

**Approval of Official Plan Amendment OP2006-170 (By-law 215-2019)
and Zoning By-law 216-2019
Ward 10**

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 215-2019, to adopt **Official Plan Amendment OP2006-170, and By-law 216-2019**, 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 Davis Webb LLP – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. (File C03E17.005)

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 Davis Webb LLP – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – to permit motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, reduced building height and drive-through facilities.

To amend the City of Brampton Official Plan as amended, pursuant to an application Davis Webb LLP – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – to permit motor vehicle commercial uses to facilitate the expansion of the automall.

Location of Lands Affected: 0 Inspire Boulevard – West of Dixie Road, North of Inspire Boulevard – Ward 9

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. Further enquiries or questions should be directed to Shelby Swinfield, Development Planner, Planning and Development Services, at 905.874.3455 or shelby.swinfield@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 and/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.elfto.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 a 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 of Zoning By-law 216-2019 and Official Plan Amendment OP2006-170 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 215 - 2019

To Adopt Amendment Number OP 2006 – 170
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 – 170 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 11th day of Sep. 2019.



PATRICK BROWN – MAYOR



PETER FAY – CITY CLERK

Approved as to Content:



Allan Parsons, MCIP, RPP
Director, Development Services
Planning and Building Division

Approved as to Form.
J. Z. Sep 11/19
TOM ZINGARO, ACTING
CITY SOLICITOR.

AMENDMENT NUMBER OP 2006 – 170
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add Special Policy Area policies to the lands shown on Schedule 'A' to this amendment to permit the development of motor vehicle sales, leasing and rental establishments and accessory uses.

2.0 Location:

The lands subject to this amendment are located on Inspire Boulevard, west of Dixie Road, east of Ace Drive. The lands have approximately 253.70 metres (8,332.34 feet) of frontage along the north side of Inspire Boulevard and are located in Part of Lot 16 and 17, Concession 3, E.H.S., in the City of Brampton.

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 to the list of amendments pertaining to Secondary Plan Area Number 48: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006 – 170.

3.2 The document known as the 2006 Official Plan and the City of Brampton as they relate to the Countryside Villages Secondary Plan (being Part II Secondary Plan, as amended) is hereby further amended:

- (1) by amending Schedule SP 48(a) of Chapter 48(a) of Part II: Secondary Plans, Special Policy Area 4 as outlined on Schedule A to this amendment.
- (2) by adding on Schedule SP 48(a) of Chapter 48(a) of Part II: Secondary Plans, Special Policy Area 5 as outlined on Schedule A to this amendment.
- (3) by adding the following Section immediately following Section 6.4 Special Policy Area 4:

6.5 Special Policy Area 5

6.5.1 The lands designated Special Policy Area 5 on Schedule SP48(a) shall permit, in addition to the range of uses permitted in Section 5.2.2.2, commercial uses including offices (with the exception of medical offices), a funeral home, restaurants, and limited retail and service commercial establishments. Institutional uses that shall include an ambulance station and a place of worship are permitted.

Motor vehicle commercial uses that include sales, leasing and rental establishments and accessory repair, body shop, and outdoor storage of vehicles are permitted.

6.5.2 Retail uses, not including permitted motor vehicle commercial uses, within Special Policy Area 5 shall be limited to a maximum of 1,000 square metres.

6.5.3 To ensure functionality and land use compatibility and to create a link with and compliment the character of the residential community east of Dixie Road, the development of non-industrial uses within Special Policy Area 5 shall be subject to the following policies:

