

**Adoption of Official Plan Amendment OP2006-187 (By-law 150-2020)
and Zoning By-law 151-2020
25 William Street
Ward 1**

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 150-2020, to adopt **Official Plan Amendment OP2006-187, and By-law 151-2020**, 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 Macedil Holdings Inc. – Habitat for Humanity GTA – File C01E07.037.

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 Macedil Holdings Inc. – Habitat for Humanity GTA to permit the development of 12 dwelling units in 1 stacked townhouse building.

Location of Lands Affected: 25 William Street, east side of Main Street North, south of Sproule Drive and on the south side of the terminus and future extension of William Street. The lands do not currently have frontage on a public road, and are legally described as Part of Lots 22 and 23, Registered Plan BR-24 – Ward 1.

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 Cynthia Owusu-Gyimah, Development Planner, Planning, Building and Economic Development, at 905.874.2064 or cynthia.owusugyimah@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 August 31, 2020**, 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.

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 150 - 2020

To Adopt Amendment Number OP 2006 - 187
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 -- 187 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 5th day of August, 2020.

Approved as to
form.

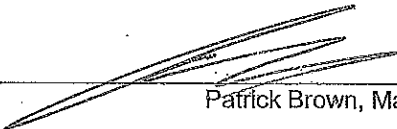
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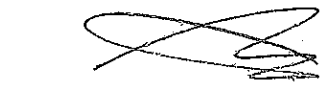
Approved as to
content.

2020/07/17

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 187

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this Amendment is to change the land use designation of the lands shown on Schedules 'A,' '1' and 'D' of the Official Plan and Schedule SP7(A) of the Downtown Brampton Secondary Plan to permit the development of stacked townhouses.

2.0 Location

The lands subject to this amendment are municipally known as 25 William Street and are located on the east side of Main Street North, south of Sproule Drive and on the south side of the terminus and future extension of William Street. The lands do not currently have frontage on a public road. The lands have a net area of approximately 0.11 hectares (0.28 acres) and are legally described as Part of Lots 22 and 23 Registered Plan BR-24 City of Brampton Regional Municipality of Peel.

3.0 Amendments and Policies Relevant Thereto:

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

- (1) by adding to the list of amendments pertaining to the Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 187 .;
- (2) By amending Schedule 1 City Concept of the Official Plan, to redesignate the lands shown as Schedule A to this Amendment from "Communities" to "Open Space";
- (3) By amending Schedule A Land Use Designations of the Official Plan, to add the land use designation for lands shown as Schedule B to this Amendment as "Open Space"; and,
- (4) By amending Schedule D Land Use Designations of the Official Plan, to designate the lands shown as Schedule C to this Amendment as "Valleyland/Watercourse Corridor".

3.2 The portions of the document known as the Downtown Brampton Secondary Plan, Chapter 7, of Part II Secondary Plan of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By adding Schedule SP7(A) of Chapter 7 of Part II: Secondary Plans, to redesignate the lands shown on Schedule D to this Amendment from "Medium Density" to "Medium Density 2" and "Valleyland";
- (2) By amending Section 5.2 Residential, to add new land use designation "Medium Density 2" and inserting the following new Sub-Section immediately after Section 5.2.3, as follows:

5.2.4 Medium Density 2

5.2.4.1 Lands designated Medium Density 2, located on the east side of Main Street North, south of Sproule Drive, on the south side of the terminus and future extension of William Street as shown as Schedule SP7(A), shall permit:

- i) a maximum density of 70 units per net residential hectare (28 units per net residential acre); and
- ii) a range of block townhouses, street townhouses, stacked townhouses and back-to-back stacked townhouses."

(3) By renumbering the subsequent sections accordingly.

LANDS TO BE REDEISNGATED FROM "COMMUN ITIES" TO "OPEN SPACE"

