. The side wall of a dwelling unit: 1.2 metres to a lot line not zoned in the same zoning category, 1.2 metres to a private road, and 1.2 metres to a common amenity area.
- d. The garage door opening shall have a minimum setback of 6 metres from a private or public road.

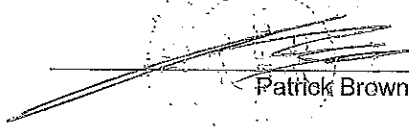
- vii) Maximum Building Height: 12.0 metres.
- viii) Maximum Permitted Encroachment into the Rear Yard for an Open, Roofed Porch: 2.5 metres.
- ix) Minimum Landscape Open Space: Each dwelling unit shall have a minimum of 5.0 square metres of landscape open space in its rear yard.
- x) Minimum Required Visitor Parking: 0.27 spaces per dwelling unit.
- xi) For the purpose of providing visitor parking and landscape open space ownder by the condominium corporation all lands zoned R3C-2932 and R3C-2933 shall be treated as one lot.
- xii) Fencing shall be permitted in the front yard with a maximum height of 1.2 metres.


2933.4 The provisions of Section 10.13.2 of this By-law shall not apply."

ENACTED and PASSED this 11<sup>th</sup> day of September, 2019.

Approved as to form.  
2019/06/11  
AWP

Approved as to content.  
2019/06/10  
AAP

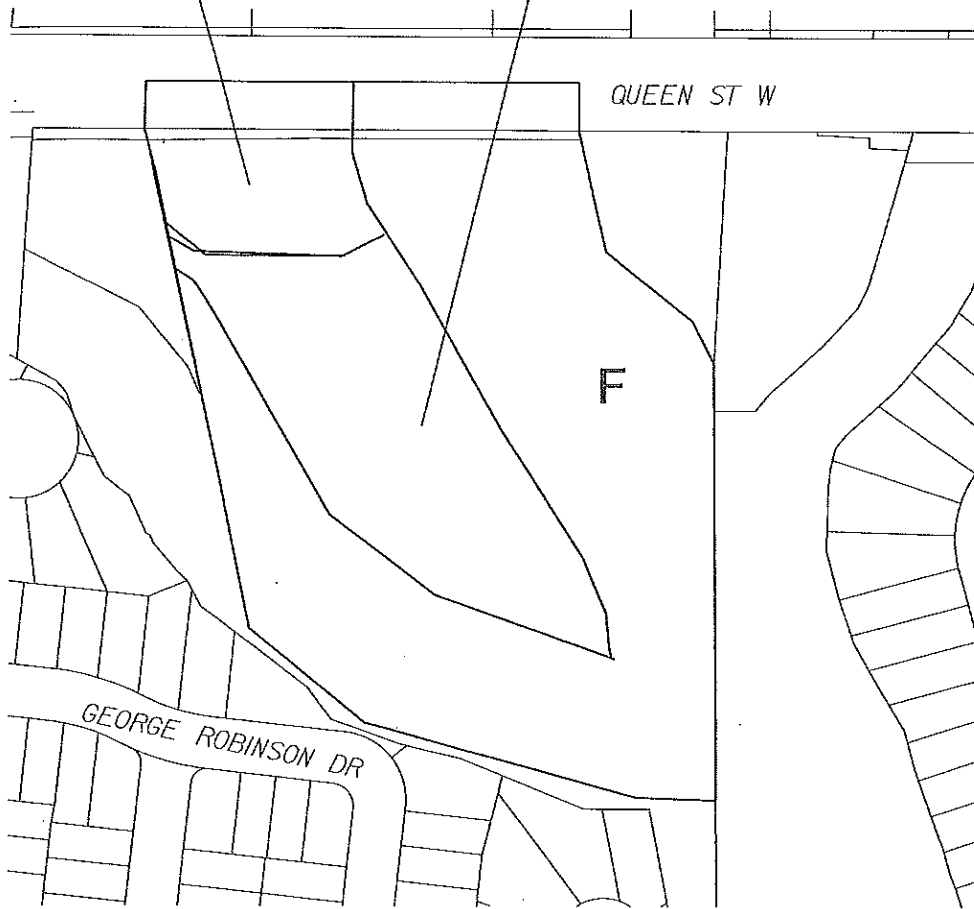
  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

(City File: C03W05.021)

R3C-5.5-2933

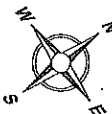
R3C-6.0-2932



**LEGEND**

—— ZONE BOUNDARY

**PART LOT 5, CONCESSION 3 W.H.S.**



**CITY OF BRAMPTON**  
Planning and Development Services

Date: 2019 05 31

Drawn by: CJK

**By-Law** 195-2019

**Schedule A**

File no. C03W05.021\_ZBLA



 SUBJECT LANDS

**KEY MAP**

BY-LAW 195-2019

Drawn By: CJK