

**Adoption of Official Plan Amendment OP2023-018 (By-law 10-2026)  
and Zoning By-law 11-2026**

**1466, 1478, 1490 Queen Street West and 9021, 9025 Creditview Road**

**Date of Decision: January 21, 2026**  
**Date of Notice: January 29, 2026**  
**Last Date of Appeal: February 18, 2026 (no later than 4:30 p.m.)**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 10-2026, to adopt Official Plan Amendment OP2023-018, and By-law 11-2026, 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 Chatrath Holdings Inc., c/o Glen Schnarr and Associates Inc., Ward 5 (File: OZS-2025-0002).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

**The Purpose and Effect of the Official Plan Amendment:**

To request an amendment to the Credit Valley Secondary Plan (SPA 45) to revise the land use designation from “Medium Density Residential (Mid-Rise)” to “Mixed Use Medium-High Density Residential” in the Springbrook Tertiary Plan.

**The Purpose and Effect of the Zoning By-law Amendment:**

To request an amendment to the Zoning By-law to permit a mixed-use development consisting of a mid-rise rental building with 206 residential units and approximately 2,162 square metres of commercial gross floor area.

**Location of Lands Affected:** north of Queen Street West and east of Creditview Road, legally described as Part Lot 6, Con. 3, WHS Ching as in CH21456, save and except Part 1 Plan 43R-34062, and municipally known as 1466, 1478, and 1490 Queen Street West and 9021 and 9025 Creditview Road.

**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 Marcia Razao, Planner, Planning, Building and Growth Management Services at [Marcia.Razao@brampton.ca](mailto:Marcia.Razao@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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
  - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on February 18, 2026**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

**Take Notice that the Appeal:**

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

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.

**City of Brampton**  
**Office of the City Clerk**  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116



The Corporation of the City of Brampton

# By-law

Number 10 - 2026

To Adopt Amendment Number OP 2023 - 018.

To the Official Plan of the City of Brampton Planning Area.

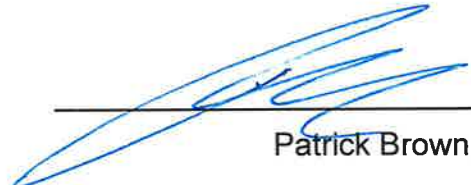
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WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

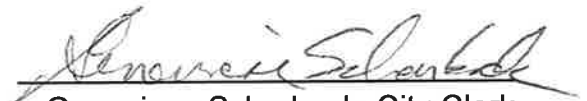
1. Amendment Number OP 2023 – 018 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 21<sup>st</sup> day of January, 2026.

Approved as to  
form.  
2026/January/12  
AJC

  
Patrick Brown, Mayor

Approved as to  
content.  
2026/January/09  
AAP

  
Genevieve Scharback, City Clerk

(OZS-2025-0002)

AMENDMENT NUMBER OP 2023 – 018

To the Official Plan of the  
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to amend the Credit Valley Secondary Plan (SPA 45) to revise the land use designation from “Medium Density Residential (Mid-Rise)” to “Mixed Use Medium-High Density Residential” in the Springbrook Tertiary Plan.

2.0 Location:

The lands subject to this amendment are located on the east side of Creditview Road and north of Queen Street W, and are municipally known as 1466, 1478, 1490 Queen Street W, and 9021 and 9025 Creditview Road. The lands comprise five (5) parcels totaling approximately 0.69 hectares (1.72 acres) in area, have frontages of approximately 144.5 metres on Queen Street W and 86.0 metres on Creditview Road.

