

**Adoption of Official Plan Amendment OP2006-182 (By-law 29-2020)
and Zoning By-law 30-2020
Ward 10**

Date of Decision:	March 11, 2020
Date of Initial Notice:	March 19, 2020
Date of Re-Issued Notice:	July 7, 2020
Last Date of Appeal:	July 27, 2020

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 29-2020, to adopt **Official Plan Amendment OP2006-182, and By-law 30-2020**, 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 Khangura, Harkit – Gagnon Walker Domes Ltd. – File C11E08.006.

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.

Pursuant to Ontario Regulation 149/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, Notice previously issued on March 3, 2020 was deemed not to have been given. In accordance with Ontario Regulation 278/20, Notice is now being re-issued effective July 7, 2020.

The Purpose and Effect: To amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Harkit Khangura and Jaswinder Singh – Gagnon Walker Domes Ltd. – to permit the development of the subject lands for highway/service commercial purposes.

Location of Lands Affected: West side of Highway 50, North of Clarkway Drive, known municipally as 9416 Highway 50 within the Bram East Secondary Plan (Area 41).

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. Further enquiries or questions should be directed to Manpreet Sian, Development Planner, Planning and Development Services, at 905.874.3837 or manpreet.sian@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 July 27, 2020**, 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 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 29 - 2020

To Adopt Amendment Number OP 2006- 182
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 - 182 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.


ENACTED and PASSED this 26th day of February, 2020.

Approved as to
form.
2020/01/24

MR

Approved as to
content.
2020/01/24

AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 182
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Official Plan Amendment is to amend the land use designation of the lands shown outlined on Schedule A of this amendment from "Mixed Commercial/Industrial" to "Highway / Service Commercial" and "Valleyland" to permit the development of the subject lands for a Mixed Use Commercial/Retail development.

2.0 Location:

The lands subject to this amendment are located on the west side of Highway 50, north of Old Clarkway Drive, and is known municipally as 9416 Highway 50. The property is Located in Part of Lot 8, Concession 11, Northern Division, Geographic Township of Toronto Gore, City of Brampton, 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 Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-182.

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Bram East Secondary Plan (being Part II Secondary Plans, as amended) are hereby further amended:

- (1) by revising Schedule SP41(a) to redesignate the southern portion of the lands known municipally as 9416 Highway 50 from "Mixed Commercial/Industrial" to "Highway / Service Commercial" and the northern portion of the lands from "Mixed Commercial/Industrial" to "Valleyland" to facilitate the TRCA 10 metre vegetated buffer, as shown on Schedule A;
- (2) By inserting the following new Sub-Section 3.2.28 after Section 3.2.27, and re-numbering the subsequent sections accordingly:

Policy 3.2.28 "The lands located at 9416 Highway 50 have an area of

1. approximately 0.746 hectares (1.844 acres) designated for "Highway / Service Commercial" may be used for convenience retail uses; a retail establishment having no outside storage, personal service retail uses; business, professional, administrative and medical offices; financial institutions; day-care centre; private school and restaurant uses.

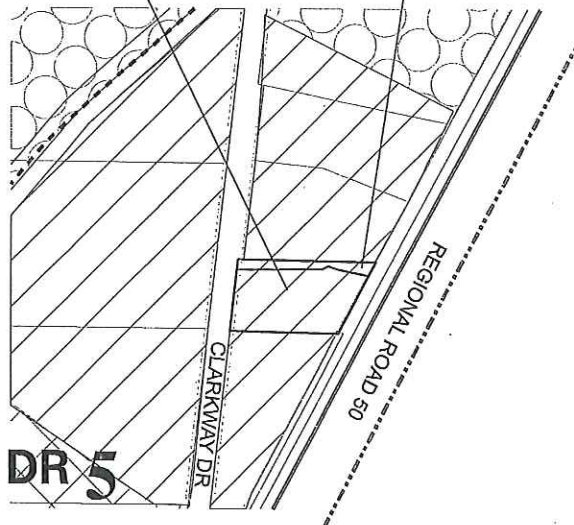
The buildings shall be designed with a prominent building mass along the Highway 50 frontage."

3.3 The document known as Bram East Block Plan for Sub-Area 41-1 of Chapter 41 of the Bram East Secondary Plan (Part III Block Plan of the City of Brampton Official Plan, as amended), is hereby further amended:

- (1) by revising Schedule SP41-1 Bram East Block Plan by amending the designation of the lands from "Commercial – Mixed Commercial/Industrial" to a "Commercial - Highway / Service Commercial" designation, as shown on Schedule B.

