

**Adoption of Official Plan Amendment OP2006-261 (By-law 24-2024)  
and Zoning By-law 25-2024**

**1358 Queen Street West**

**Date of Decision: February 28, 2024**  
**Date of Notice: March 14, 2024**  
**Last Date of Appeal: April 3, 2024**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 24-2024, to adopt Official Plan Amendment OP2006-261, and By-law 25-2024, 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 Arcadis, on behalf of The Regional Municipality of Peel, Ward 5 (File: OZS-2023-0027).

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 Amendment:**  
To permit a 4-storey youth shelter.

**Location of Lands Affected:** north side of Queen Street West, west of James Potter Road, legally described as Part Lot 6 Con 3 W.H.S., and municipally known as 1358 Queen Street West.

**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 Arjun Singh, Planner, Planning, Building and Growth Management Services at 905-874-2254 or [Arjun.Singh@brampton.ca](mailto:Arjun.Singh@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 April 3, 2024**, 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  
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 24 - 2024

To adopt Amendment Number OP2006- 261 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 c.P. 13, hereby ENACTS as follows:

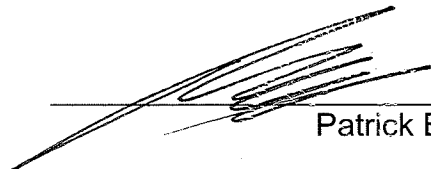
1. Amendment Number OP 2006- 261 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 28<sup>th</sup> day of February, 2024.

Approved as to  
form.

2024/02/22

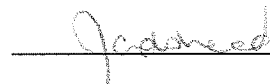
MR

  
Patrick Brown, Mayor

Approved as to  
content.

2024/02/20

AAP

  
Acting City Clerk  
Janice Adishead

(File No. OZS-2023-0027)

AMENDMENT NUMBER OP 2006-261  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend Schedule A – General Land Use Designations of the City of Brampton Official Plan, Schedule 1 – City Concept, Schedule D – Natural Heritage Features and Areas and Schedule SP 45(a) of the Credit Valley Secondary Plan to change the land use designations of the lands shown outlined on Schedules ‘A’, ‘B’, ‘C’, ‘D’ and ‘E’ to this amendment to permit the development of a Youth Shelter.

2.0 Location:

The lands subject to this amendment are located on the north side of Queen Street West, west of James Potter Road and east of Creditview Road. The lands have approximately 27 metres of frontage on Queen Street West and have an area of 2,926 m<sup>2</sup> (0.29 hectares). The lands are municipally known as 1358 Queen Street West and legally described as Part of Lot 6, Concession 3, West of Hurontario Street.

3.0 Amendments and Policies Relevant Thereto:

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

- (1) By changing, on Schedule 1 – City Concept of the City of Brampton Official Plan, the designation of the lands shown outlined on Schedule ‘A’ to this By-law from ‘Open Space’ to ‘Communities’.
- (2) By changing, on Schedule A – General Land Use Designation of the City of Brampton Official Plan, the land use designation of the lands shown outlined on Schedule ‘B’ to this By-law from ‘Open Space’ to ‘Residential’.
- (3) By removing, on Schedule D – Natural Heritage Features and Areas of the City of Brampton Official Plan, the ‘Valleyland/Watercourse Corridor’ and ‘Woodland’ designations of the lands shown outlined on Schedule ‘C’ to this By-law.

The portions of the document known as the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