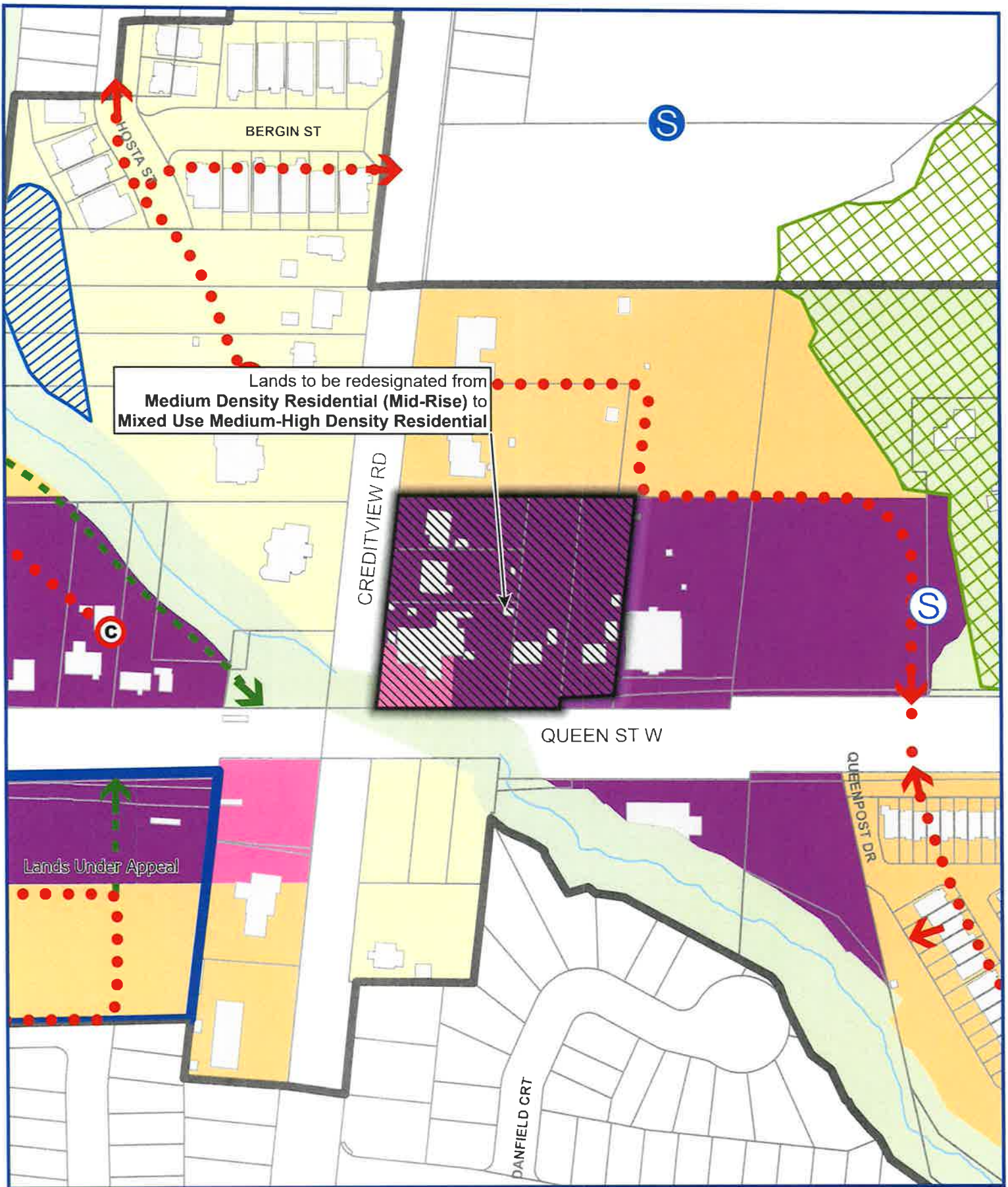
3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:






a) By adding to the list of amendments pertaining to Secondary Plan Area 45: Credit Valley Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023-018.