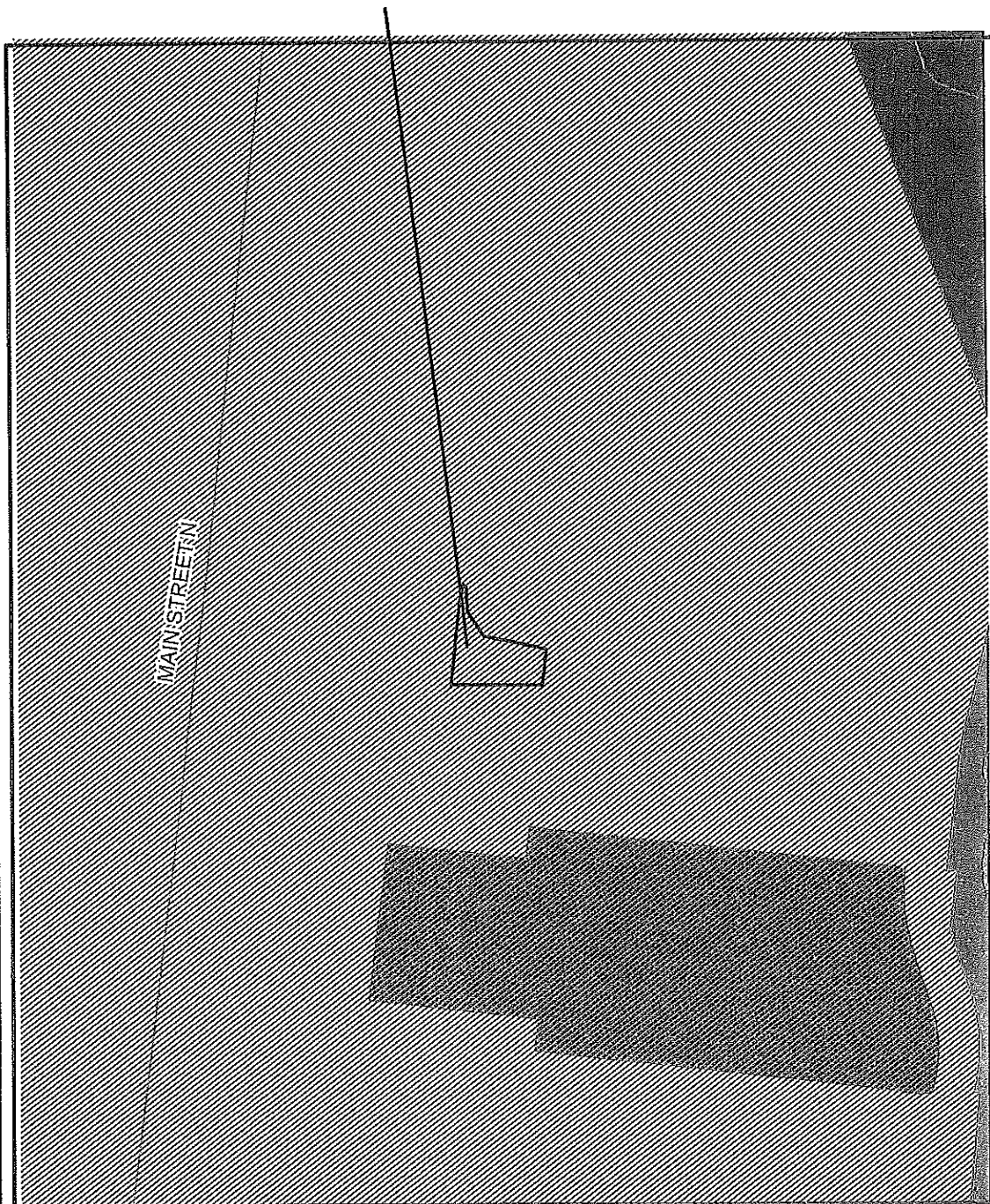


EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | | | |
|--------------|--------------------------|------------------------------------|---|----------------------------|
| CENTRAL AREA | OPEN SPACE | PRIMARY INTENSIFICATION CORRIDOR | NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA | RESIDENTIAL CHARACTER AREA |
| EMPLOYMENT | RESIDENTIAL | SECONDARY INTENSIFICATION CORRIDOR | GREENBELT LEGEND | |
| COMMUNITIES | BUILT BOUNDARY LINE | DESIGNATED GREENFIELD AREA | DEFERRAL | |
| UTILITY | INTENSIFICATION CORRIDOR | UNIQUE COMMUNITIES | MOBILITY HUB | A-ANCHOR |
| | | MAJOR TRANSIT STATION AREA | | |



LANDS TO BE DESIGNATED "OPEN SPACE"