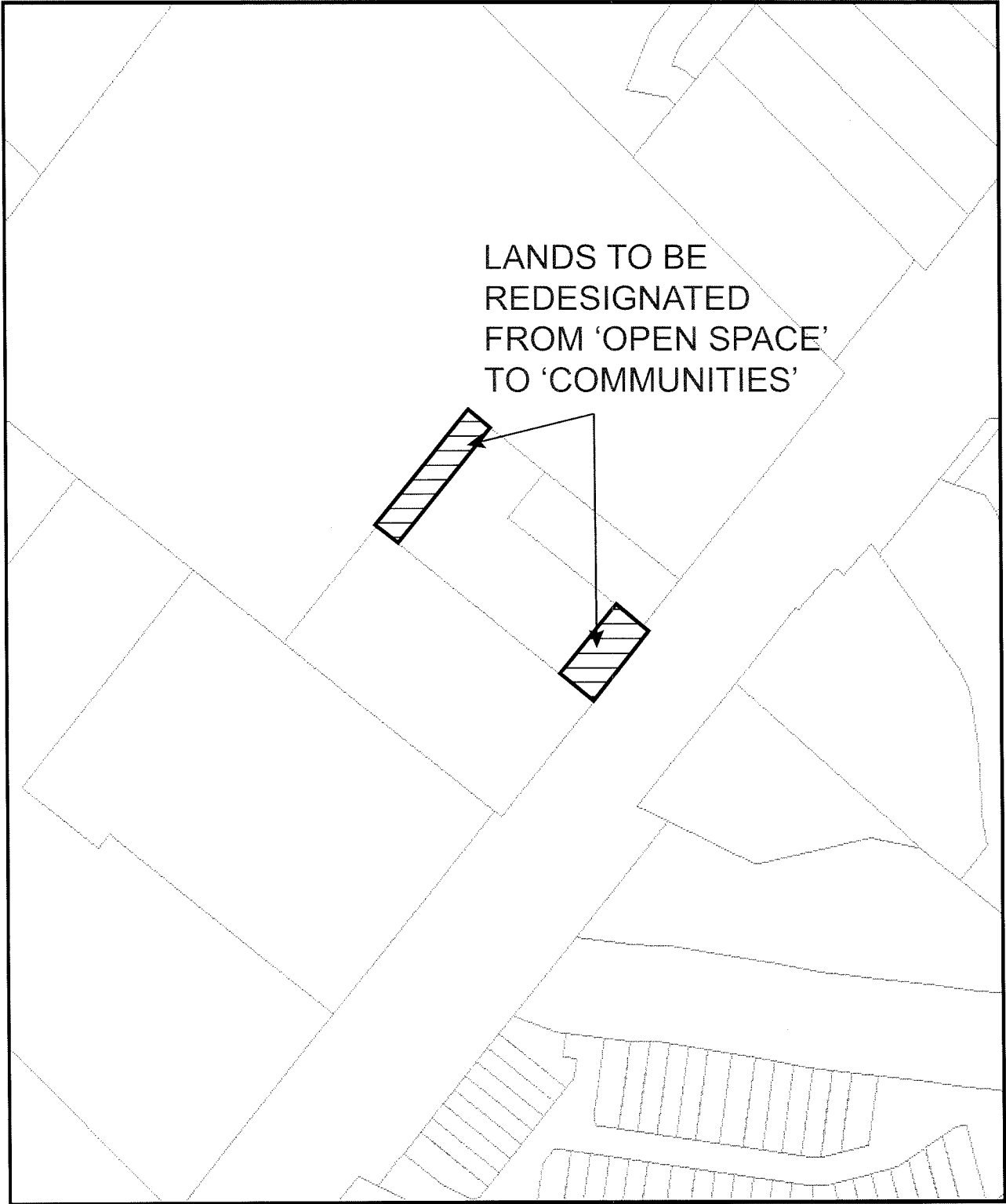
- (4) By changing on Schedule SP 45(a) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule ‘D’ to this By-law from ‘Prime Valley Land’ to ‘Low Density 2’.
- (5) By amending Schedule SP 45(a) of Part II: Secondary Plans, to add Special Policy Area 7 to the lands shown outlined on Schedule ‘E’ to this By-law.
- (6) By adding Section 6.7 “Special Policy Area 7”, to Section 6 Special Policy Areas: The Credit Valley Secondary Plan Area 45 as follows:

“6.7 Special Policy Area 7

6.7.1 In areas designated “Special Policy Area 7”, on Schedule SP 45(a) the following shall apply,

- (i) Non-Market Housing shall be a permitted use
- (ii) Non-Market Housing shall be defined as affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women’s shelters, youth shelters, family shelters and transitional housing

- (iii) A building associated with Non-Market Housing shall not be subject to the density permissions in Section 5.2.5.1 (ii) of this Secondary Plan
- (iv) permitted structure types and uses shall include a four storey building”



