

**Adoption of Official Plan Amendment OP 2006-227 (By-law 176-2022)
and Zoning By-law 177-2022**

9664 Goreway Drive

Date of Decision: August 10, 2022
Date of Notice: August 25, 2022
Last Date of Appeal: September 14, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 176-2022, to adopt Official Plan Amendment OP2006-227, and By-law 177-2022, 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 Chacon Retirement Village Inc. – Candevcon Limited – Ward 8 (File OZS-2020-0008).

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 and Zoning By-law: to facilitate the development of the land for a retirement community consisting of two (2) 5-storey buildings with a total of 156 residential units and a 2-storey commercial building.

Location of Lands Affected: west side of Goreway Drive south of Castlemore Road and is municipally known as 9664 Goreway Drive, Part lot 9, Concession 7 N.D.

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 Alex Sepe, Development Planner, Planning, Building and Economic Development, at 905-874-3557 or alex.sepe@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 14, 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 176 - 2022

To adopt the Amendment Number OP2006- 227

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. 190, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP2006- 227 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 day of August, 2022.

Approved as to
form.

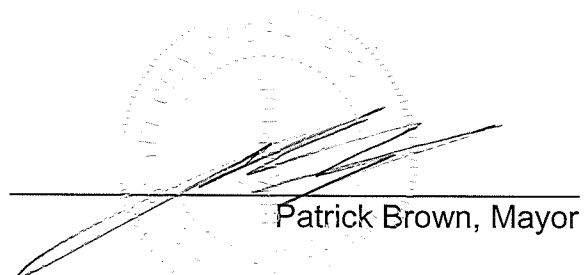
2022/07/28

SDSR

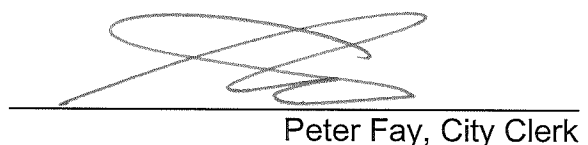
Approved as to
content.

2022/12/29

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP2006- 227
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and the Goreway Drive Corridor Secondary Plan to change the land use designations of the lands shown in Schedule 'A' and Schedule SP39(B) and to provide guiding policies for the development of an apartment building, a retirement home and ancillary medical office and commercial uses.

2.0 Location:

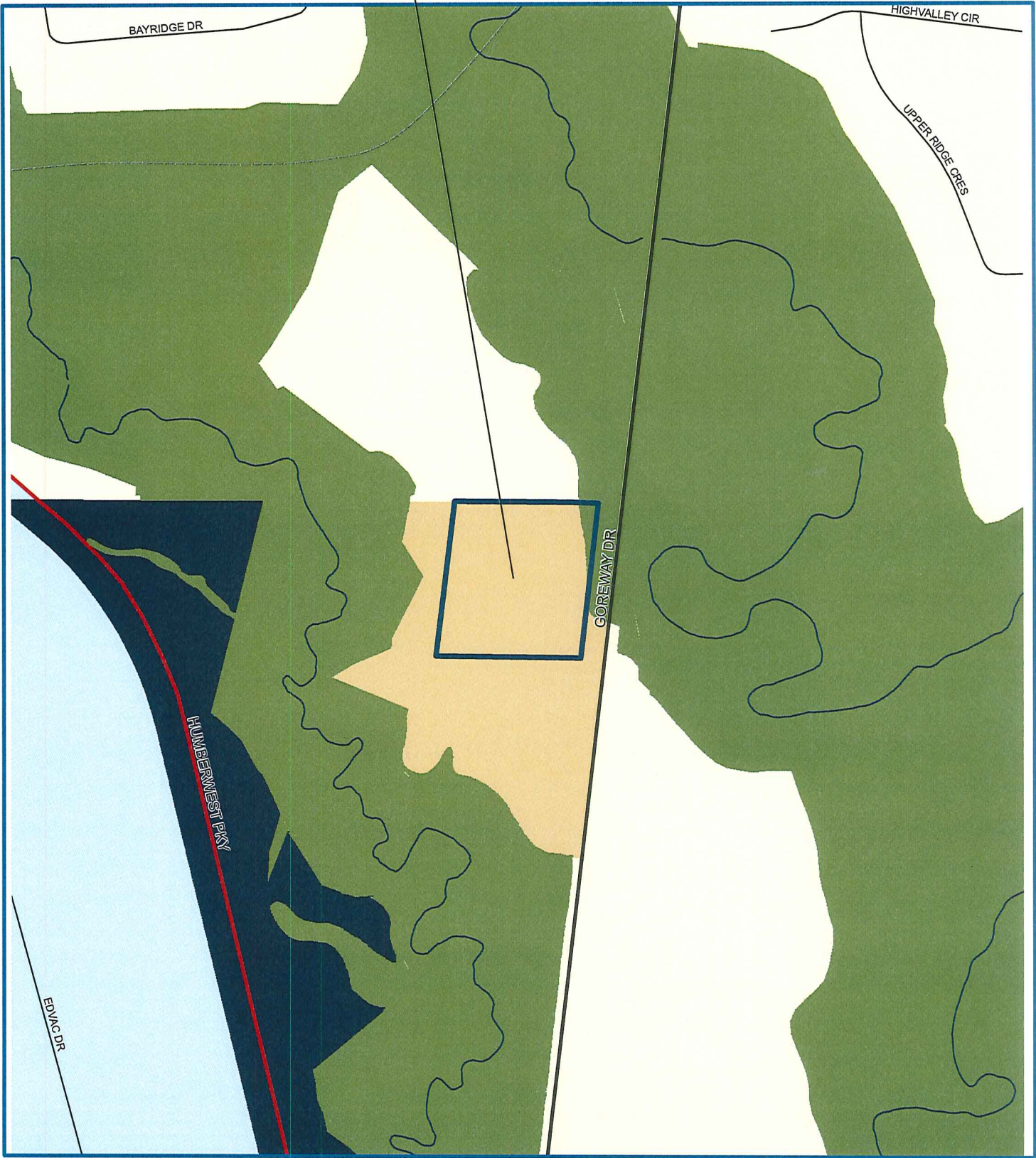
The lands subject to this amendment are located on the west side of Goreway Drive, north of Highway Number 7. The property is municipally known as 9664 Goreway Drive, and legally described as Part Lot 9, Concession 7 N.D., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

