

**Adoption of Official Plan Amendment OP2023-031 (By-law 110-2026)
and Zoning By-laws 111-2026 and 112-2026**

8680 Chinguacousy Road, Ward 4

Date of Decision: June 24, 2026

Date of Notice: July 9, 2026

Last Date of Appeal: July 29, 2026 (no later than 4:30 p.m.)

On the Date of Decision, the Council of The Corporation of the City of Brampton passed By-law 110-2026, to adopt Official Plan Amendment OP2023-031, By-law 111-2026, to amend Zoning By-law 14-2026, and By-law 112-2026, 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 Glen Schnarr and Associates Inc., on behalf of Dulsco Construction Inc, Ward 4 (File: OZS-2025-0051).

The decision of Council is final if no notice of appeal is filed by the Last Date of Appeal 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 (By-law 110-2026):

To request for an amendment to the City of Brampton Official Plan and the Credit Valley Secondary Plan to permit the development of a commercial plaza, consisting of one single-storey commercial building and one 2-storey mixed-use commercial building.

The Purpose and Effect of the Zoning By-law Amendment (By-law 111-2026):

To request for an amendment to Zoning By-law 14-2026 to facilitate the development of a commercial plaza, consisting of one single-storey commercial building and one 2-storey mixed-use commercial building.

The Purpose and Effect of the Zoning By-law Amendment (By-law 112-2026):

To request for an amendment to Zoning By-law 270-2004 to facilitate the development of a commercial plaza, consisting of one single-storey commercial building and one 2-storey mixed-use commercial building.

Location of Lands Affected: west side of Chinguacousy Road, south of Bonnie Braes Drive, east of Elmcrest Drive, and north of Proud Court, legally described as Block 104, Plan 43M-1944 and Block 33, Plan 43M-1045, and municipally known as 8680 Chinguacousy 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. Any further inquiries or questions should be directed to Andrea Zhang, Planner, Planning, Building and Growth Management Services at Qianandrea.Zhang@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 July 29, 2026**. Appeal forms are available from the OLT website at 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.

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 110 - 2026

To Adopt Amendment Number OP 2023 - 031.

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

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 – 031 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 24 day of June, 2026.

Approved as to
form.

2026/June/16

AJC

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

Approved as to
content.

2026/June/16

Allan A. Parsons

(OZS-2025-0051)

AMENDMENT NUMBER OP 2023 – 031

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to amend the Brampton Plan and the Credit Valley Secondary Plan (SPA 12) to revise the land use designation shown on Schedules A and B of this document.

2.0 Location:

The lands subject to this amendment are located on the south-west corner of Chinguacousy Road and Bonnie Braes Drive, and are municipally known as 8680 Chinguacousy Road. The lands comprise two (2) parcels totaling approximately 0.74 hectares (1.8 acres) in area, have frontages of approximately 70 metres on Chinguacousy Road, 100 metres on Bonnie Braes Drive, 60 metres on Elmcrest Drive, and 40 metres on Proud Court.

