

Amended Notice**Adoption of Official Plan Amendment OP 2006-224 (By-law 162-2022)
and Zoning By-law 163-2022****8680 Chinguacousy Road**

Date of Decision: August 10, 2022
Date of Notice: August 24, 2022
Last Date of Appeal: September 13, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 162-2022, to adopt Official Plan Amendment OP2006-224, and By-law 163-2022, 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 Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044).

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 of the Official Plan Amendment: to amend the Credit Valley Secondary Plan to delete the 'Place of Worship' designation applicable to the site, and permit a residential development consisting of back-to-back and stacked townhouses.

The Purpose and Effect of the Zoning By-law: to rezone the lands to permit a residential development consisting of back-to-back and stacked townhouses.

Location of Lands Affected: 8680 Chinguacousy Road, Block 104, Registered Plan 43M – 1944 and Block 33, Registered Plan 43M-1945.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law 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 Angelo Ambrico, Development Planner, Planning, Building and Economic Development, at 905-874-3455 or angelo.ambrico@brampton.ca.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

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.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) must be filed with the City Clerk, Peter Fay, of the City of Brampton **no later than September 13, 2022**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). 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 Ontario Land Tribunal, 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
905.874.2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 162 - 2022

To adopt Amendment Number OP2006- 224 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 OP2006- 224 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 ^{10TH} ~~6th~~ day of ^{August} ~~July~~, 2022.

Approved as to
form.

2022/06/30

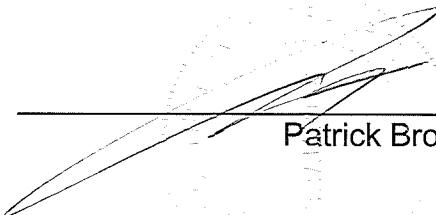
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Approved as to
content.

2022/06/30

AAP

(OZS-2021-0044)


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP2006- 224

To the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP2006- 224
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend Schedule SP45(a) of the Credit Valley Secondary Plan to delete the 'Place of Worship' designation, and permit the development of 108 stacked and back-to-back residential townhouses on lands shown on Schedule A to this amendment.

2.0 Location:

This amendment applies to lands located on the south-west corner of Chinguacousy Road and Bonnie Braes Drive, municipally addressed as 8680 Chinguacousy Road and legally described as Block 104, Plan 43M-1944 and Block 33, Plan 43M-1045.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP2006- 224.

- 3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By changing on Schedule SP45(a), the land use designation of the lands shown outlined on Schedule 'A' to this amendment from 'Place of Worship' to 'Medium High Density Residential', and adding a 'Medium High Density Residential' to the legend; and