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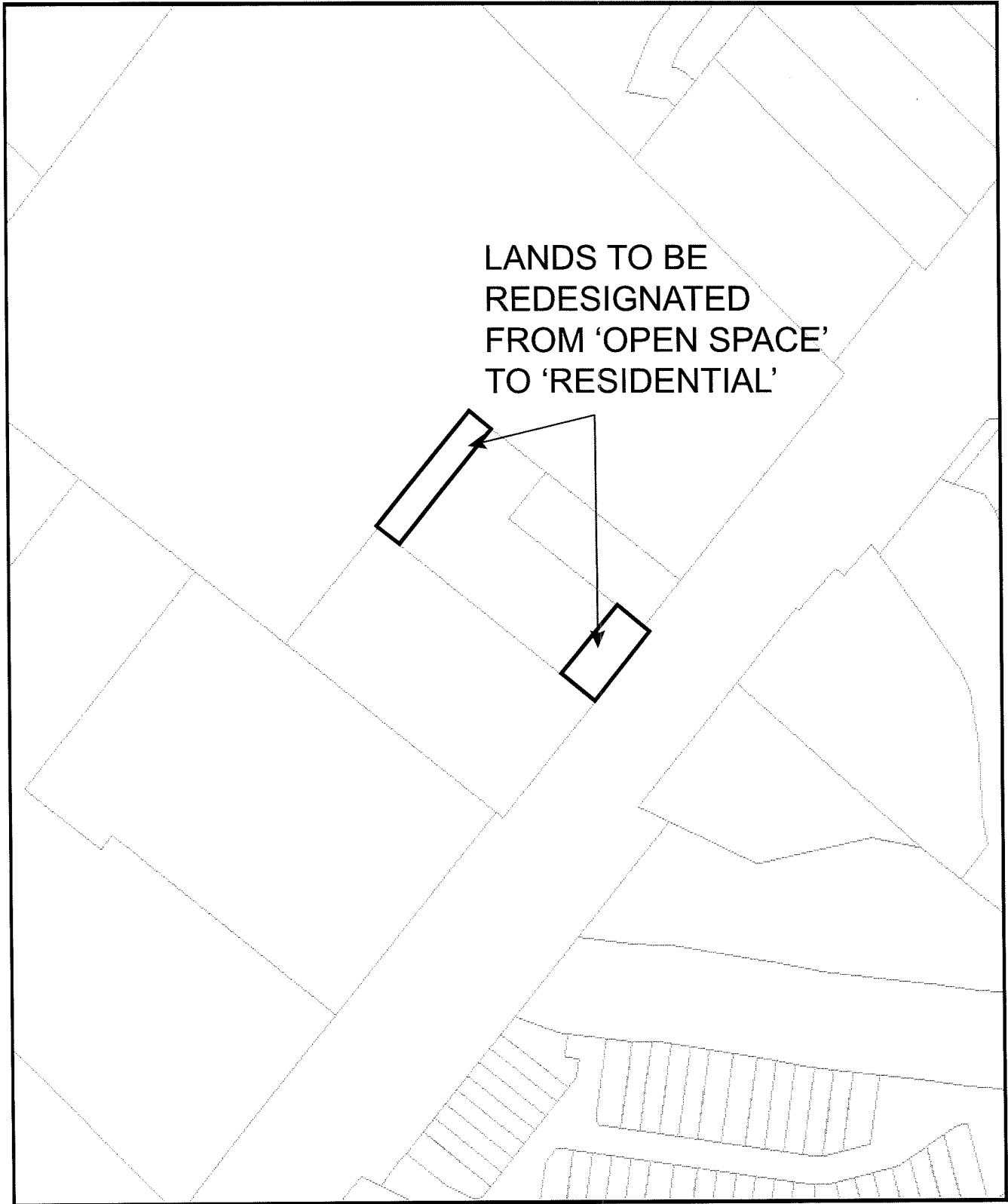
**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

**SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT**  
OP2006# 261 BY-LAW 24-2024

**AMENDMENT TO SCHEDULE 1 - CITY CONCEPT**

CITY FILE: OZS-2023-0027



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

**SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT**  
OP2006# 261 BY-LAW 24-2024

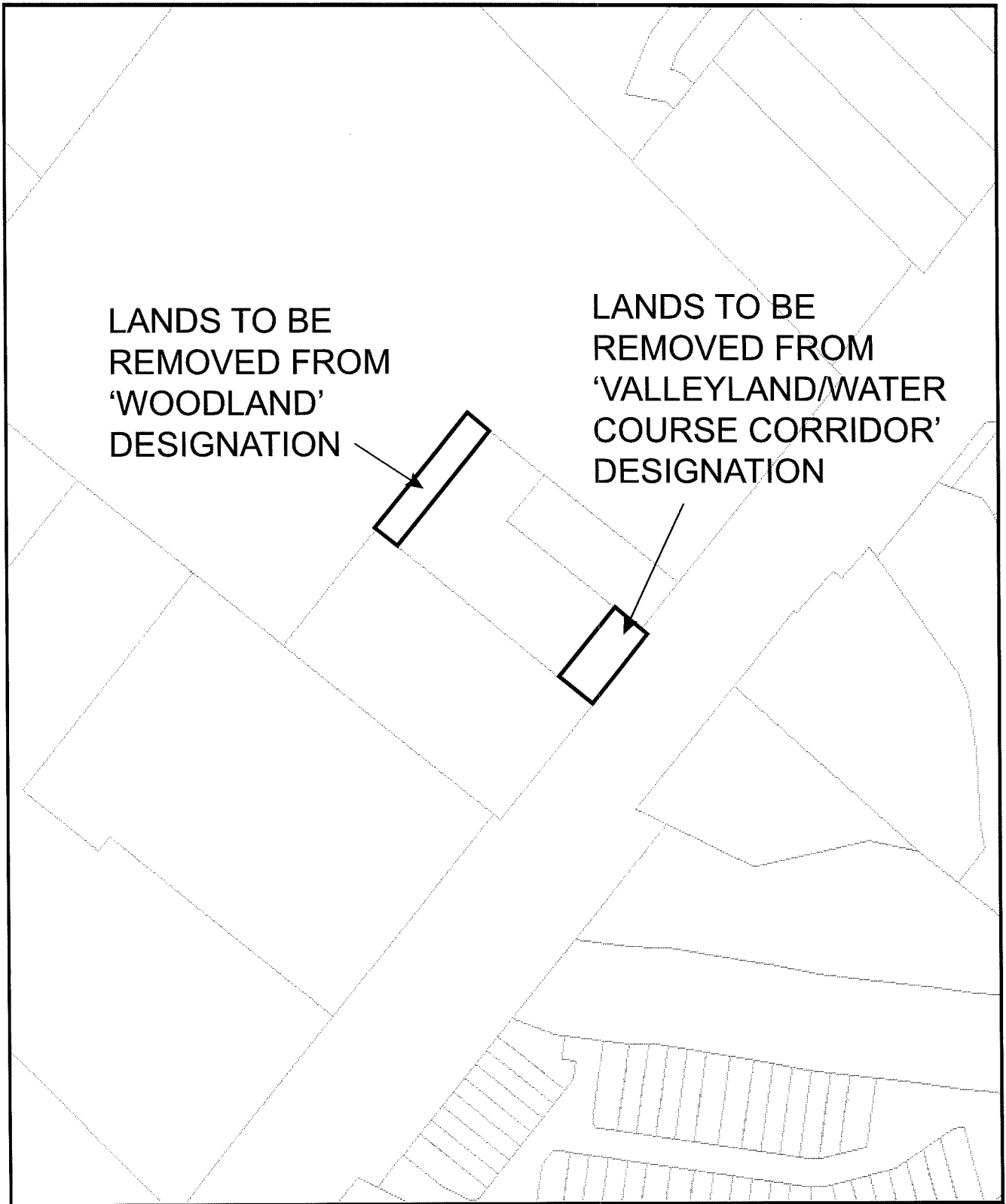
**AMENDMENT TO SCHEDULE A - GENERAL LAND USE  
DESIGNATIONS**

CITY FILE: OZS-2023-0027



LANDS TO BE  
REMOVED FROM  
