

**Adoption of Official Plan Amendment OP2006-186 (By-law 148-2020)
and Zoning By-law 149-2020
150 Don Minaker Drive
Ward 8**

Date of Decision: August 5, 2020
Date of Notice: August 11, 2020
Last Date of Appeal: August 31, 2020

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 148-2020, to adopt **Official Plan Amendment OP2006-186, and By-law 149-2020**, 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 830460 Ontario Ltd. – Candevcon Ltd. – File C09E06.008.

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: the purpose of Official Plan Amendment OP2006-186, is to revise the existing Official Plan and Secondary Plan Designations of the property located at 150 Don Minaker Drive, and the purpose of By-law 149-2020 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by 830460 Ontario Ltd. – Candevcon Ltd., to permit the development of a subdivision consisting of twelve (12) single detached dwellings and an Open Space Block.

Location of Lands Affected: located on the west side of Don Minaker Drive, north of Ebenezer Road, and municipally known as 150 Don Minaker Drive, being Block 393, Plan 43M-1714 in the City of Brampton – Ward 8.

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 Yin Xiao, Development Planner, Planning, Building and Economic Development, at 905.874.2867 or yinzhou.xiao@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 pertaining to the subject lands – File 21T-19010B.

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 August 31, 2020**, shown above as the last date of appeal. An appeal form is available from the LPAT website at www.eltov.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 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.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 148 -2020

To adopt Amendment Number OP2006- 186
to the Official Plan of the
City of Brampton Planning Area

That 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- 186 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 5th day of August, 2020.

Approved as to
form.

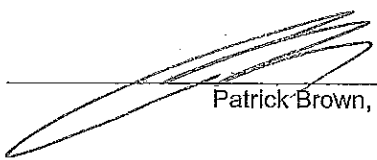
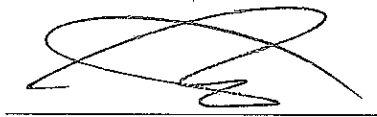
2020/08/04

AWP

Approved as to
content.

2020/08/04

DV


Patrick Brown, Mayor
Peter Fay, City Clerk

(C09E06.008)

AMENDMENT NUMBER OP2006- 186

TO THE OFFICIAL PLAN of the
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to revise the land use designation of the lands shown on Schedule A to this amendment to permit a residential subdivision and open space.

2.0 Location

The lands subject to this amendment are located on the west side of Don Minaker Drive, north of Patrick O'Leary Park, municipally known as 150 Don Minaker Drive and legally known as PL 43M-1714 BLK 393.

3.0 Amendments

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

- (1) By changing on Schedule 'A' -- General Land Use Designations, the land use designation of the lands shown outlined on Schedule 'A' of this Amendment from "Open Space" to "Residential".
- (2) By changing on Schedule '1' -- City Concept, the land use designation of the lands shown outlined on Schedule B to this amendment from "Open Space System" to "Communities".
- (3) By deleting on Schedule 'D' -- Natural Heritage Features and Areas, the land use designation "Valleyland/Watercourse Corridor" for the lands shown outlined on Schedule 'C' to this amendment.
- (4) By deleting on Schedule 'E' -- Major Recreational Open Space, the land use designation "Private Commercial Recreation" for the lands shown outlined on Schedule 'D' to this amendment.

- 3.2 (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- 186
- (2) By changing on Schedule SP42(A) thereto, the land use designation of the lands shown outlined on Schedule 'E' to this amendment from "Low / Medium Density Residential" and "Private Commercial Recreation" to "Low / Medium Density Residential" and "valleyland".
- (3) By deleting on Schedule SP42(A) thereto, land use designation "Special Policy 10 Area", shown outlined on schedule 'E' to this amendment.

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"

