

**Adoption of Official Plan Amendment OP2006-237 (By-law 52-2023)  
and Zoning By-law 53-2023**

**10629 Mississauga Road**

**Date of Decision: April 5, 2023**  
**Date of Notice: April 19, 2023**  
**Last Date of Appeal: May 9, 2023**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 52-2023, to adopt Official Plan Amendment OP2006-237, and By-law 53-2023, 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 – Primont Properties Inc. – Primont (M3 Condos) Inc., Ward 6, File: OZS-2021-0002.

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 Official Plan Amendment OP2006-237:** To amend the Official Plan to remove a portion of the ‘Convenience Retail’ designation on the lands and redesignate the lands from ‘Convenience Commercial’ and ‘Motor Vehicle Commercial’ to ‘High Density Residential’ to facilitate a mixed use residential development.

**The Purpose and Effect of Zoning By-law 27-2023:** To amend the Zoning By-law to rezone the lands from ‘Commercial Three (C3 – 2294)’ and ‘Highway Commercial One (HC1 – 2295)’ to ‘Residential Apartment A (R4A-3689)’ and ‘Highway Commercial One (HC1-2295)’ to facilitate a mixed use residential development. The mixed use residential development is comprised of two apartment buildings with commercial uses at grade.

**Location of Lands Affected:** 10629 Mississauga Road, located on the northeast corner of the Sandalwood Parkway and Mississauga Road intersection.

**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](http://www.brampton.ca). Any further inquiries or questions should be directed to Tejinder Sidhu, Development Planner, Planning, Building and Growth Management at (905) 874-2386 or [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@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 Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than May 9, 2023**, 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  
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 52 - 2023

To Adopt Amendment Number OP 2006- 237  
To the Official Plan of the City of Brampton Planning Area

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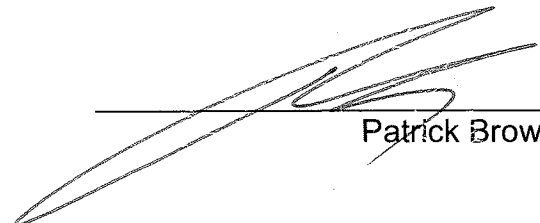
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:


1. Amendment Number OP2006- 237 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 5<sup>th</sup> day of April, 2023.

Approved as to  
form.  
2023/03/13  
AWP

Approved as to  
content.  
2023/03/10  
AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 237  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit the development of high density residential uses. The amendment removes a portion of the 'Convenience Retail' land use designation located at the north-east corner of Mississauga Road and Sandalwood Parkway on Schedule 'A2' – Retail Structure as identified on Schedule 'A'. The amendment also re-designates the subject lands from 'Convenience Commercial' and 'Motor Vehicle Commercial' to 'High Density Residential' in the Mount Pleasant Secondary Plan (Area 51) and Block Plan 51-1 as identified on Schedules 'B' and 'C'

2.0 Location:

The lands subject to this amendment are located on the east side of Mississauga Road and north of Sandalwood Parkway West. The lands are municipally known as 10629 Mississauga Road and are legally described as Part of Lot 14, Concession 4, West of Hurontario Street 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 Planning Area is hereby amended:

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part Two: Secondary Plans, thereof, Amendment Number OP 2006- 237
- (2) By amending Schedule A2 'Retail Structure' to the Brampton Official Plan to delete a portion of the "Convenience Retail" designation that applies to the subject lands as shown on Schedule 'A' to this amendment.

3.2 The document known as Secondary Plan Area 51 – Mount Pleasant Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

- (1) By amending Schedule 1 of the Mount Pleasant Secondary Plan, as shown on Schedule 'B' to this Amendment, to add a new 'High Density Residential' designation and to re-designate the lands from '*Motor Vehicle Commercial*' and '*Convenience Retail*' to '*High Density Residential*'.
- (2) By adding a new Section - 5.1.3.6 High Density Residential as follows:

“5.1.3.6 High Density Residential

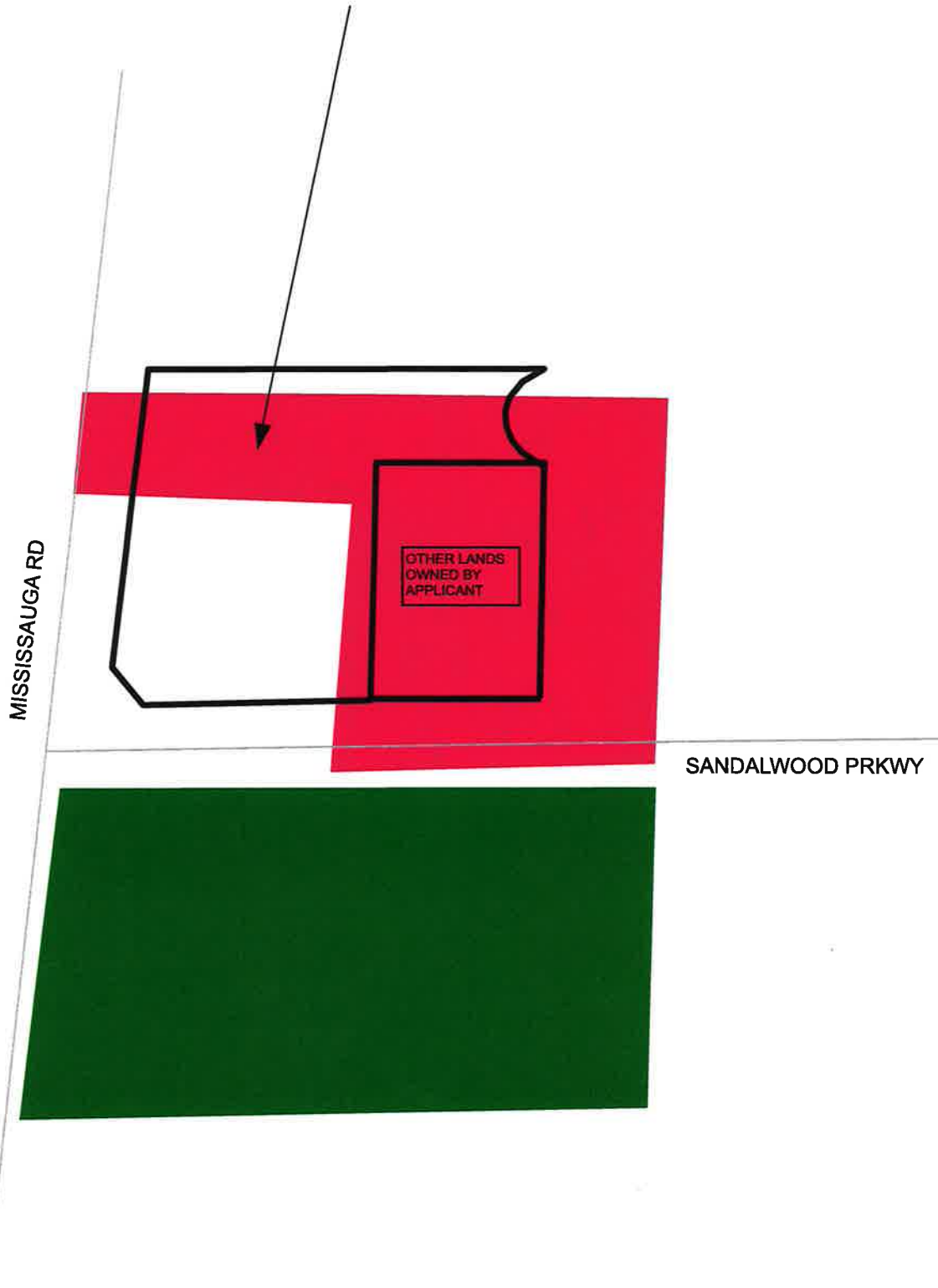
Notwithstanding Section 5.2, the following shall apply to lands designated ‘High Density Residential’ within Mixed Use Area 1 at the northeast corner of Mississauga Road and Sandalwood Parkway West:

- i) Permitted uses shall include an apartment dwelling.
- ii) A maximum floor space index of 4.5.
- iii) A maximum building height of 30 storeys.
- iv) Retail, commercial, office and restaurant uses shall be permitted on the ground floor of each apartment building to provide active and animated uses that have direct access to the sidewalk along Mississauga Road and Sandalwood Parkway West.
- v) Residential amenity space and access to residential uses above the ground floor are permitted along the Mississauga Road and Sandalwood Parkway West frontages.
- vi) Development will be characterized by high-quality architecture, landscaping, and urban design that will contribute to the character and identity of the Secondary Plan Area.
- vii) The building shall include appropriately scaled podiums and tower heights to successfully transition to adjacent lower scale uses.”