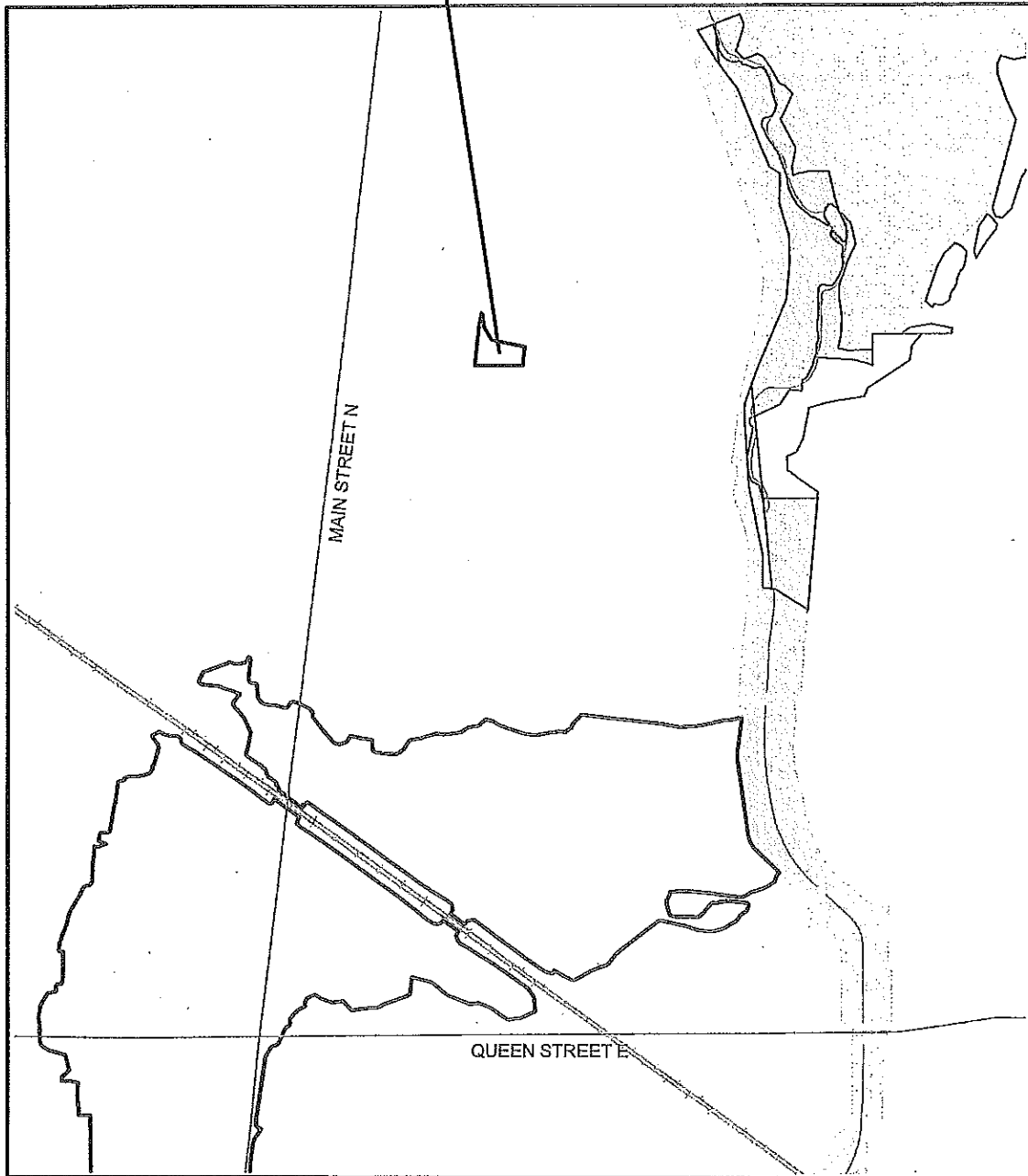


EXTRACT FROM SCHEDULE A (GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

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



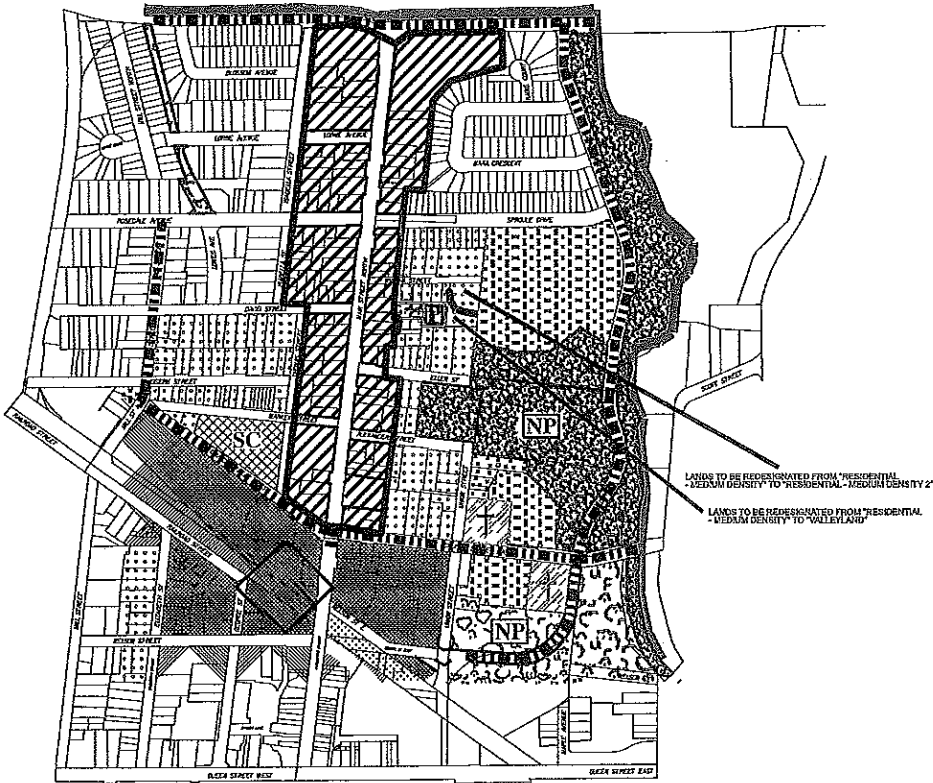
LANDS TO BE DESIGNATED "VALLEYLAND/WATERCOURSE CORRIDOR"



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

- | | |
|---|--|
| GISPRD.PL_ZONING_PENDING | AREAS OF NATURAL AND SCIENTIFIC INTEREST - EARTH SCIENCE |
| APPEALED TO THE OMB | AREAS OF NATURAL AND SCIENTIFIC INTEREST - LIFE SCIENCE |
| ROAD_SHIELDS | ENVIRONMENTALLY SENSITIVE / SIGNIFICANT AREA |
| HIGHWAYS | PROVINCIAL GREENBELT/PROTECTED COUNTRYSIDE |
| MAJOR STREETS | LAKES |
| WATERCOURSES AND TRIBUTARIES ARE SHOWN FOR CONTEXT PURPOSES | RAILWAY |
| OTHER WETLAND | WOODLAND |
| PROVINCIAL SIGNIFICANT WETLAND | VALLEYLAND/WATERCOURSE CORRIDOR |
| SPECIAL POLICY AREA | GISPRD.CITY_LIMIT |





EXTRACT FROM SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	Subject Lands	PUBLIC OPEN SPACE		TRANSPORTATION
	RESIDENTIAL Low Density			Transportation Facilities
	Medium Density			Minor Arterial Road
	Medium High / High Density			Collector Road
	COMMERCIAL Central Area Mixed Use			Local Road
	Service Commercial			Grade Separation
	Highway Commercial	INSTITUTIONAL		
	Convenience Commercial			
	Office Node			
	Proposed Development Permit System Area: Main Street North Development Permit System Area			





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 151 - 2020