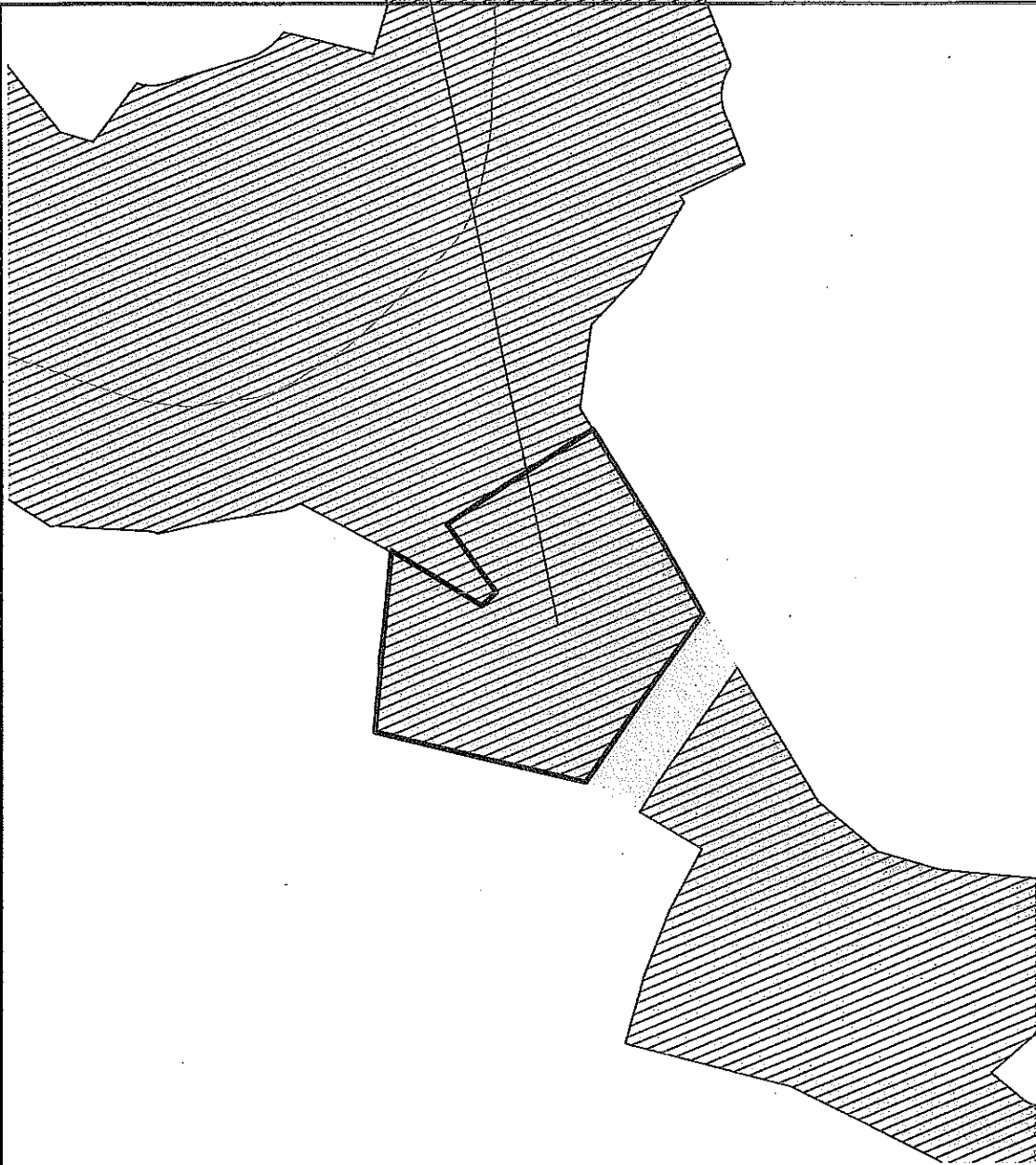


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

BUSINESS CORRIDOR	N-W BRAMPTON URBAN DEVELOPMENT AREA	PROVINCIAL HIGHWAY	VILLAGE RESIDENTIAL	CORRIDOR PROTECTION AREA
ESTATE RESIDENTIAL	OFFICE	REGIONAL RETAIL	CENTRAL AREA	GREENBELT LEGEND
INDUSTRIAL	OPENSACE	RESIDENTIAL	SPECIAL LAND USE POLICY AREA	L.B.P.A. OPERATING AREA
MAJOR INSTITUTIONAL	PARKWAY BELT WEST	UTILITY	SPECIAL BY-LAW AREA	DEFERRAL



LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "COMMUNITIES"

