

**Adoption of Official Plan Amendment OP 2006-229 (By-law 188-2022)
and Zoning By-law 189-2022**

10254 Hurontario Street

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 188-2022, to adopt Official Plan Amendment OP2006-229, and By-law 189-2022, 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 Weston Consulting – 2757566 Ontario Inc. – Ward 2 (File OZS-2022-0009).

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 a range of business, medical and professional uses within an existing heritage building.

Location of Lands Affected: 10254 Hurontario Street and located between Utah Road and Fisherman Drive, being Part of lot 12, Concession 1.

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 Kelly Henderson, Development Planner, Planning, Building and Economic Development, at 905-874-2619 or kelly.henderson@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 188 - 2022

To adopt Amendment Number OP2006- 229

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 OP2006- 229 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 September, 2022.

Approved as to
form.

2022/07/28

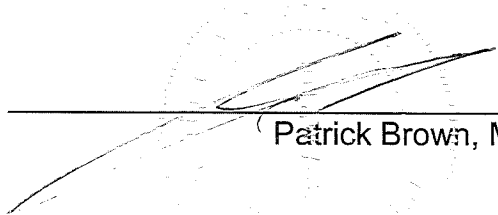
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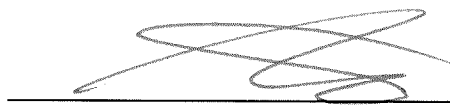
Approved as to
content.

2022/July/28

AAP

(OZS-2022-0009)


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP2006- 229

To the Official Plan of the City of Brampton Planning Area

AMENDMENT NUMBER OP 2006- 229
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Official Plan by adding a site-specific policy to the Industrial section of the Official Plan and amending Schedule 1 of the Snelgrove-Heart Lake Secondary Plan in order to modify the land use designation of the subject property.

2.0 Location:

The lands subject to this amendment are located at municipal address 10254 Hurontario Street, in the City of Brampton between Utah Road and Fisherman Drive. The subject property is located on Part lot 12, Concession 1.

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 adding to the list of amendments pertaining to Secondary Plan Area Number 1: Snelgrove Heart Lake Secondary Plan as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006- 229

2. By adding the following as 4.4.2.20.1

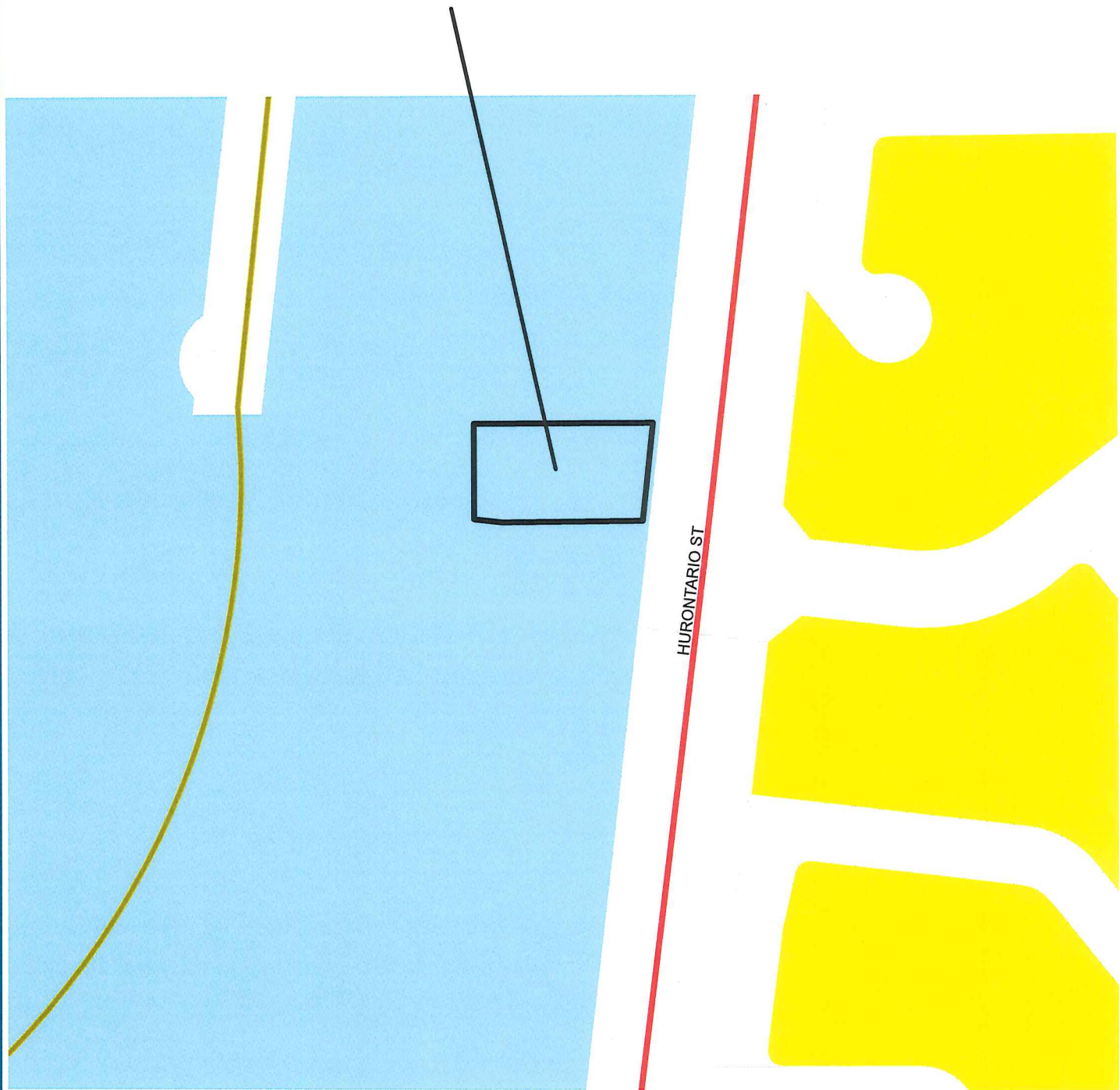
“4.4.2.20.1 Notwithstanding section 4.4.2.20, and acknowledging the heritage designation of the Armstrong Farmhouse located at 10254 Hurontario Street, the property shall not be required to satisfy the requirement under section 4.4.2.19(ii) for building height and 4.4.2.19 (iii), as retail and service commercial uses are permitted up to 25% of the gross floor area.”