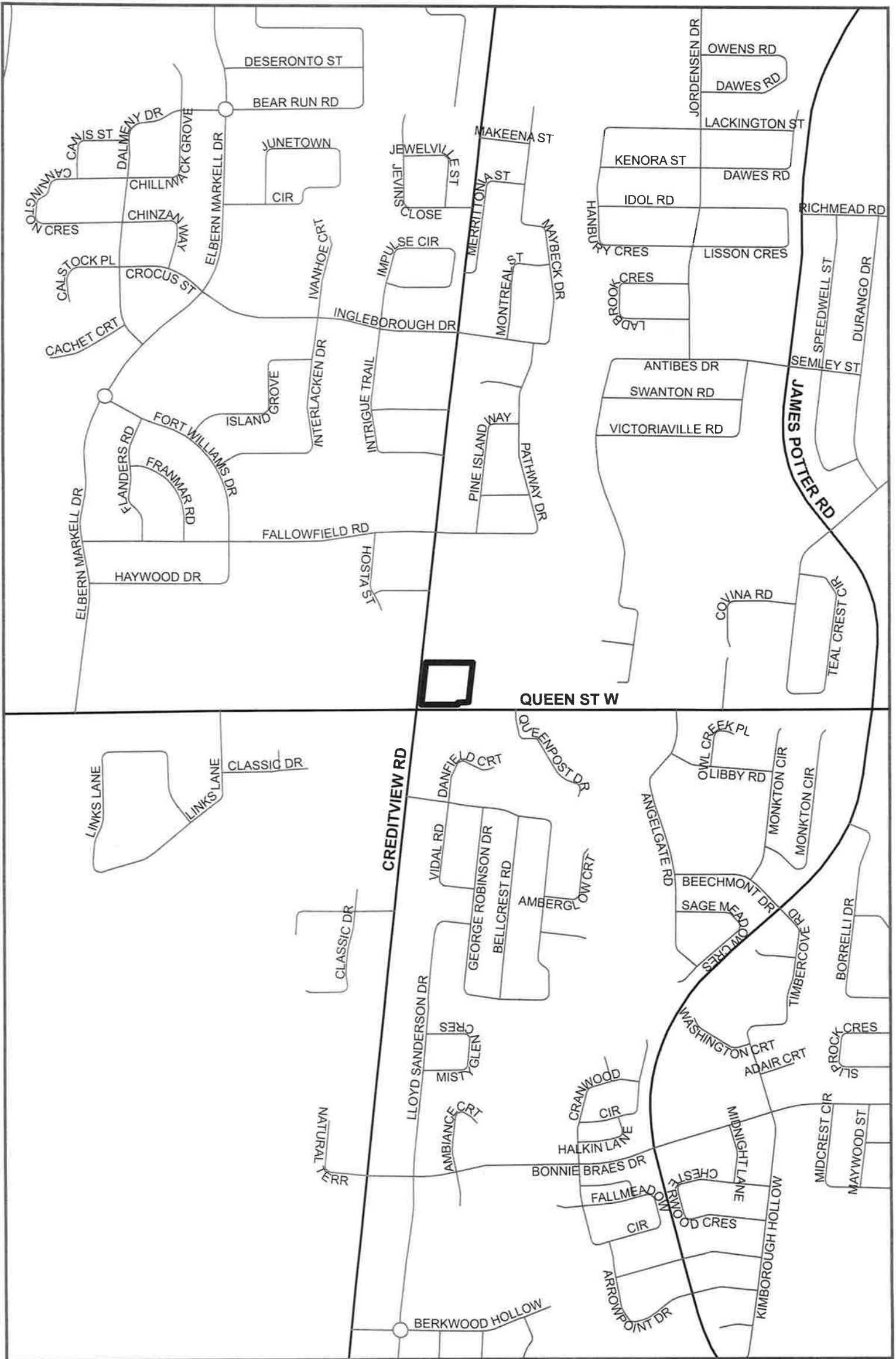
3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, which remains in force, as it relates to the Credit Valley Secondary Plan Area 45 (Part II Secondary Plans, as amended) is hereby further amended:

a) By changing on Schedule SP12(B) Springbrook Tertiary Plan of the Credit Valley Secondary Plan, the lands shown on Schedule ‘A’ to this amendment from “Medium Density Residential (Mid-Rise)” to “Mixed Use Medium-High Density Residential”.



EXTRACT FROM Schedule SP 12(b) Springbrook Tertiary Plan - Credit Valley Secondary Plan

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li> Subject Lands</li> <li> Lands Under Appeal</li> <li> Parcel Fabric</li> <li> Existing Building Footprint</li> </ul> <p><b>Designations</b></p> <ul style="list-style-type: none"> <li> Low Density Residential</li> <li> Low-Medium Density Residential</li> <li> Medium Density Residential (Mid-Rise)</li> <li> Mixed Use Medium-High Density Residential</li> </ul> | <p><b>Parks &amp; Open Space</b></p> <ul style="list-style-type: none"> <li> Conceptual Trail Opportunity</li> <li> Conceptual Trail Access</li> <li> Existing Stormwater Management Pond</li> <li> Proposed Stormwater Management Pond (subject to further study)</li> <li> Neighbourhood Park - Conceptual</li> </ul> | <p><b>Natural System</b></p> <ul style="list-style-type: none"> <li> Watercourse</li> <li> Valleyland/Watercourse Corridor</li> <li> Wetland (subject to further study)</li> <li> Woodland (subject to further study)</li> </ul> <p><b>Roads</b></p> <ul style="list-style-type: none"> <li> Conceptual Access</li> <li> Conceptual Road</li> <li> Conceptual Cul-de-sac</li> </ul> |
|--|--|--|



Subject Lands
 — Major Street
— Minor Street





The Corporation of the City of Brampton

# By-law

Number   11   - 2026

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 of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL APARTMENT A (HOLDING) – SECTION 3863 (R4A(H) – 3863)

(2) By adding thereto, the following sections:

“3863 The lands designated R4A(H)-3863 on Schedule A to this by-law:

- 3863.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:
- a) An Apartment Dwelling;
  - b) A Residential Care Home;
  - c) Only in conjunction with an Apartment Dwelling and/or Residential Care Home, the following non-residential uses shall be permitted on the ground floor and second floors:
    - i. A Retail Establishment;
    - ii. A Personal Service Shop, including a spa; excluding a body rub parlour;
    - iii. An Art studio, including studios for pottery workshops;
    - iv. A Daycare or childcare facility;
    - v. A Bank, trust company or finance company;
    - vi. An Office;
    - vii. A Medical office including the office of a physician, dentist, drugless practitioner or optometrist;
    - viii. A Medical clinic or medical lab, including a clinic for physiotherapy;
    - ix. A Dry cleaning and laundry distribution establishment;
    - x. A Dining room restaurant, or convenience restaurant, excluding a drive-through facility;
    - xi. A Bakery;
    - xii. A Printing or copying establishment;
    - xiii. A Custom workshop; and,
    - xiv. A Recreation facility.

- d) Purposes accessory to other permitted purposes, including a restaurant patio.

3863.2

Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this by-law, Queen Street West shall be deemed the front lot line.
- 2) Minimum Lot Area: No Requirement
- 3) Minimum Lot Width: No Requirement
- 4) Minimum Lot Depth: No Requirement
- 5) Minimum Front Yard Setback: 2.0 metres
- 6) Minimum Interior Side Yard Setback: 7.5 metres
- 7) Minimum Exterior Side Yard Setback: 2.0 metres
- 8) Minimum Rear Yard Setback: 10.5 metres
- 9) Minimum Setback below established grade: 0.0 metres
- 10) Minimum Setback to Daylight Triangle: 2.0 metres
- 11) Minimum Hydro Transformer Setback: 2 metres to any lot line
- 12) Maximum Building Height (excluding Mechanical Penthouse): 14 Storeys
- 13) Minimum Ground Floor Height: 4.0 metres
- 14) Maximum Lot Coverage: 60%
- 15) Minimum Landscape requirements:
  - a. 3 metres along the interior side and rear lot lines except at approved driveway locations and outdoor amenity space areas.
  - b. A minimum landscape strip is not required along any lot line abutting a street.
- 16) Minimum Landscaped Open Space: 10%
- 17) Minimum Outdoor Amenity Space: 250 sq. m
- 18) Maximum Floor Space Index (excluding underground parking): 3.5
- 19) Minimum Parking Requirement
  - a. 1.0 parking space per apartment unit for residents
  - b. 0.2 parking spaces per unit for visitors
  - c. 1.0 parking space per each 24.0 sq. metres of gross commercial floor area for non-residential uses.
- 20) Minimum Loading Space Requirement: 1 Loading Space having a minimum width of 3 metres, a minimum length of 9 metres and a vertical clearance of 3.25 metres notwithstanding the total commercial gross floor area and total number of residential units.
- 21) Encroachments:
  - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, covered walkways adjacent to the building, with or without foundation may encroach into any permitted yard by a maximum of 2 metres.
  - b. Barrier-free access ramps may be located no closer than 0.3 metres from any lot line.
  - c. Parking structures associated with parkade ventilation may be located no closer than 0.3 metres from any lot line.
  - d. Parking structures/stairwells may encroach into the required interior side yard by a maximum of 10 metres.

d. Parking structures/stairwells may encroach into the required interior side yard by a maximum of 10 metres.

22) Upper Storey Building Setbacks and Restrictions:

- a. No upper storey step backs and restrictions shall apply to any lot line.
- b. A minimum building step back is not required where a building is facing the street line for any portion of the building.
- c. The minimum podium height shall be 1 storey.

23) A maximum combined gross floor area for all commercial uses shall not exceed 20% of the total residential gross floor area within the same building, to a maximum of 3,000 square metres.

24) Surface parking areas and hardscaping may be located in the interior side yard and rear yard.

25) Each commercial unit shall not exceed 500 square metres in gross floor area.

26) A maximum of two driveways are permitted.

27) Common amenity areas may be permitted in the rear yard.

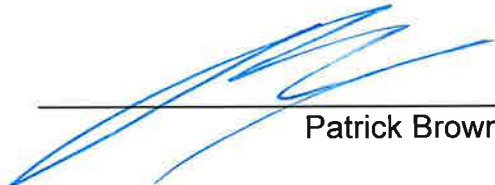
3863.3 Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3863.2.

3863.4 Holding Provisions:

- 1. Until the Holding (H) symbol is removed, the lands shall only be used for the purposes permitted in Residential Hamlet One (RHm1) Zone.
- 2. The Holding (H) symbol shall be lifted when all of the following conditions and requirements have been satisfied:
  - a) That the Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreement(s) of which the landowner is identified as being a party."