3.3 The document known as Mount Pleasant Block Plan Sub-Area 51-1 of Chapter 51 of the Mount Pleasant Secondary Plan (Part III Block Plan of the City of Brampton 2006 Official Plan of the City of Brampton, as amended) is hereby further amended:

- (1) By changing the land uses shown on Community Block Plan 51-1 from ‘*Convenience Commercial*’ and ‘*Motor Vehicle Commercial*’ to ‘*High Density Residential*’ as shown on Schedule ‘C’ to this amendment.

LANDS TO BE REMOVED FROM "CONVENIENCE RETAIL"



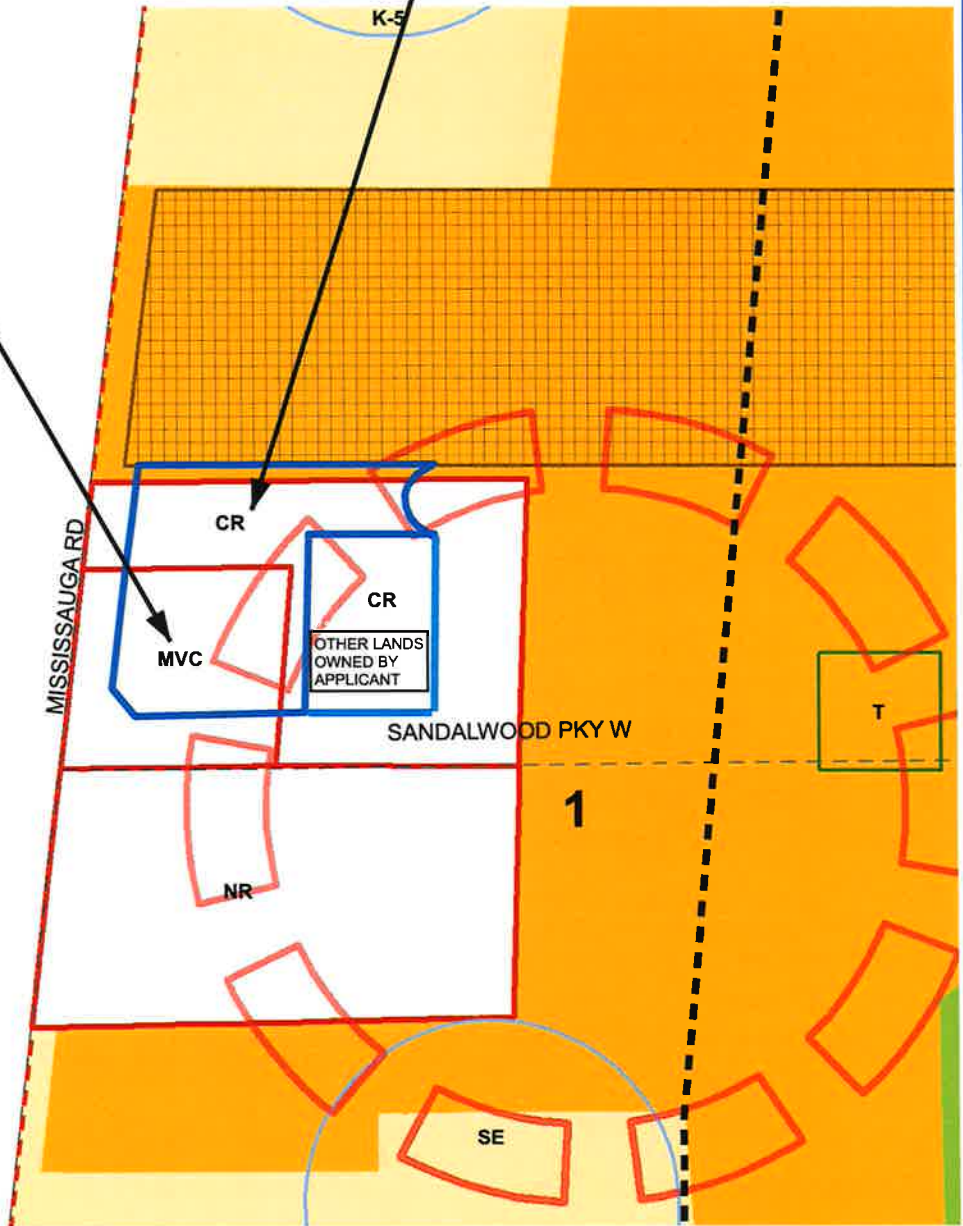
EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA
- CONVENIENCE RETAIL
- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- REGIONAL RETAIL