2. By adding a new Section 5.2.10 "Medium High Density Residential", as follows:

5.2.10 Medium High Density Residential

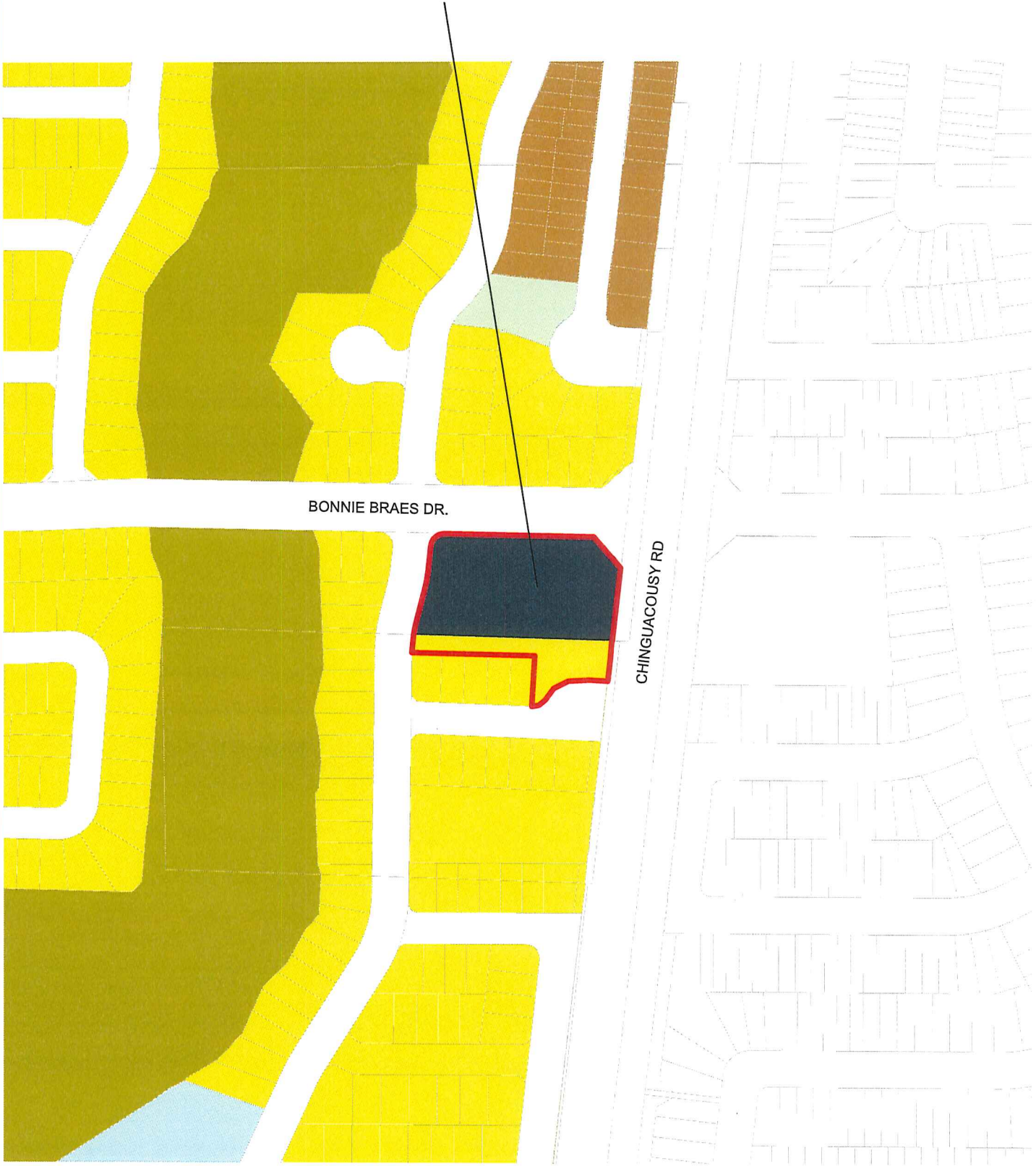
- 5.2.10.1 Lands designated Medium High Density Residential located on the south-west corner of Chinguacousy Road and Bonnie Braes Drive as shown on Schedule SP45(a) shall permit:

- i) A range of townhouse housing forms, including stacked townhouse and back-to-back townhouse structural types;
- ii) A maximum density of 150 units per net residential hectare (61 units per net residential acre).
- iii) A maximum floor space index of 1.5 FSI."

- 3.3 The portions of the document known as Block Plan 45-5 being Chapter 45-5 of Part III of the City of Brampton Official Plan, as amended, is hereby further amended:

1. by changing on Schedule BP45-5 the land use designation of the lands shown outlined on Schedule 'B' from 'Place of Worship' to 'Medium High Density'.