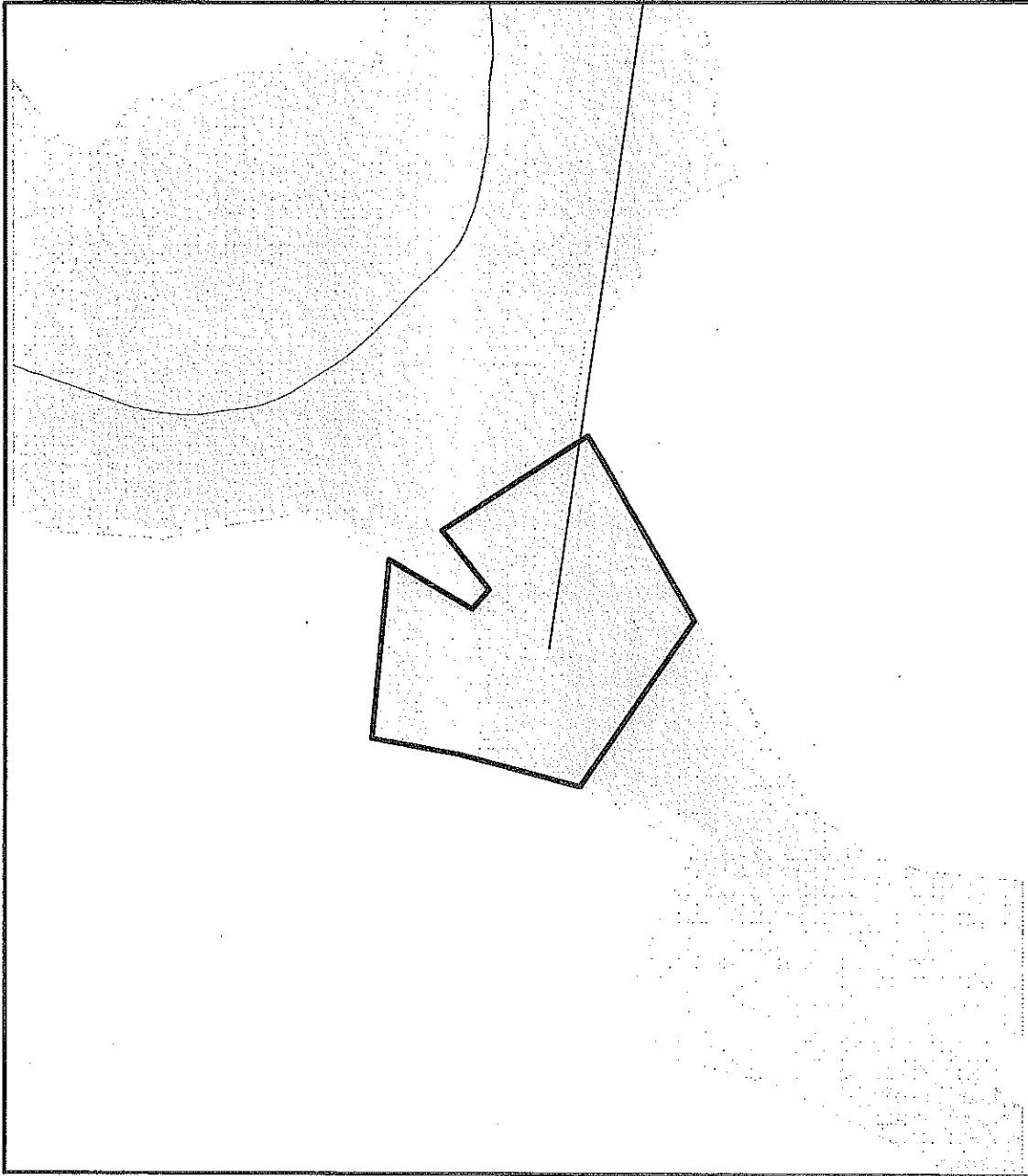


EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

CENTRAL AREA	OPEN SPACE	PRIMARY INTERCONNECTION CORRIDOR	NORTHWEST TO BRAMPTON URBAN REDEVELOPMENT AREA	ESG CENTRAL CHARACTER AREA
EMPLOYMENT	RESIDENTIAL	SECONDARY INTERCONNECTION CORRIDOR	GOVERNMENT LANDS	FACILITY AREA
COMMUNITIES	HEALTHCARE/COMMUNITY LINE	DESIGNATED GREENFIELD AREA	FEDERAL	A-ANCHOR
UTILITY	INTERCONNECTION CORRIDOR	UNINCORPORATED COMMUNITIES	MAJOR TRANSIT STATION AREA	Q-GATEWAY



LANDS TO BE DELETED FROM "VALLEYLAND/WATERCOURSE CORRIDOR"



EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

VALLEYLAND/WATERCOURSE CORRIDOR	POTENTIALLY SENSITIVE WETLAND	ENVIRONMENTALLY SENSITIVE SIGNIFICANT AREA
WOODLAND	LANDS	MUNICIPAL GREENBELT/TOURISM CORRIDOR
SPECIAL POCKET AREA	AREAS OF NATURAL AND SCIENTIFIC INTEREST - EARTH SCIENCE	APPEALED TO THE OMB
OTHER WETLAND	AREAS OF NATURAL AND SCIENTIFIC INTEREST - LIFE SCIENCE	



LANDS TO BE DELETED FROM "PRIVATE COMMERCIAL RECREATION"



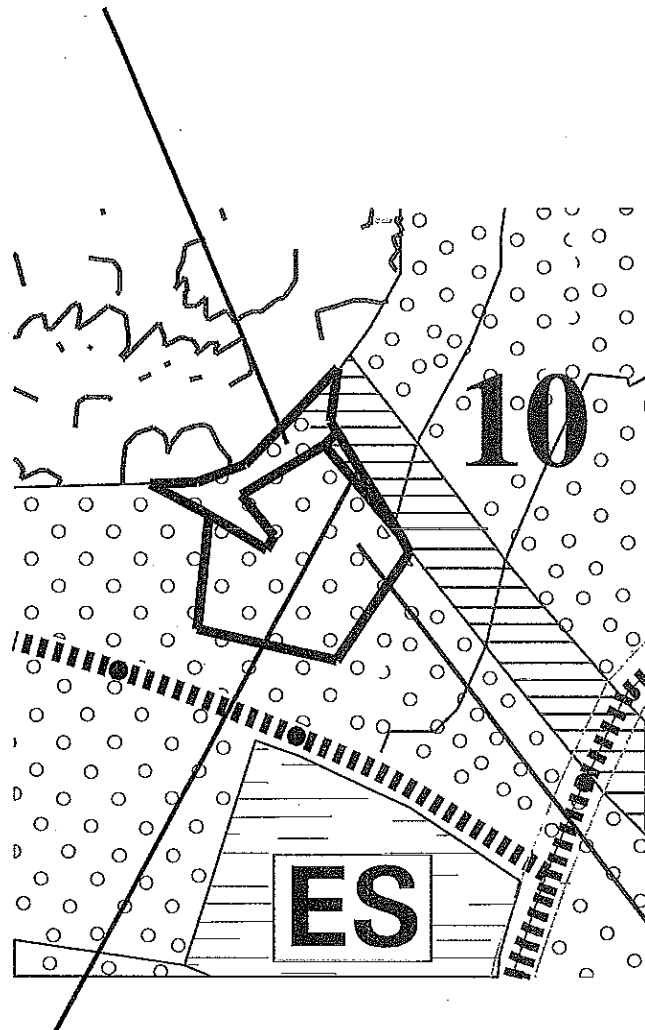
NOTES: Valleyland/Watercourse Corridor and Provincial Greenbelt/Protected Countryside are shown for context purposes only. This schedule depicts existing and future City Wide and Community Parks. The boundaries and alignments of designations on this Schedule are approximate and are not intended to be scaled. This map forms part of the Official Plan of The City of Brampton, and must be read in conjunction with the text, other schedules and secondary plans.

EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- COMMUNITY PARK
- CITYWIDE PARK
- PRIVATE COMMERCIAL RECREATION
- PROVINCIAL GREENBELT/PROTECTED COUNTRYSIDE
- CONSERVATION AREA
- CEMETERY
- APPEALED TO THE OMB
- VALLEYLAND/WATERCOURSE CORRIDOR










LANDS TO BE REDESIGNATED FROM "LOW/MEDIUM DENSITY" AND "PRIVATE COMMERCIAL RECREATION" TO "VALLEYLAND" AND TO BE DELETED FROM "SPECIAL POLICY AREA 10"



LANDS TO BE REDESIGNATED FROM "PRIVATE COMMERCIAL RECREATION" TO "LOW/MEDIUM RESIDENTIAL" AND TO BE DELETED FROM "SPECIAL POLICY AREA 10"

LANDS TO BE DELETED FROM "SPECIAL POLICY AREA 10"

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

- | | |
|--|---|
|  RESIDENTIAL LANDS: |  OPEN SPACE: |
| Low / Medium Density | Valleyland |
|  ROAD NETWORK : |  Private Commercial Recreation |
|  Collector Road | INSTITUTIONAL: |
|  Special Policy Area 10 (Riverstone) |  Elementary School (JK-5 or JK-8) |