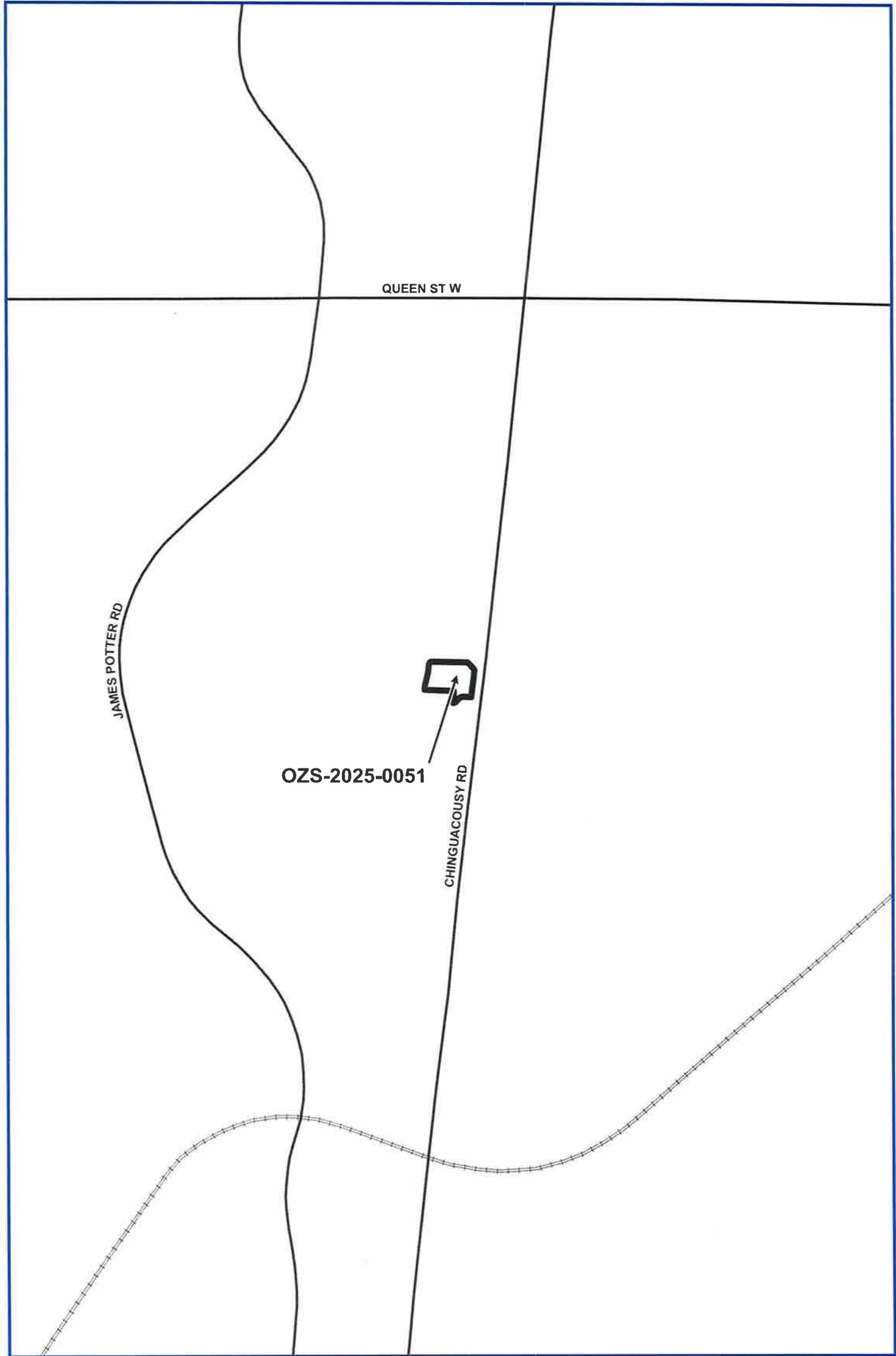
3.0 Amendments and Policies Relative Thereto:

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

- a) By changing on Schedule 2 of the Brampton Plan 2023, the land use designation of the lands shown on Schedule 'A' to this amendment from "Neighbourhoods" to "Mixed Use".
- b) By adding to the list of amendments pertaining to Secondary Plan Area Number 12: Credit Valley Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2023- 031.

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, as it relates to the Credit Valley Secondary Plan Area 12 (Part II Secondary Plans, as amended) is hereby further amended:

- a) By changing on Schedule SP 12(a), the land use designation of lands shown on Schedule 'B' to this amendment from "Mid-Rise" and "Special Site Area 10" to "Mixed-Use Commercial".
- b) By deleting Section 6.10 in its entirety.