**LANDS TO BE REDESIGNATED FROM "MOTOR VEHICLE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"**

**LANDS TO BE REDESIGNATED FROM "CONVENIENCE RETAIL" TO "HIGH DENSITY RESIDENTIAL"**



EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

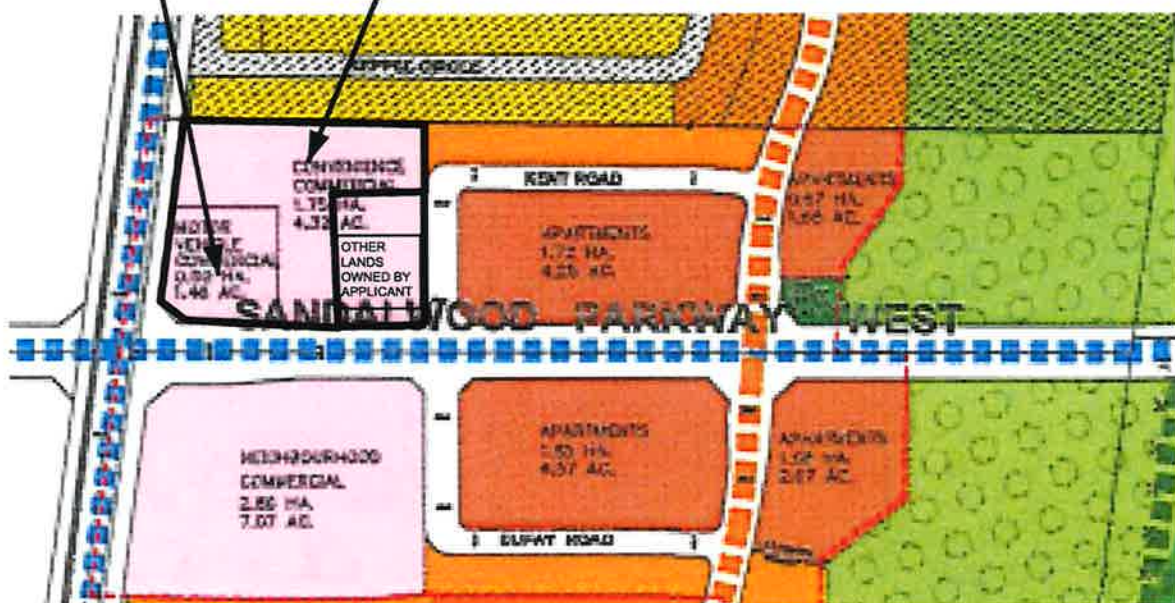
ROAD NETWORK	INFRASTRUCTURE	RECREATIONAL OPEN SPACE	OTHER
<ul style="list-style-type: none"> <li>Transit Spine Collector Road</li> <li>Arterial Road</li> <li>Collector Road</li> <li>Potential Connection</li> </ul>	<ul style="list-style-type: none"> <li>TransCanada Gas Pipeline</li> <li>CNR Rail Line</li> <li>Grade Separation</li> <li>Stormwater Management Facility</li> </ul>	<ul style="list-style-type: none"> <li>City Park</li> <li>Local Park</li> <li>Parkette</li> <li>Town Square</li> <li>Vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Resource Designation under the Ontario Heritage Act</li> <li>Heritage Resource Listed on the City of Brampton Register of Heritage Properties</li> <li>Mixed Use Area</li> <li>Social Policy Area 1-2</li> <li>Police Regional Police Association Special Policy Area</li> <li>Area Subject to this Amendment</li> <li>Orrington Special Policy Area (Mixed Use Centre)</li> </ul>
NATURAL HERITAGE SYSTEM	INSTITUTIONAL	RETAIL	
<ul style="list-style-type: none"> <li>Natural Heritage System (Designated Area)</li> </ul>	<ul style="list-style-type: none"> <li>Public Junior/Elementary School Site</li> <li>Public Senior/Elementary School Site</li> <li>Separate Elementary School Site</li> <li>Public Secondary School Site</li> <li>Separate Secondary School Site</li> <li>Place of Worship</li> </ul>	<ul style="list-style-type: none"> <li>District Retail</li> <li>Convenience Retail</li> <li>Neighbourhood Retail</li> <li>Motor Vehicle Commercial</li> </ul>	
RESIDENTIAL			
<ul style="list-style-type: none"> <li>LOW/MEDIUM DENSITY</li> <li>MEDIUM DENSITY</li> <li>HIGH DENSITY</li> </ul>			