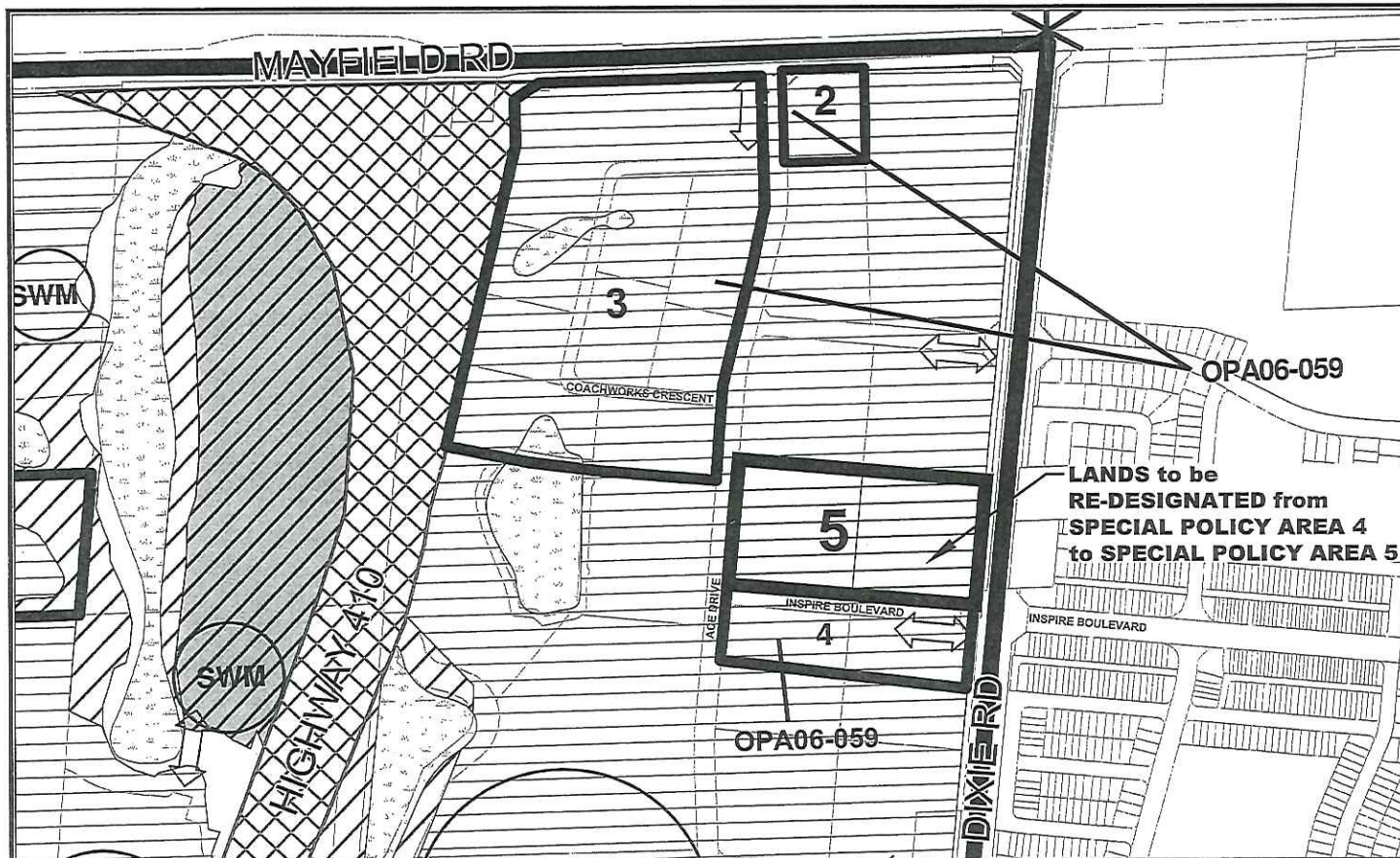
- i. Enhanced architectural and streetscape treatments (i.e. upscale materials, landscaping and articulation) will be required.
- ii. A building massing of a minimum of 2 storeys will be encouraged.
- iii. Buildings with pitched roofs will be encouraged but are not necessarily required.
- iv. Buildings will maintain minimal setbacks from the property lines that are adjacent to streets;
- v. Provision shall be made to minimize adverse impacts on adjacent uses through appropriate siting, orientation and design of buildings, landscaping and buffer treatments.