'WOODLAND'  
DESIGNATION

LANDS TO BE  
REMOVED FROM  
'VALLEYLAND/WATER  
COURSE CORRIDOR'  
DESIGNATION



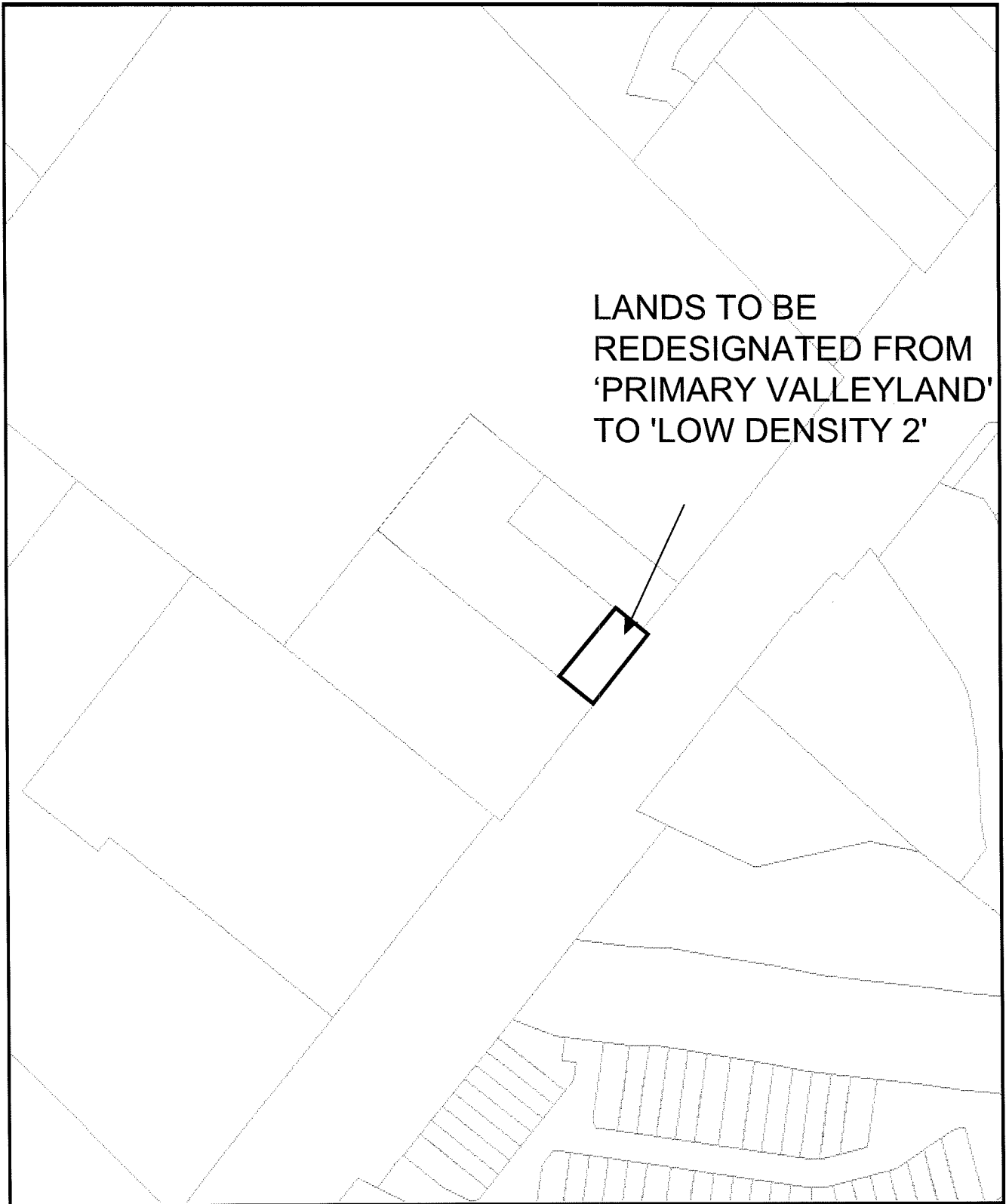
**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

**SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT**  
OP2006# 261 BY-LAW 24-2024

**AMENDMENT TO SCHEDULE D - NATURAL HERITAGE  
FEATURES & AREAS**

CITY FILE: OZS-2023-0027



LANDS TO BE  
REDESIGNATED FROM  
'PRIMARY VALLEYLAND'  
TO 'LOW DENSITY 2'