LANDS TO BE REDESIGNATED FROM "PLACE OF WORSHIP" AND "LOW DENSITY RESIDENTIAL 2" TO "MEDIUM HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SP45(A) KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL	COMMERCIAL	OPEN SPACE
EXECUTIVE RESIDENTIAL	CONVENIENCE COMMERCIAL	CITY WIDE PARK
LOW DENSITY RESIDENTIAL 1	COMMERCIAL	COMMUNITY PARK
LOW DENSITY RESIDENTIAL 2	DISTRICT RETAIL	NEIGHBOURHOOD PARK
MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	OPEN SPACE
VILLAGE RESIDENTIAL		PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	SECONDARY VALLEY LAND
PUBLIC JUNIOR ELEMENTARY SCHOOL	HERITAGE RESOURCE	SPRINGBROOK SETTLEMENT AREA
PUBLIC SECONDARY SCHOOL	ONTARIO HYDRO POWER CORRIDOR	SIGNIFICANT WOODLOTS
SEPARATE ELEMENTARY SCHOOL	SPECIAL POLICY AREA	STORM WATER MANAGEMENT POND
JUNIOR PUBLIC SCHOOL	RAILWAY	TERRESTRIAL FEATURES
PLACE OF WORSHIP	SPRINGBROOK TERTIARY PLAN AREA	
PUBLIC SENIOR ELEMENTARY SCHOOL		
SEPARATE SECONDARY SCHOOL		



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2006# 224

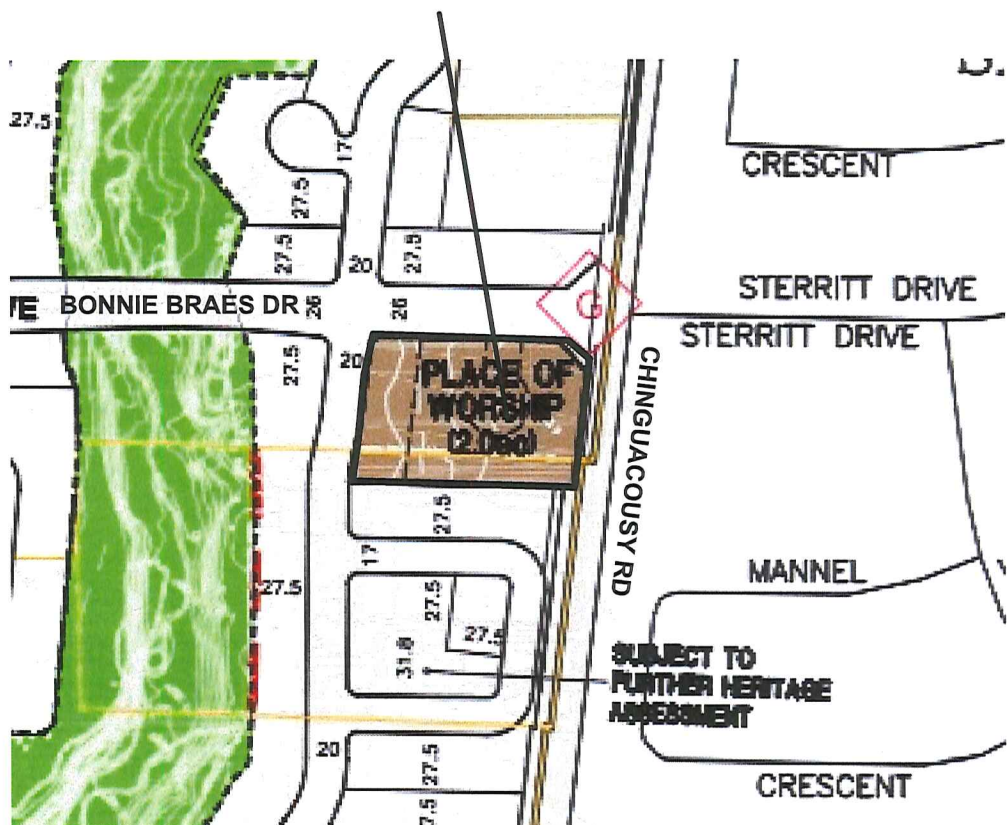
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Date: 2022/05/25