**LANDS TO BE REDESIGNATED FROM "MOTOR VEHICLE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"**

**LANDS TO BE REDESIGNATED FROM "CONVENIENCE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"**



EXTRACT FROM BLOCK PLAN 51-1 KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

**LEGEND**

- |  |   |  |   |
|--|---|--|---|
| <ul style="list-style-type: none"> <li> BOUNDARY OF BLOCK PLAN AREA 51-1</li> <li> NODE BOUNDARY</li> <li> NATURAL HERITAGE SYSTEM</li> <li> CITY PARK</li> <li> GO STATION</li> <li> NON PARTICIPATING PROPERTIES</li> <li> FIREWALL</li> <li> LIBRARY</li> </ul> | <ul style="list-style-type: none"> <li> LOW / MEDIUM DENSITY RESIDENTIAL</li> <li> MEDIUM DENSITY RESIDENTIAL</li> <li> HIGH DENSITY RESIDENTIAL</li> <li> COMMERCIAL</li> <li> SWM PONDS</li> <li> OPEN SPACE (INBY BUFFERS/CHANNELS)</li> <li> PARKS/ VEST POCKETS/ PARKETTES/ TOWN SQUARE</li> <li> INSTITUTIONAL</li> <li> SPECIAL POLICY AREA</li> </ul> | <ul style="list-style-type: none"> <li> POTENTIAL LOCATION OF HYDRO ONE BRAMPTON 50 x 7m SWITCH GEAR EASEMENT</li> </ul> | <ul style="list-style-type: none"> <li> MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)</li> <li> ON-STREET BIKE LANE (CLASS 2)</li> <li> POTENTIAL SIGNED BIKE ROUTE (CLASS 3)</li> <li> GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)</li> </ul> |
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PLANNING, BUILDING AND GROWTH MANAGEMENT



**SCHEDULE C TO OFFICIAL PLAN AMENDMENT**  
**OP2006# 237**

File: OZS-2021-0002\_OPA\_C

Date: 2023/02/15

Author: ckovac

**BY-LAW 52-2023**





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 53 - 2023

To amend Comprehensive Zoning 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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial Three (C3 – 2294)	Residential Apartment A (R4A-3689)
Highway Commercial One (HC1 - 2295)	Highway Commercial One (HC1 - 2295)

(2) by adding thereto the following Section:

“3689 The lands zoned R4A-3689 on Schedule A to this By-law: 3689.1 Shall only be used for the following purposes:

(1) Residential Uses:

a. An apartment dwelling

(2) Only in conjunction with an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:

A. Retail establishment having no outside storage;

B. A bank, trust company, or finance company;

C. An animal hospital;

D. A commercial school;

E. A community club;

F. A custom workshop;

G. A dining room restaurant, a take-out restaurant;

H. A dry cleaning and laundry distribution station;

I. An office;

J. A personal service shop;

K. A printing or copying establishment; and

L. A health centre.

(3) Purposes accessory to other permitted uses.