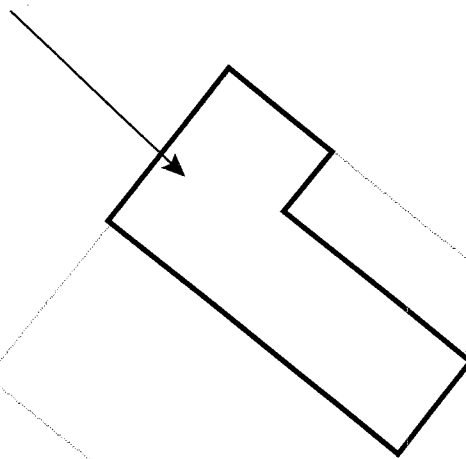
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**SCHEDULE 'D' TO OFFICIAL PLAN AMENDMENT**  
OP2006# 261 BY-LAW 24-2024

**AMENDMENT TO SCHEDULE SP 45(a) - CREDIT**  
**VALLEY SECONDARY PLAN**  
CITY FILE: OZS-2023-0027

LANDS SUBJECT TO  
'SPECIAL POLICY  
AREA 7'



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**SCHEDULE 'E' TO OFFICIAL PLAN AMENDMENT**  
OP2006# 261 BY-LAW 24-2024

**AMENDMENT TO SCHEDULE SP 45(a) - CREDIT  
VALLEY SECONDARY PLAN**  
CITY FILE: OZS-2023-0027



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 25 - 2024

To amend Comprehensive Zoning By-Law 270-2004, as amended

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

From:	To:
"RESIDENTIAL HAMLET ONE (RHM1)"	"RESIDENTIAL APARTMENT A (H) – SECTION 3756 (R4A (H) -3756)"

(2) By adding the following Sections:

"3756 The lands designated R4A (H) – 3756 on Schedule A to this by-law:

3756.1 Shall only be used for the following purposes:

- (a) Purposes permitted in the R4A zone;
- (b) Non-market housing; and,
- (c) Purposes accessory to other permitted uses

3756.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) 27 metres
(2) Minimum Front Yard	a) 5.4 metres;
(3) Minimum Side Yard	a) 3.0 metres;
(4) Minimum Rear Yard Depth	a) 15 metres;
(5) Maximum Building Height	a) 15 metres;
(6) Maximum Lot Coverage	a) 30 %
(7) Minimum Landscaped Strip along the Rear and Interior Side Lot Lines	a) 3 metres

(8) Minimum Landscaped Open Space Area	a) No requirement, except as prescribed in 3756.2 (7)
(9) Parking Requirements	<p>a) Notwithstanding the requirements of Sections 6, 10 and 20, parking shall be provided at a rate of 1 space per 160 square metres of gross floor area;</p> <p>b) Notwithstanding the requirements of Sections 6, 10 and 20, parking shall be permitted within the rear yard;</p> <p>c) No loading spaces shall be required.</p>
(10) Bicycle Parking	a) A minimum of 16 bicycle parking spaces are required

3756.3 For the purposes of this zone the following definitions shall apply:

**NON-MARKET HOUSING** shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women’s shelters, youth shelters, family shelters and transitional housing.

**LANDSCAPE STRIP** shall mean a continuous segment of landscaping used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, which may include a surfaced walk, patio, screening, pool or similar visual amenity, for the entirety of the property line specified except at an approved access point or driveway.

3756.4 Uses Permitted Prior to the Removal of the H – Holding Symbol:

1. Uses legally existing on the effective date of the amending by-law

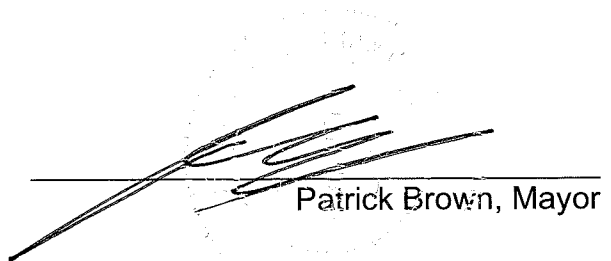
3756.5 Conditions for Removing the H – Holding Symbol:

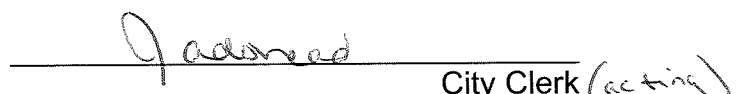
1. The City’s Commissioner of Planning, Building and Growth Management shall be satisfied that satisfactory access arrangements have been made with respect to the planned redevelopment of the adjacent properties immediately to the East and West as shown on Schedule A to this by-law”

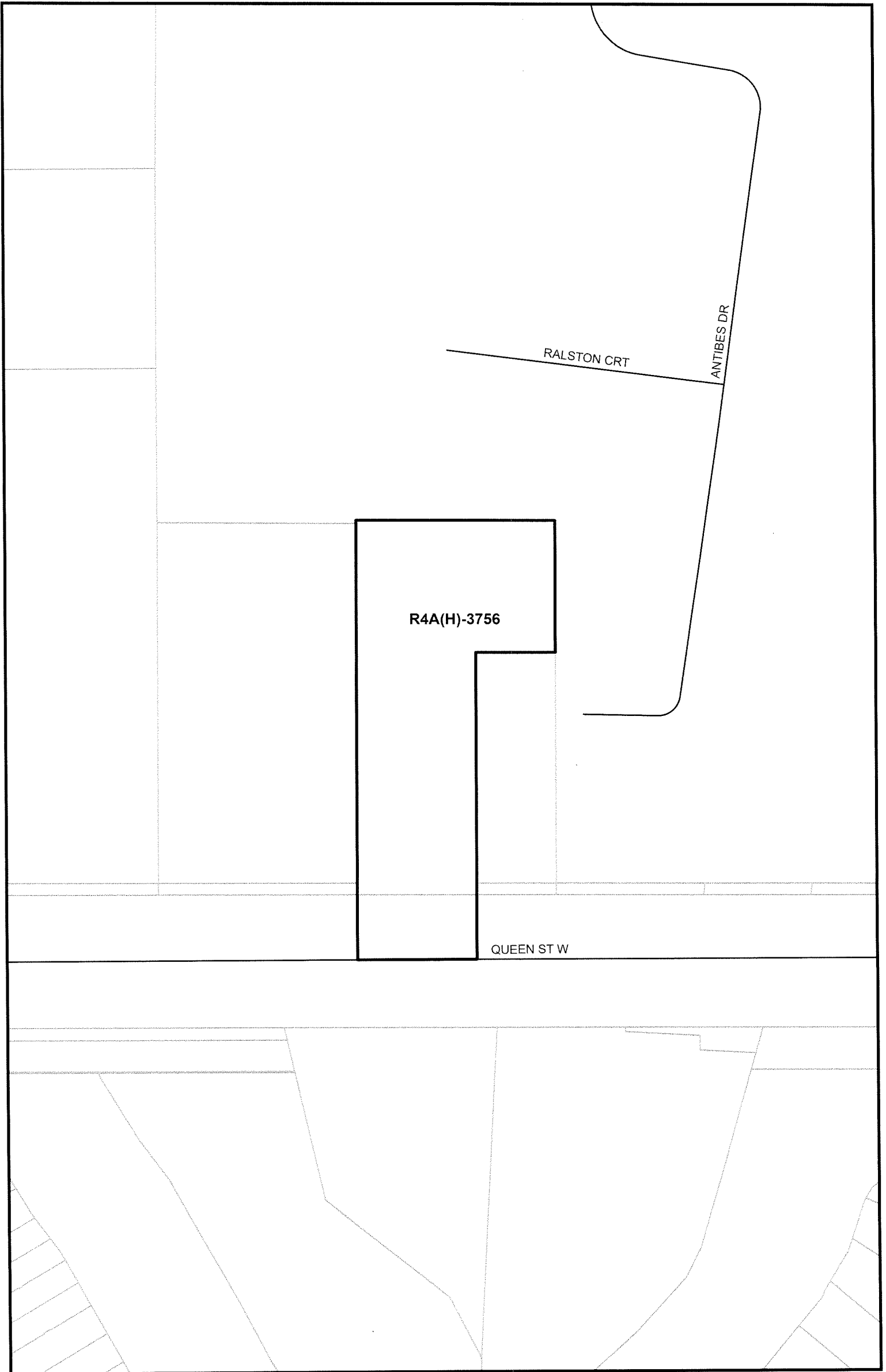
ENACTED and PASSED this 28<sup>th</sup> day of February, 2024.