Author: ckovac

BY-LAW 162-2022

LANDS TO BE REDESIGNATED FROM
"PLACE OF WORSHIP" TO "MEDIUM
DENSITY RESIDENTIAL"



EXTRACT FROM BLOCK PLAN 45-5 KNOWN AS THE CREDITVIEW CROSSING BLOCK PLAN

LEGEND

H	HERITAGE FEATURE	1	LIVE/WORK BUILDING		REGIONAL CONTROL SWMP EXPANSION
	GATEWAY	2	3 to 4 STOREY APARTMENT		SUBJECT TO FURTHER ASSESSMENT OF THE LIMIT OF DEVELOPMENT
		3	TOWNHOUSE - END CAP		LIMIT OF DEVELOPMENT
					LIMIT OF GRADING





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 163 - 2022

To amend Comprehensive Zoning 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 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:
INSTITUTIONAL ONE – SPECIAL SECTION 2105 (I1-2105), AND INSTITUTIONAL ONE – SPECIAL SECTION 2326 (I1-2326)	RESIDENTIAL APARTMENT A(1) – SECTION 3646 (R4A(1)-3646)

- (2) by adding thereto, the following sections:
- “3647 The lands designated R4A(1)-3646 on Schedule A to this by-law:
- 3647.1 Shall only be used for the following purposes:

- i) Dwelling, Stacked Townhouse
- ii) Dwelling, Back-to-Back Townhouse
- iii) Dwelling, Back-to-Back Stacked Townhouse
- iv) Purposes accessory to the other permitted purposes.

3647.2 Shall be subject to the following requirements and restrictions:

- i) Minimum Lot Area: No requirement
- ii) Minimum Lot Width: No requirement
- iii) Minimum Building Setback to the lot line abutting Chinguacousy Road: 3.5 metres
- iv) Minimum Building Setback to the lot line abutting Bonnie Braes Drive: 3.5 metres
- v) Minimum Building Setback to the lot line abutting Elmcrest Drive: 3.5 metres
- vi) Minimum Building Setback to the lot line abutting Proud Court: 2.4 metres
- vii) Minimum Building Setback to a lot line abutting another residential zone: 9.0 metres
- viii) Minimum Building Setback to a Daylight Triangle: 0.6 metres
- ix) Maximum Building Height: 15.0 metres
- x) Maximum Lot Coverage: 40%
- xi) Minimum Landscaped Open Space: 50% of the lot area
- xii) Minimum setback of a hydro transformer to a lot line shall be 1.2 metres
- xiii) Maximum number of Dwelling Units: 110
- xiv) For zoning purposes, the lands zoned R4A(1)-3646 shall be considered a single lot, the front lot line shall be deemed to be on Chinguacousy Road and the exterior side lot line shall be deemed to be on Bonnie Braes Drive.

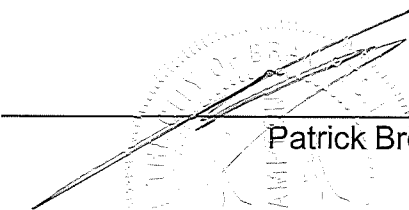
3647.3 For the purpose of Section 3646, the following definition shall apply:


A “Dwelling, Back-to-Back Stacked Townhouse” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall.”

ENACTED and PASSED this ^{10TH} ~~6th~~ day of ^{August} ~~July~~ 2022.