3689.2 Shall be subject to the following requirements and restrictions:

1) For the purpose of this section, the lot line abutting Mississauga Road shall be deemed the front lot line.

- 2) For the purpose of this section, the lot line abutting Kent Road shall be deemed the rear lot line.
- 3) For the purpose of this section, the mezzanine level of any proposed building shall be included as part of the first floor level.
- 4) All lands zoned R4A-3689 shall be treated as one lot for zoning purposes.
- 5) Minimum setback to a hydro/ transformer: 1.0 metres
- 6) Maximum encroachment of canopies and balconies is 1.8 metres into any yard.
- 7) Maximum encroachment of windscreens is 1.2 metres into any yard.
- 8) Notwithstanding Section 10.10 of the By-law, windscreens are permitted on the lands shown on Schedule A to this By-law to a maximum height of 2.0 metres.
- 9) Minimum Setbacks to a One Storey Underground Garage Entrance Structure:
  - a. Front Yard Depth: 105 metres
  - b. North Interior Side Yard Width: 20.0 metres
  - c. South Interior Side Yard Width: 5.0 metres
  - d. Rear Yard Depth: 20.0 metres
- 10) Minimum Building Setbacks:
  - a. Front Yard Depth:
    - I. For the first 2 storeys: 3.0 metres
    - II. For Any portion above the 2<sup>nd</sup> storey up to and including 7<sup>th</sup> storey: 4.0 metres
    - III. For Any portion above the 7<sup>th</sup> storey and including the 30<sup>th</sup> storey: 6.0 metres
  - b. North Interior Side Yard Width:
    - I. For the first five storeys: 24.0 metres
    - II. For Any portion above the 5<sup>th</sup> storey up to and including the 9<sup>th</sup> storey: 25.0 metres
    - III. For Any portion above the 9<sup>th</sup> storey up to and including the 30<sup>th</sup> storey: 34.0 metres
  - c. East Interior Side Yard Width: 15.0 metres
  - d. South Exterior Side Yard Width:
    - I. For the first seven storeys: 3.5 metres
    - II. For Any portion above the 7<sup>th</sup> storey up to and including the 30<sup>th</sup> storey: 4.0 metres
  - e. Rear Yard Depth: 60.0 metres
  - f. Minimum building setback to a daylight triangle: 3.0 metres
- 11) Minimum Separation
  - a. Minimum separation distance between buildings for first seven storeys: 15.0 metres
  - b. Minimum separation distance between buildings or portions thereof above 7<sup>th</sup> storey: 25.0 metres
- 12) Maximum Building Height:
  - a. located within 68.0 metres of the exterior side lot line: 30 storeys
  - b. located within the remainder of the lot: 12 storeys
- 13) Maximum Lot Coverage: 35%
- 14) Maximum Floor Space Index: 4.5
- 15) Minimum Landscape Open Space: 35% of the lot area
- 16) Parking for all uses shall be provided in accordance with the following:
  - a. Visitor Spaces:
    - I. Visitor Parking: Minimum of 0.20 spaces per dwelling unit
    - II. Non-residential gross floor area is exempted from the calculation of any minimum parking space requirement.

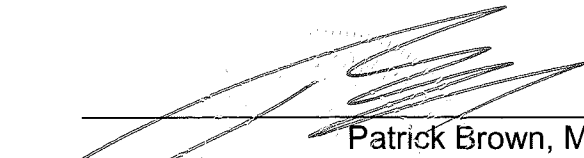
17) Definitions – For the purpose of this section:


- Windscreen shall mean a physical feature or barrier with a maximum of two vertical sides or segments and designed to mitigate impact of wind.
- Mezzanine– shall mean a floor than is not larger in area than 40% of the ground floor area.”

ENACTED and PASSED this 5<sup>th</sup> day of April, 2023.