LANDS TO BE REDESIGNATED FROM
"COMMERCIAL - MIXED COMMERCIAL/INDUSTRIAL"
TO "COMMERCIAL-HIGHWAY/SERVICE COMMERCIAL"

LANDS TO BE REDESIGNATED FROM
"RESIDENTIAL - MIXED COMMERCIAL/INDUSTRIAL"
TO "OPEN SPACE - VALLEYLAND"

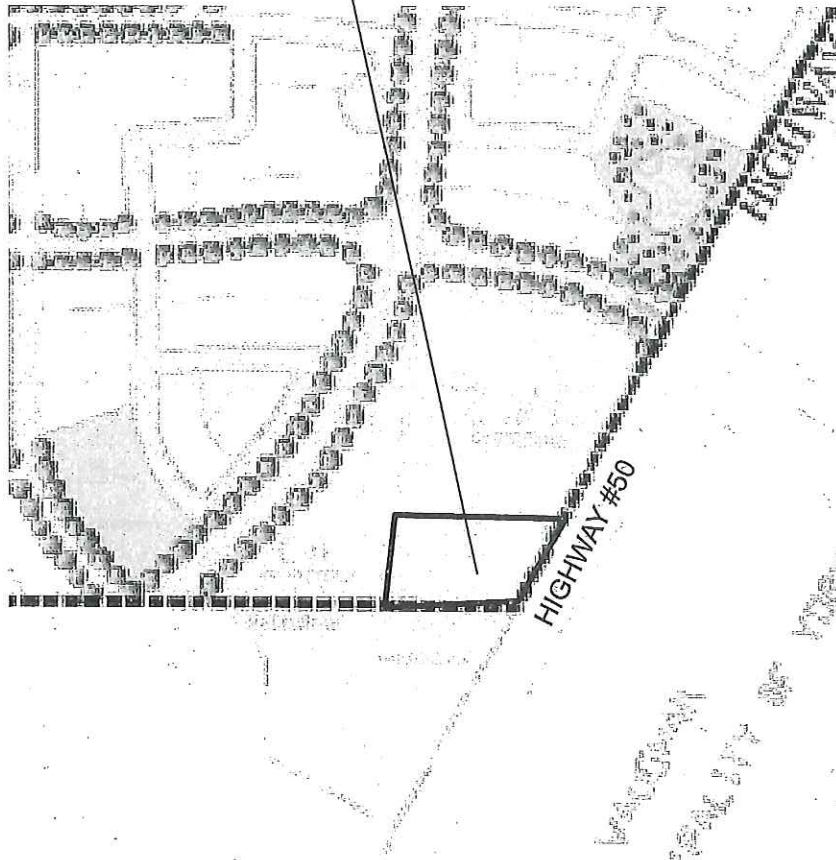


EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

	RESIDENTIAL LANDS: Medium Density		ROAD NETWORK : Highway
	EMPLOYMENT LANDS:		Collector Road
	Mixed Commercial / Industrial		Local Road
	District Retail		Secondary Plan Boundary
	Highway and Service Commercial		OPEN SPACE :
	Special Policy Area 5 (Residential/Commercial)		Valleyland



LANDS TO BE REDESIGNATED FROM "COMMERCIAL - MIXED COMMERCIAL/INDUSTRIAL" TO "COMMERCIAL - HIGHWAY/SERVICE COMMERCIAL"



EXTRACT FROM BLOCK PLAN 41-1 KNOWN AS THE CASTLEMORE CROSSING BLOCK PLAN

- RESIDENTIAL
- COMMERCIAL
 - MIXED COMMERCIAL/INDUSTRIAL - C1
- SCHOOL
 - ELEMENTARY SCHOOL - E1
 - SECONDARY SCHOOL - S1
- PARK
- VALLEY
- STORM WATER MANAGEMENT
- PLACE OF WORSHIP
- SPECIAL STUDY AREA - COMMUNITY PARK





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 30 - 2020

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton 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)	Highway Commercial One - Section 2947 (HC1 - Section 2947), Open Space (OS);

By adding thereto the following Section:

2947 The lands designated HC1-Section 2947 on Schedule A to this By-law:

2947.1 Shall only be used for the following purposes:

- a. A dining room restaurant, a convenience restaurant, a take-out restaurant;
- b. A community club;
- c. A convenience store;
- d. A personal service shop;
- e. A retail establishment having no outside storage;
- f. An office;
- g. A day nursery;
- h. A dry cleaning and laundry distribution station;
- i. A bank, trust company or finance company;
- j. A private school.

2947.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Highway 50 shall be deemed to be the front lot line;

- 2) Minimum setback to the lot line abutting Highway 50: 3.0 metres, except for a day nursery which shall be set back a minimum 30 metres from the lot line abutting Highway 50;
- 3) Minimum Landscape Open Space: 3.0 metres along the lot line abutting Highway 50, except at approved driveway locations;
- 4) Minimum interior side yard width: 10 metres along the northern side yard and 3 metres along the southern side yard
- 5) Maximum Floor Space Index: 0.5
- 6) Maximum of one (1) bank, trust company or finance company.
- 7) All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building."

ENACTED and PASSED this 26th day of February, 2020.

Approved as to
form.

2020/01/24

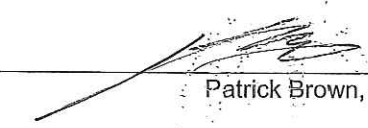

MR

Approved as to
content.

2020/01/23

AAP

(C11E08.006)


Patrick Brown, Mayor
Peter Fay, City Clerk