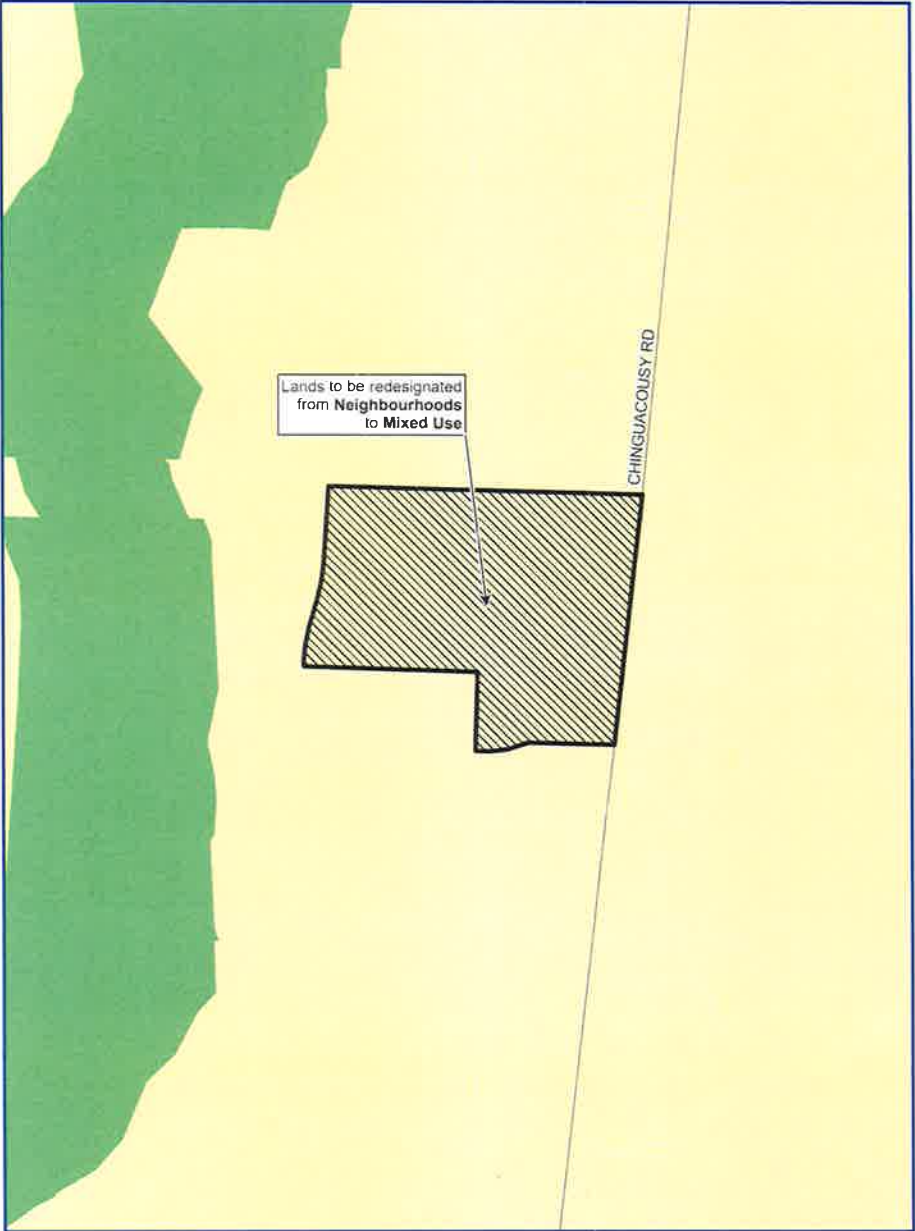
 Subject Lands  City Limit  Railway  Major Street  Minor