Approved as to  
form.  
2023/03/13  
AWP

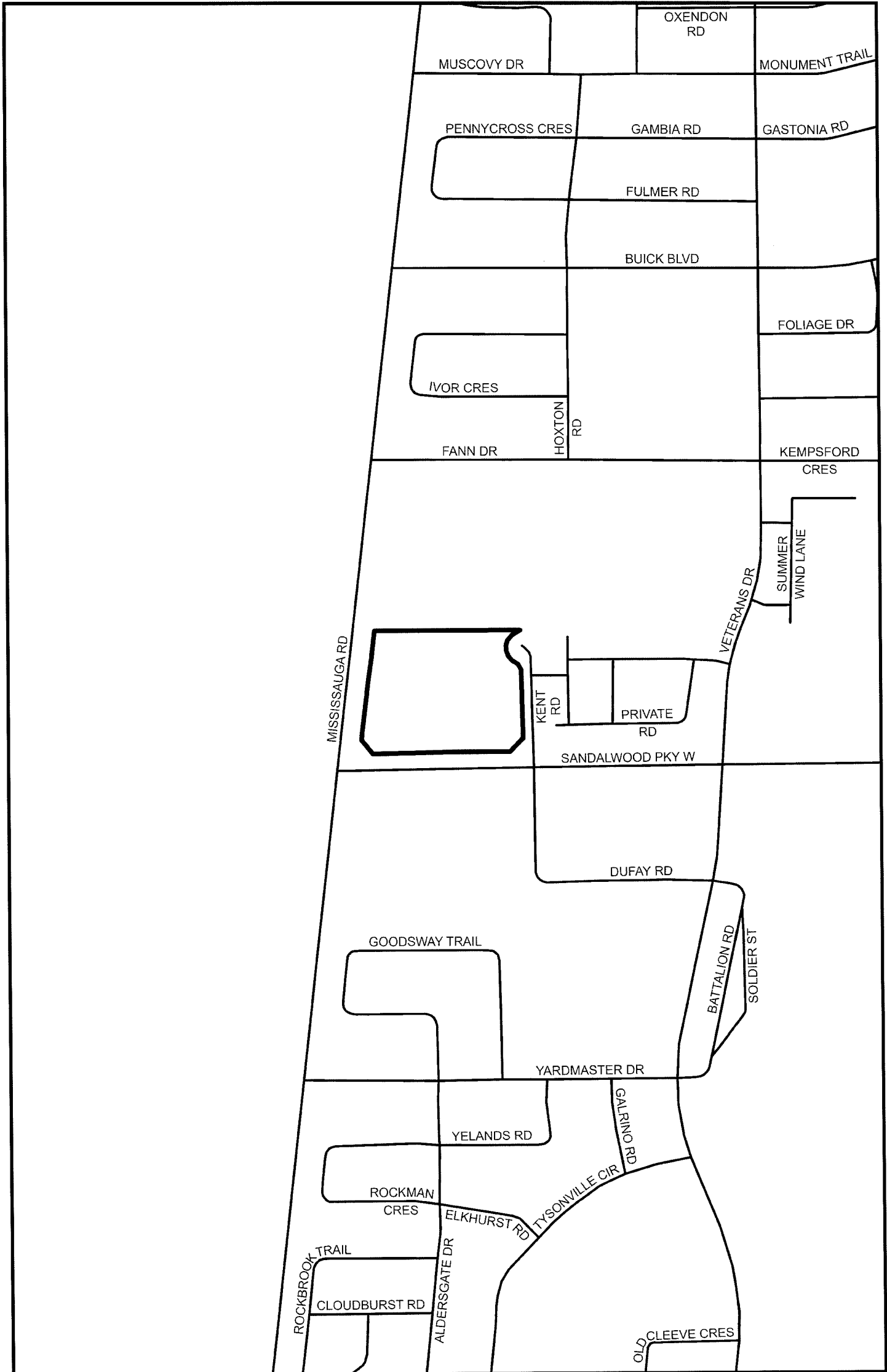
Approved as to  
content.  
2023/03/10  
AAP


  
\_\_\_\_\_  
Patrick Brown, Mayor

  
\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2021-0002)





 SUBJECT LANDS



**KEY MAP**

brampton.ca  
 PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT  
 File: OZS-2021-0002\_ZKM  
 Date: 2023/03/02

Drawn by: ckovac

**BY-LAW 53-2023**