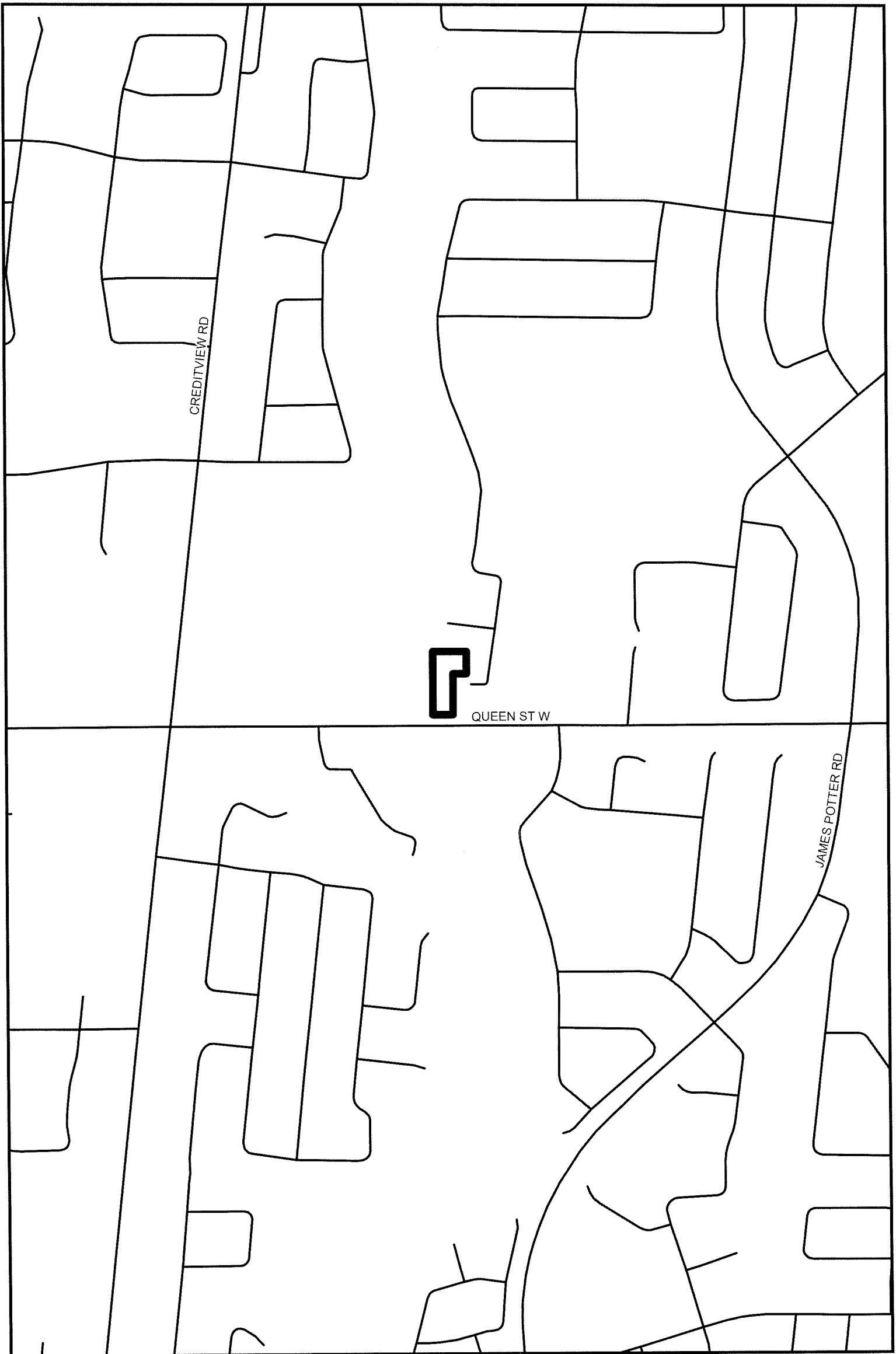
Approved as to form.  
2024/2/24  
MR


Approved as to content.  
2024/02/20  
AAF

  
Patrick Brown, Mayor

  
City Clerk (acting)  
Janice Adshhead





 Subject Lands