1. By changing, on Schedule "A" (General Land Use Designations) thereto, the land use designation of the lands shown outlined on Schedule A from "Estate Residential" to "Residential".
2. By adding to the list of amendments pertaining to Secondary Plan Area Number 39: Goreway Drive Corridor Secondary Plan Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 227.
3. By changing on Schedule SP39 the land use designation of the lands shown outlined on Schedule B to this amendment from "Estate Residential" to "Medium-High Density Residential - Special Policy Area 5".
4. By adding the following new policy as Section 3.7.5 to the Goreway Drive Secondary Plan: "Special Policy Area 5 - "Special Policy Area 5" as designated on Schedule SP39(B) applies to those lands fronting the west side of Goreway Drive, north of Highway 7. These lands may be used for an apartment building, a retirement home, and ancillary medical office and commercial uses. The maximum Floor Space Index (FSI) shall be 1.0.

LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL" TO "RESIDENTIAL"

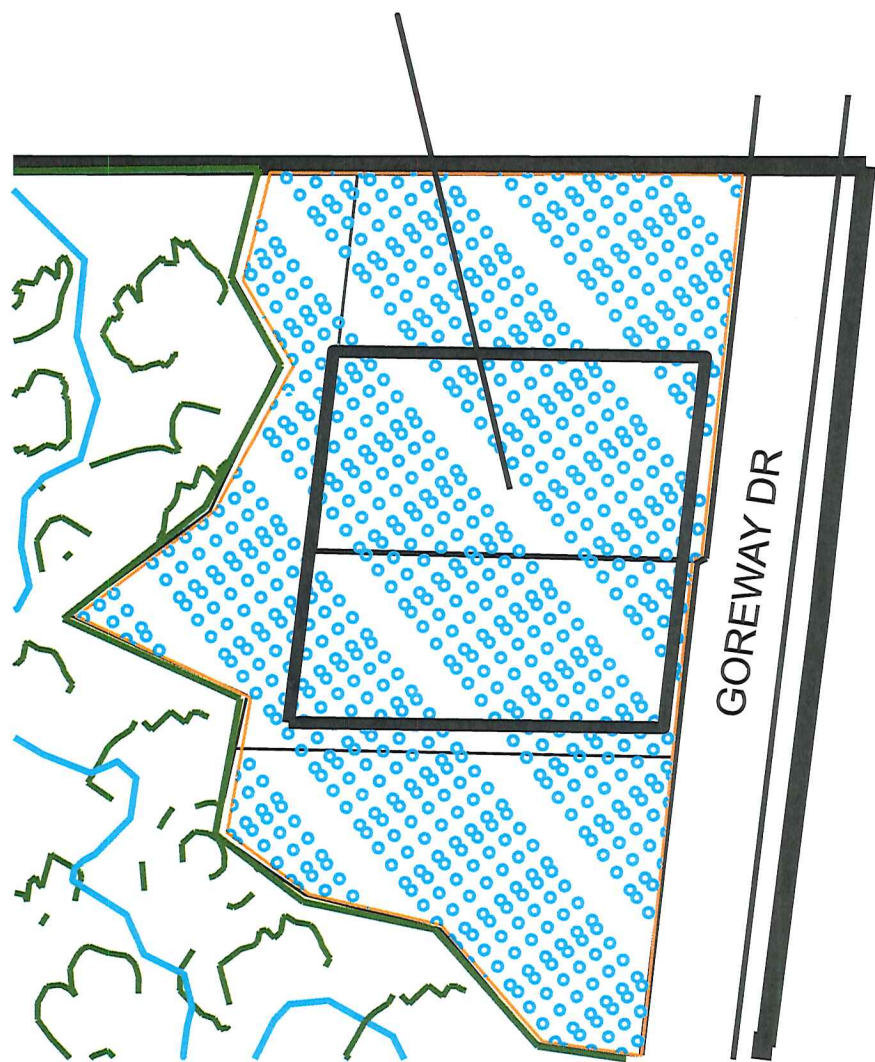


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- ESTATE RESIDENTIAL
- OPENSOURCE
RESIDENTIAL
- BUSINESS CORRIDOR
- INDUSTRIAL



LANDS TO BE REDESIGNATED FROM "ESTATE RESIDENTIAL" TO
"MEDIUM-HIGH DENSITY RESIDENTIAL" AND "SPECIAL POLICY AREA 5"



EXTRACT FROM SCHEDULE SP39(A) OF THE DOCUMENT KNOWN AS THE GOREWAY DRIVE CORRIDOR SECONDARY PLAN

- **OPEN SPACE**
- **RESIDENTIAL**
- **ESTATE RESIDENTIAL**
- **BOUNDARY OF SUBJECT LANDS**





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 177 - 2022

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 shown outlined on Schedule A to this by-law:

from

to