6.5.4 The outside storage of vehicles shall only be permitted for a motor vehicle commercial use. The extent, location and treatment of outside storage of vehicles shall be determined at the site plan stage of approval with efforts made to create a coordinated and integrated approach for auto display and sales by a variety of auto retailers.

Approved as to Content:

A handwritten signature in black ink, consisting of a series of loops and strokes, positioned above a horizontal line.

Allan Parsons, MCIP, RPP
Director, Development Services
Planning and Building Division



LEGEND

- PRESTIGE INDUSTRIAL
- SPECIAL POLICY AREA 2
- SPECIAL POLICY AREA 3
- SPECIAL POLICY AREA 4
- SPECIAL POLICY AREA 5
- OFFICE CENTRE
- HIGHWAY 410 CORRIDOR
- MAJOR ARTERIAL
- WETLAND
- POTENTIAL INTERSECTION

OFFICIAL PLAN AMENDMENT OP2006# 170

SCHEDULE A

EXTRACT FROM COUNTRYSIDE VILLAGES SECONDARY PLAN AREA 48,

CHAPTER 48 (a), SCHEDULE SP 48 (a)

BLOCK 10 and BLOCK 11, PLAN 43M-1907, CITY of BRAMPTON

P.N.:17.2464

Date: April 10, 2019

Scale: N.T.S.

Revised:

Drawn By: D.S.

File No.:2189 OPA_APR_10_2019



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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 216 -2019

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:

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 2259 (SC – 2259)"	"SERVICE COMMERCIAL – SECTION 2956 (SC – 2956)"

(2) By adding the following Sections:

"2956 The lands designated SC – 2956 on Schedule A to this by-law:

2956.1 Shall only be used for the following purposes:

- (1) The uses permitted in the SC-2259.1(1) zone;
- (2) Motor vehicle sales, leasing and rental establishment;
- (3) Motor vehicle repair and/or motor vehicle body shop as an accessory use to a motor vehicle sales, leasing and rental establishment;
- (4) Outside storage shall not be permitted except for the display of motor vehicles in conjunction with a motor vehicle sales, leasing and rental establishment;
- (5) Drive-through facilities associated with a dining room or take-out restaurant, bank, trust company, or financial institution;
- (6) Purposes accessory to other permitted purposes.

2956.2 Uses permitted under Section SC-2956.1 shall be subject to the requirements and restrictions of the SC-2259 zone.

2956.3 Uses permitted under Section SC-2956.1 shall be subject to the following requirements and restrictions:

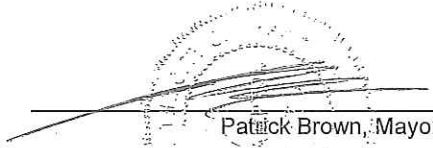
By-law Number 216 - 2019

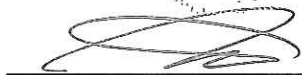
- (1) For the purpose of this Section, the lot line abutting Inspire Boulevard shall be deemed to be the front lot line;
- (2) All lands zoned SC-2956 shall be considered one lot for the purposes of this by-law;
- (3) Minimum building height:
 - a. For buildings within 50m of the lot line abutting Dixie Road: 7.5m
 - b. For buildings within 50m of the lot line abutting Inspire Boulevard: 7.5m
 - c. For all other buildings: 1 storey

ENACTED and PASSED this ^{11th} [enter date] day of ^{September} [enter month], 2019.

Approved as to
form.
20 11 / 09 / 11
[insert name]

Approved as to
content.
20 11 / 09 / 11
[insert name]


Patrick Brown, Mayor


Peter Fay, City Clerk



PROPOSED SCHEDULE A
BY-LAW 270-2004
BLOCK 10 and BLOCK 11, PLAN 43M-1907
CITY of BRAMPTON

— ZONE BOUNDARY
 SC - SECTION 2956 SERVICE COMMERCIAL

P.N.:17.2464

Date: April 10, 2019

Scale: N.T.S.

Revised:

Drawn By: D.S.

File No.:2189 ZN_APR_10_2019



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