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton ENACTS as follows:

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

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

From the Existing Zoning of:	To:
OPEN SPACE – (OS)	RESIDENTIAL TOWNHOUSE A – SECTION 2999 (R3A- 2999); and OPEN SPACE (OS)

(2) by adding thereto, the following sections:

"2999 The lands designated R3A-2999 on Schedule A to this by-law:

2999.1 Shall only be used for the following purposes:

- (a) The purposes permitted in the R3A zone;
- (b) Dwelling, stacked townhouse; and
- (c) Purposes accessory to other permitted purposes.

2999.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 185 square metres per dwelling unit
- (b) Minimum Front Yard Depth: 2.5 metres
- (c) Minimum Interior Side Yard Width (east): 0.0 metres
- (d) Minimum Interior Side Yard Width (west): 10.0 metres

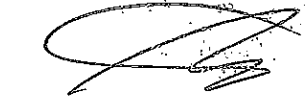
- (e) Maximum Building Height: 11.5 metres
- (f) Minimum Landscaped Open Space: 25% of the area
- (g) Parking shall be provided in accordance with following:
 - i. Resident Parking: 1 space for each dwelling unit
 - ii. Visitor Parking: 0.08 spaces for each dwelling unit"

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

Approved as to
form.
2020/07/17
AWP

Approved as to
content.
2020/12/17
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

WILLIAM ST

R3A-2999

OS





 SUBJECT LANDS