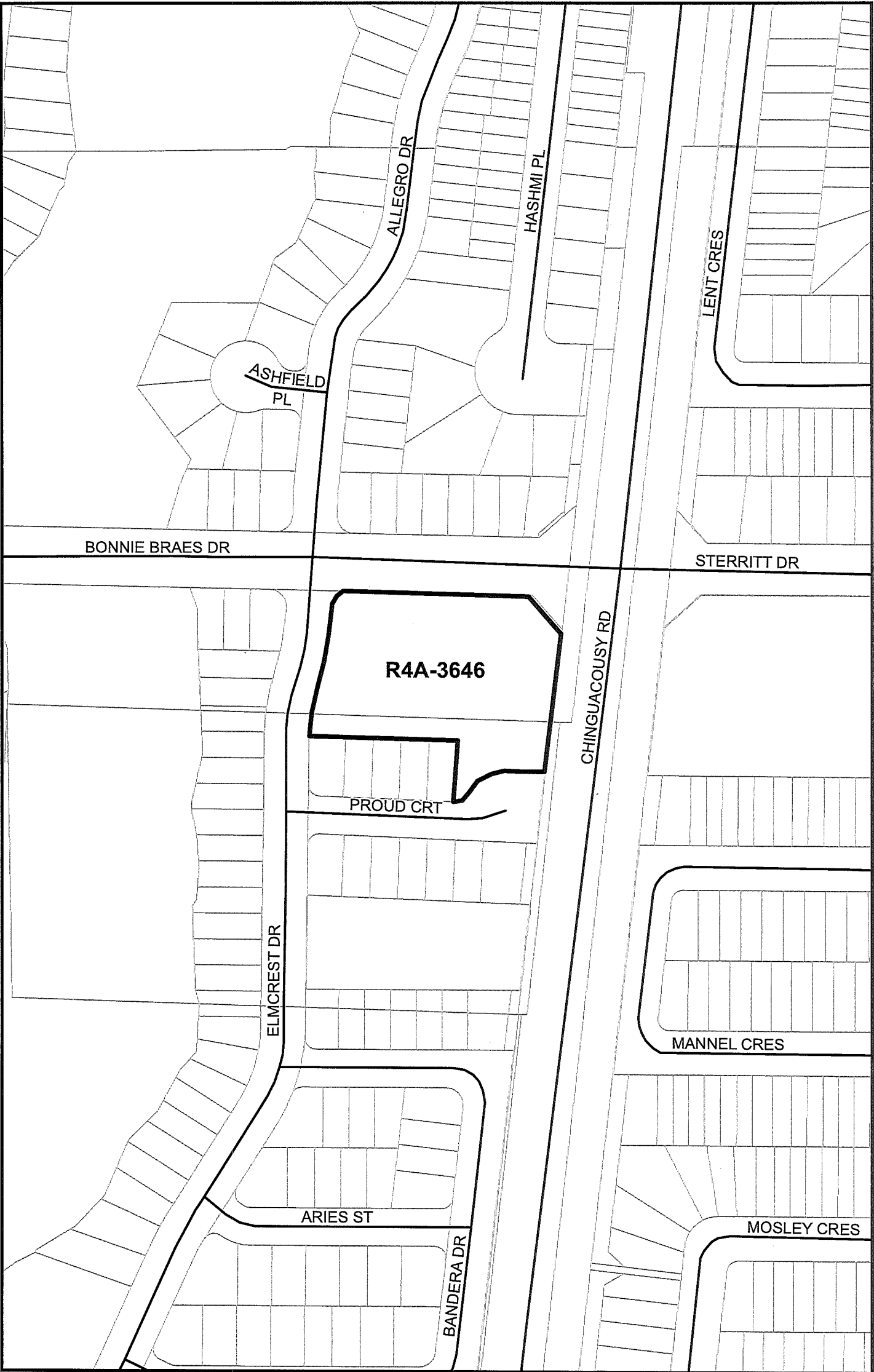
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form.
2022/06/30
SDSR

Approved as to
content.
2022/06/30
AAP


Patrick Brewn, Mayor


Peter Fay, City Clerk

(OZS-2021-0044)



brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



PART LOT 4, CONCESSION 3 W.H.S.