3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Snelgrove-Heart Lake Secondary Plan, being Chapter 1, of Part Two of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By changing on Schedule 1, the land use designation of the lands outlined on Schedule ‘A’ to this amendment from ‘General Employment 1’ to ‘Service Commercial’
2. By adding section 2.3.2 to the Service Commercial section as follows:

“2.3.2 Acknowledging the heritage designation of the Armstrong Farmhouse located at 10254 Hurontario Street, the lands designated Service Commercial may include business, professional, and medical office uses and accessory uses to service the employment area as included in the implementing Zoning By-law.”

LANDS TO BE REDESIGNATED FROM
"GENERAL EMPLOYMENT 1" TO
"SERVICE COMMERCIAL"



EXTRACT FROM SP1 (SCHEDULE 1) OF THE DOCUMENT KNOWN AS THE SNELGROVE/HEART LAKE SECONDARY PLAN

COMMERCIAL	EMPLOYMENT	INSTITUTIONAL	RESIDENTIAL	OPEN SPACE	ROADS
<div></div> CONVENIENCE RETAIL	<div></div> GENERAL EMPLOYMENT 1	<div></div> ELEMENTARY SCHOOL	<div></div> LOW DENSITY RESIDENTIAL	<div></div> NATURAL HERITAGE SYSTEM	<div></div> COLLECTOR ROAD
<div></div> DISTRICT RETAIL	<div></div> GENERAL EMPLOYMENT 2	<div></div> MIDDLE SCHOOL	<div></div> LOW DENSITY 1 RESIDENTIAL	<div></div> RECREATION OPEN SPACE	<div></div> MINOR ARTERIAL ROAD
<div></div> HIGHWAY AND SERVICE COMMERCIAL		<div></div> SECONDARY SCHOOL	<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> CEMETERY	<div></div> MAJOR ARTERIAL ROAD
<div></div> HIGHWAY COMMERCIAL		<div></div> FIRE STATION	<div></div> MEDIUM 1 HIGH DENSITY RESIDENTIAL	<div></div> PRIVATE COMMERCIAL RECREATION	<div></div> PROVINCIAL HIGHWAY
<div></div> MIXED EMPLOYMENT COMMERCIAL	<div></div> SPECIAL SITE AREA	<div></div> INSTITUTIONAL	<div></div> HIGH DENSITY RESIDENTIAL		<div></div> RAILWAY
<div></div> NEIGHBOURHOOD RETAIL		<div></div> PLACE OF WORSHIP		UTILITY	
<div></div> SERVICE COMMERCIAL				<div></div> UTILITY	



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 189 - 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Industrial (M1)	Service Commercial – Section 3653 (SC-3652)

(2) by adding the following sections:

“3652 The lands zoned SC-3652 on Schedule A to this By-law:

3652.1 Shall only be used for the following purposes:

- a) A bank, trust company and financial institution;
- b) An office, including medical, dental and drugless practitioners;
- c) A dining room restaurant or a take-out restaurant up to 40% of the total gross floor area of the building;
- d) The following accessory uses are permitted to a maximum combined gross floor area of 25% of the total gross floor area of the building:
 - i. Retail establishment, having no outside storage or display;
 - ii. A personal service shop, excluding a body rub parlour;
- e) Purposes accessory to other permitted purposes.