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 149 - 2020

To amend By-law 270-2004, 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:

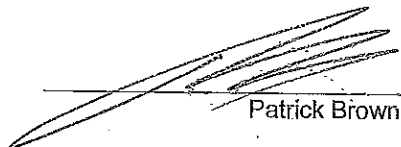
1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

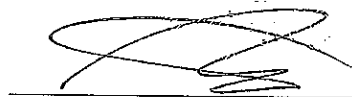
FROM:	TO:
RECREATION COMMERCIAL – SECTION 1952 (RC-1952)	RESIDENTIAL SINGLE DETACHED C – SECTION 1884 (R1C-1884) OPEN SPACE (OS)

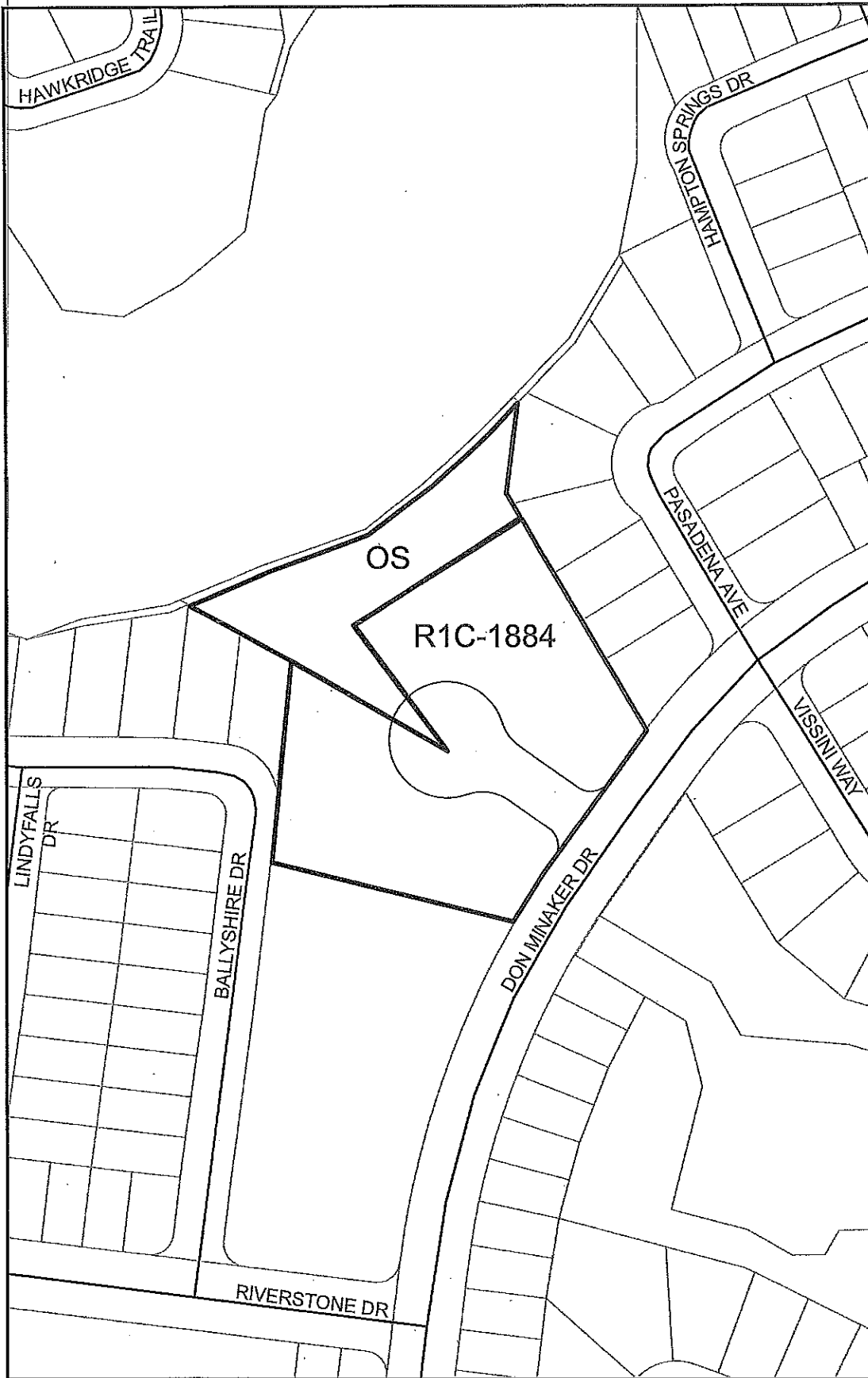
ENACTED and PASSED this 5th day of August, 2020.