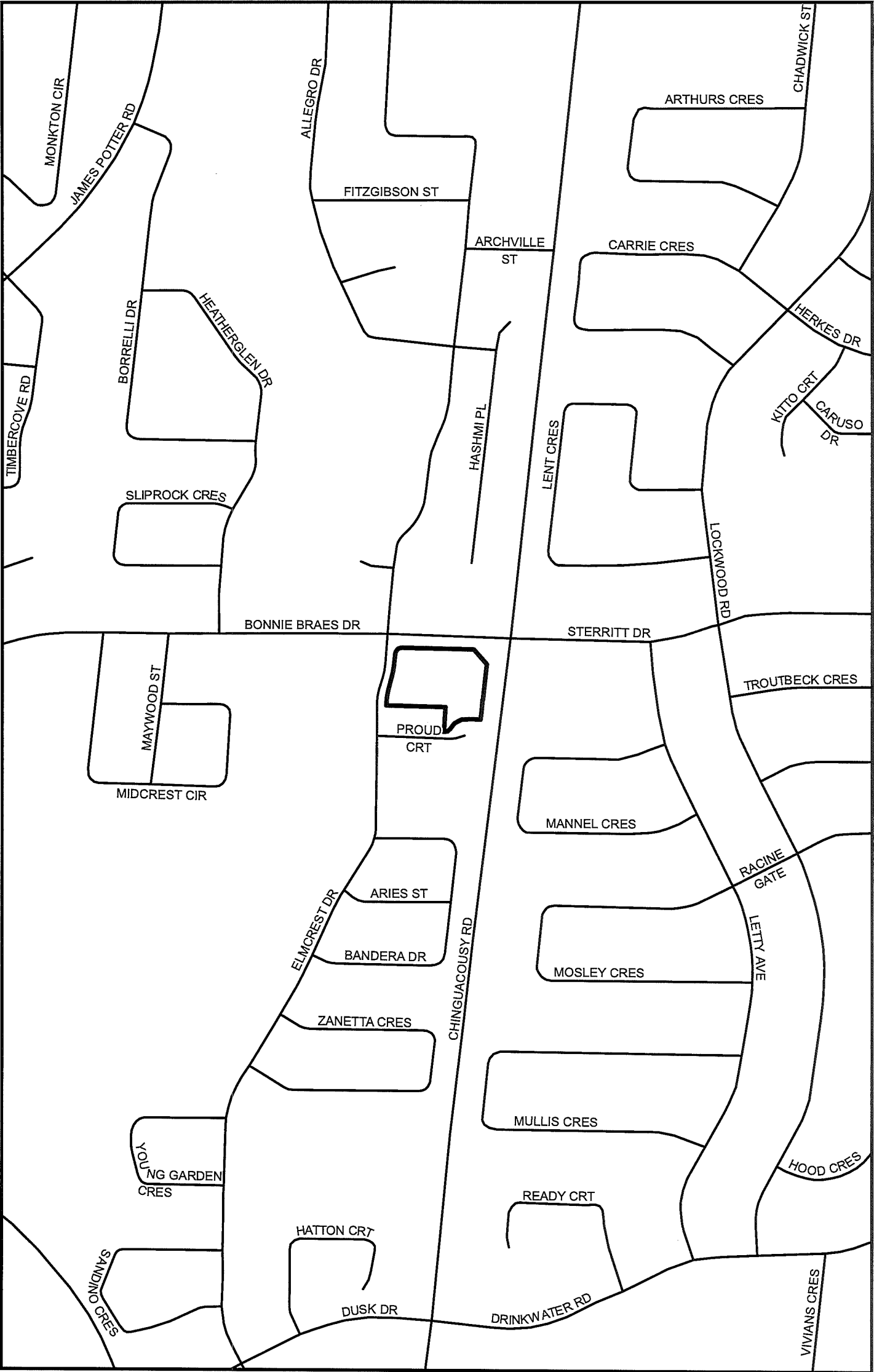
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Date: 2022/05/17

Drawn by: ckovac

BY-LAW 163-2022

SCHEDULE A



SUBJECT LANDS



RAILWAYS



KEY MAP