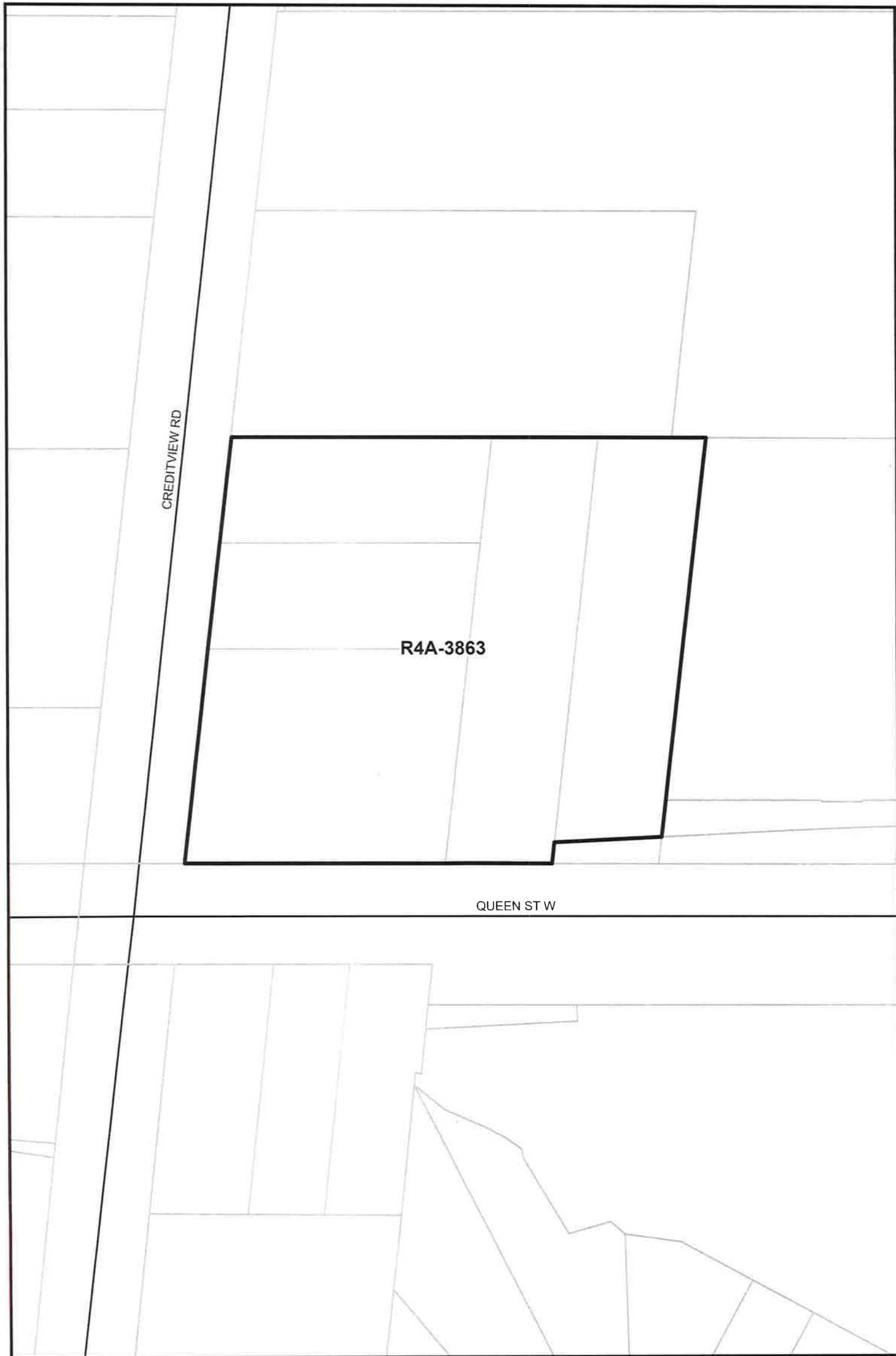
ENACTED and PASSED this 21<sup>st</sup> day of January, 2026.

Approved as to form.  
2026/January/13  
AJC

  
Patrick Brown, Mayor

Approved as to content.  
2026/January/13  
AAP

  
Genevieve Scharback, City Clerk



Zoning Boundary
  Parcel Fabric

0 50 100 Metres



**LOT 6 , CONCESSION 3 W.H.S**

File: OZS-2025-0002  
Date: 2025/11/17

Drawn by: CAntoine

BY-LAW 11-2026

SCHEDULE A