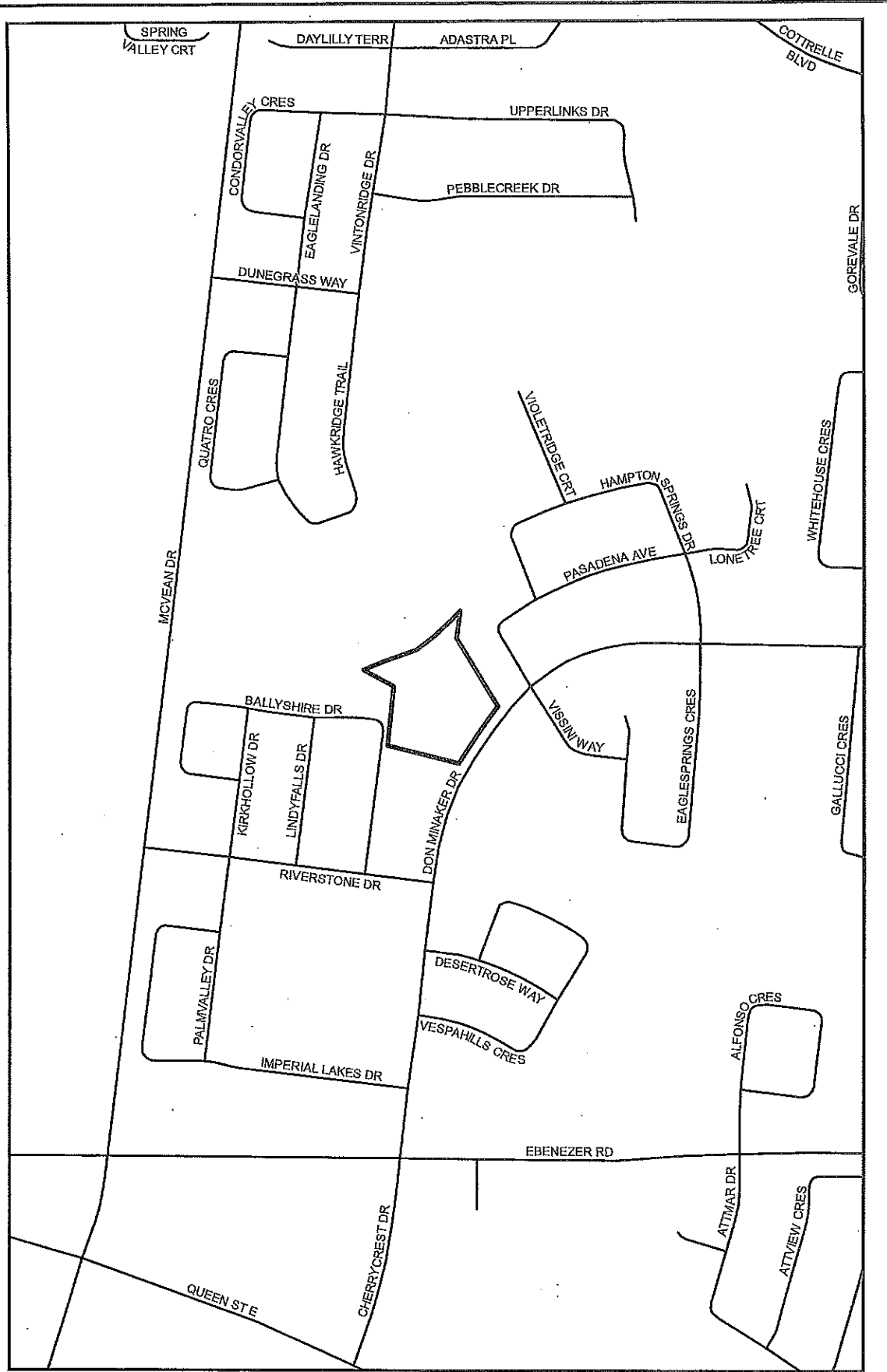
Approved as to
form.
2020/08/04
AWP


Patrick Brown, Mayor

Approved as to
content.
2020/08/04
DV


Peter Fay, City Clerk





 SUBJECT LANDS



KEY MAP

BY-LAW 149-2020