AGRICULTURAL (A)

Floodplain (F) and

Residential Apartment A –

Section 3012 (R4A-3012)

2. By adding thereto the following section:

“3012 The lands designated R4A-3012 on Schedule A to this by-law:

3012.1 Shall only be used for:

1) Purposes permitted by the R4A zone;

2) A retirement home;

3) Only in conjunction with an apartment dwelling and/or a retirement home;

- a. a retail establishment;
- b. a convenience store;
- c. a medical office, including the office of a drugless practitioner;
- d. a pharmacy;
- e. a take-out restaurant;
- f. personal service shop

4) Purposes accessory to the other permitted purposes.

3012.2 The lands designated R4A–3012 shall be subject to the following requirements and restrictions:

- 1) Maximum Building Height: 5 storeys;
- 2) Minimum Front Yard Depth: 3 metres;
- 3) Minimum Side Yard Width: 3 metres;
- 4) Minimum Rear Yard Depth: 9 metres;
- 5) Maximum Lot Coverage: 25%;
- 6) Maximum Number of Dwelling Units: 156;
- 7) Minimum Number of Parking Spaces: 141;
- 8) Maximum Gross Commercial Floor Area: 880 square metres;
- 9) Minimum Amenity Area: 2,000 square metres;
- 10) Landscaped Open Space: 20% of the Lot Area; and
- 11) Notwithstanding Section 5 definitions, a retaining wall shall be permitted within the required landscaped open space.

ENACTED and PASSED this 10th day of August, 2022.

Approved as to
form.

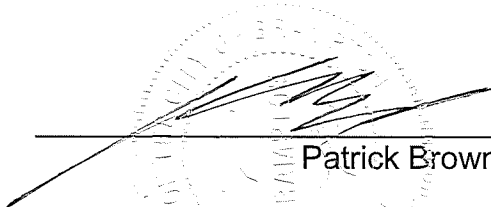
2022/07/28

SDSR


Approved as to
content.

2022/July/28

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

OZS-2020-0008



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES



PART LOT 8, CONCESSION 7 N.D.

File: OZS-2020-008_ZBLA
Date: 2022/06/30 Drawn by: ckovac

BY-LAW 177-2022

SCHEDULE A



 SUBJECT LANDS



KEY MAP