3652.2 Shall be subject to the following requirements and restrictions:

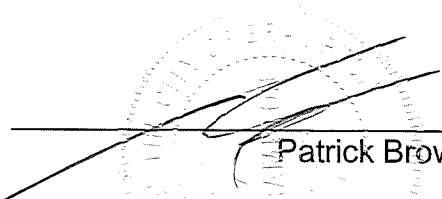
- a) Minimum Lot Width: 32 metres
- b) Minimum Parking: 20 spaces
- c) Loading Spaces: No requirement
- d) A drive-through facility shall not be permitted in association with any use.”


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

Approved as to
form.
2022/07/28
SDSR

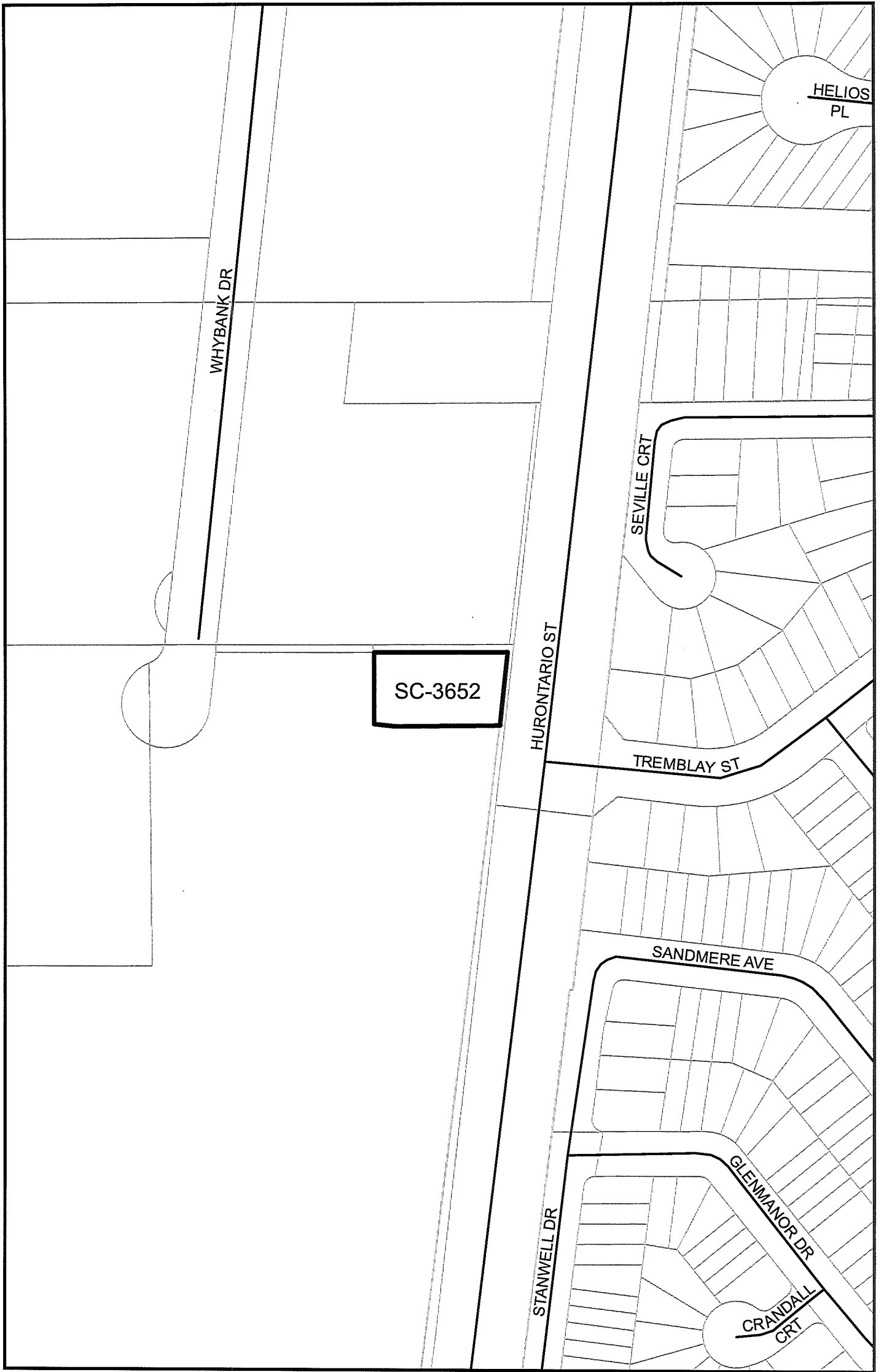
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AAP

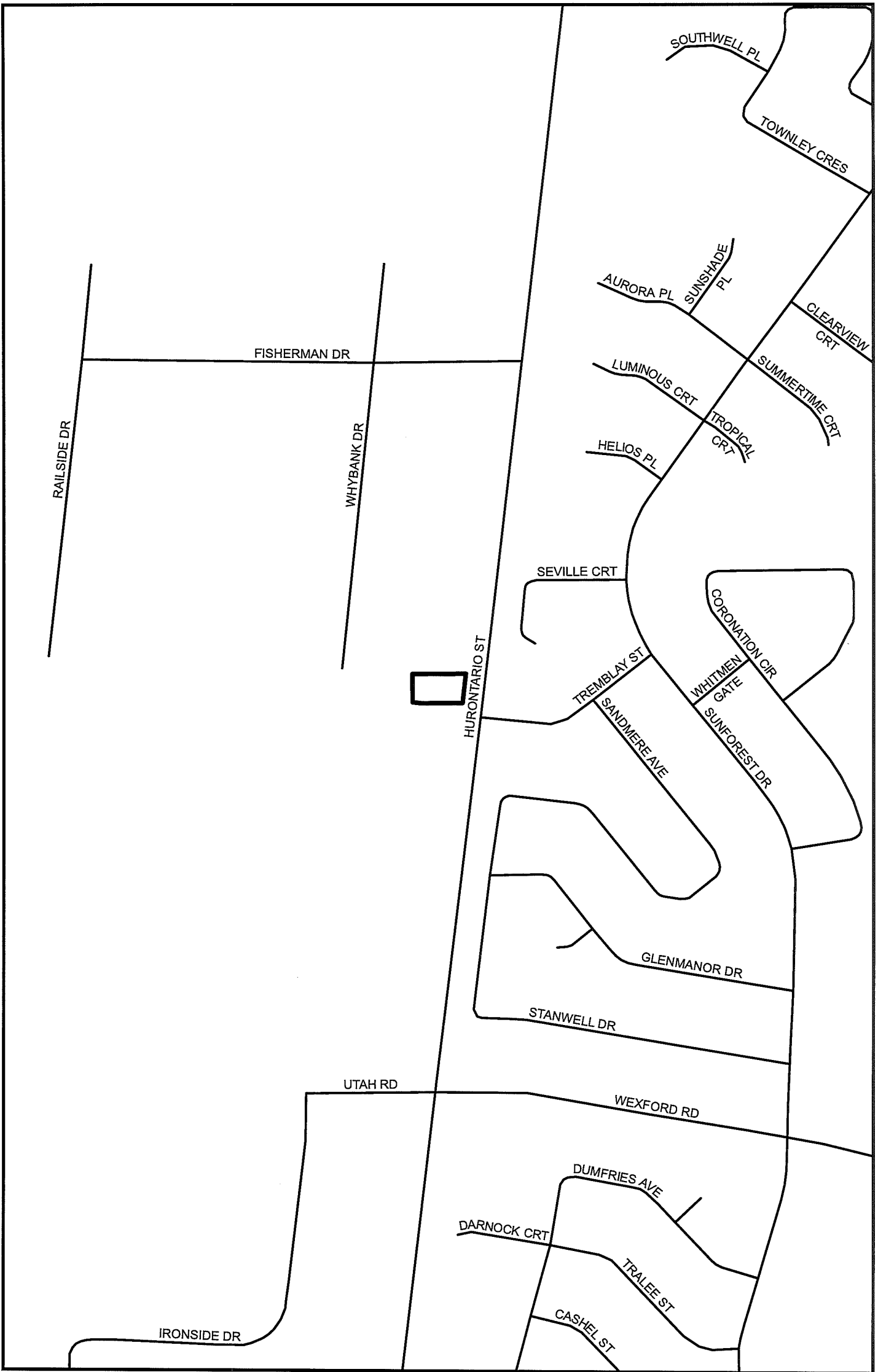
(OZS-2022-0009)



Patrick Brown, Mayor


Peter Fay, City Clerk





SUBJECT LANDS



PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2022-0009_ZKM

Date: 2022/06/16



KEY MAP

BY-LAW 189-2022