KEY MAP

BY-LAW 110-2026

Drawn by: LCarter



EXTRACT FROM Brampton Plan Schedule 2 - Designations

-  Subject Lands
- Designations**
-  NHS
 -  Neighbourhoods

- Overlays**
-  Greenbelt Plan

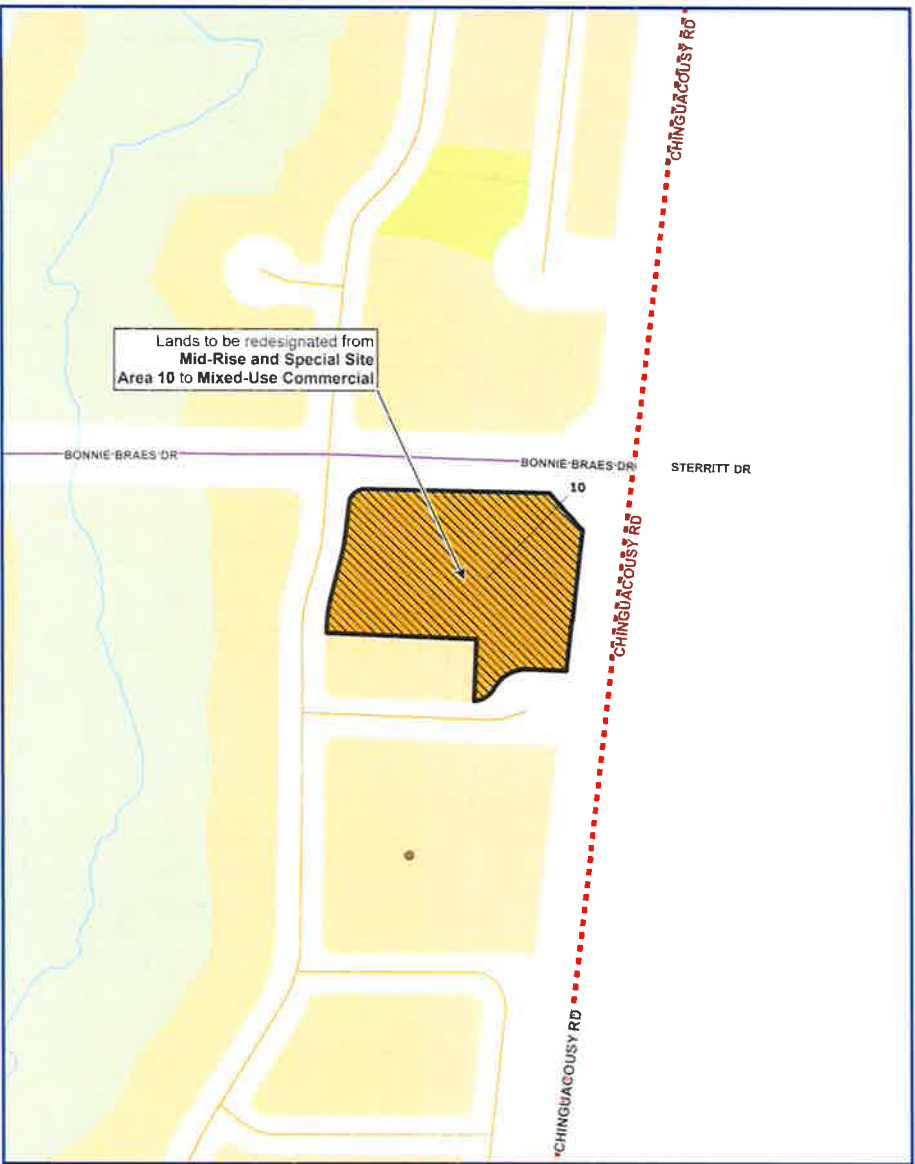
- Base Map Features**
-  Major Streets



SCHEDULE A TO OFFICIAL PLAN AMENDMENT
OP2023# 031

File: OZS-2025-0051
Date: 2026/06/04
Drawn by: LCarter

BY-LAW 110-2026



EXTRACT FROM Schedule SP 12(a) Land Use Designations, Credit Valley Secondary Plan

Subject Lands

Residential

- Low-Rise
- Low-Rise Plus
- Mid-Rise
- High-Rise
- Upscale Executive Housing

Natural Systems

- Natural System
- Watercourses

Open Space

- Cemetery
- Community Park
- Neighbourhood Park
- Stormwater Management Pond

Commercial

- Convenience Commercial
- Motor Vehicle Commercial
- Mixed-Use Commercial

Institutional

- Elementary School
- Middle School
- Secondary School
- Place of Worship

Other

- Ontario Hydro Power Corridor
- Springbrook Tertiary Plan
- Parcel Fabric
- SPA 12 Boundary
- Special Site Area
- Lands Under Appeal (OLT-23-001209)
- Heritage Resources

Transportation

- Major Arterial (City)
- Major Arterial (Regional)
- Minor Arterial
- Collector
- Local
- Railway



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 111 - 2026

To amend Comprehensive Zoning By-law 014-2026, 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 014-2026, as amended, is hereby further amended:

- (1) By changing Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Apartment A (1) – Section 3646 (R4A (1) -3646)	General Commercial – Exception 2827 (GC-2827)

- (2) By changing Schedule B thereto, to permit a maximum building height of 2 storeys as shown outlined on Schedule B to this by-law;

- (3) By adding thereto the following section:

“12.2827 For the lands designated GC – 2827 on Schedule A:

12.2827.1 The lands shall only be used for the following purposes:

- .1 Commercial Recreation
- .2 Commercial School
- .3 Convenience Retail Store
- .4 Financial Service
- .5 Garden Centre
- .6 Health or Fitness Centre
- .7 Museum or Gallery
- .8 Office
- .9 Organizational Club
- .10 Personal Service Shop

- .11 Pet Day Care
- .12 Restaurant
- .13 Retail
- .14 Veterinary Clinic
- .15 Child Care Centre
- .16 Medical Office or Clinic
- .17 Place of Worship
- .18 Restaurant Patio

12.2827.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Setback to Elmcrest Drive: 3.0 metres.
- .2 Minimum Landscaped Open Space Strip:
 - .a 3.0 metres along the lot lines abutting Chinguacousy Road, Bonnie Braes Drive except at approved access points.
 - .b 3.0 metres along the lot line abutting Elmcrest Drive, except the area located within 20 metres of Bonnie Braes Drive, which may be reduced to 1.4 metres, except at approved access points.
 - .c 1.8 metres along the lot line abutting the Cul de sac of Proud Court.
- .3 Minimum Setback for above ground utility structure: 2.9 metres.

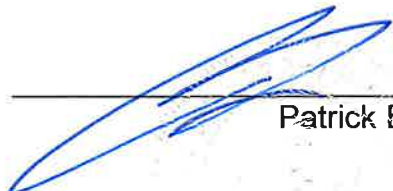
12.2827.3 For the purposes of Exception 2827:

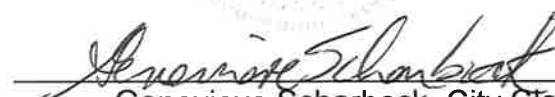
- .1 Chinguacousy Road shall be deemed to be the front lot line.”

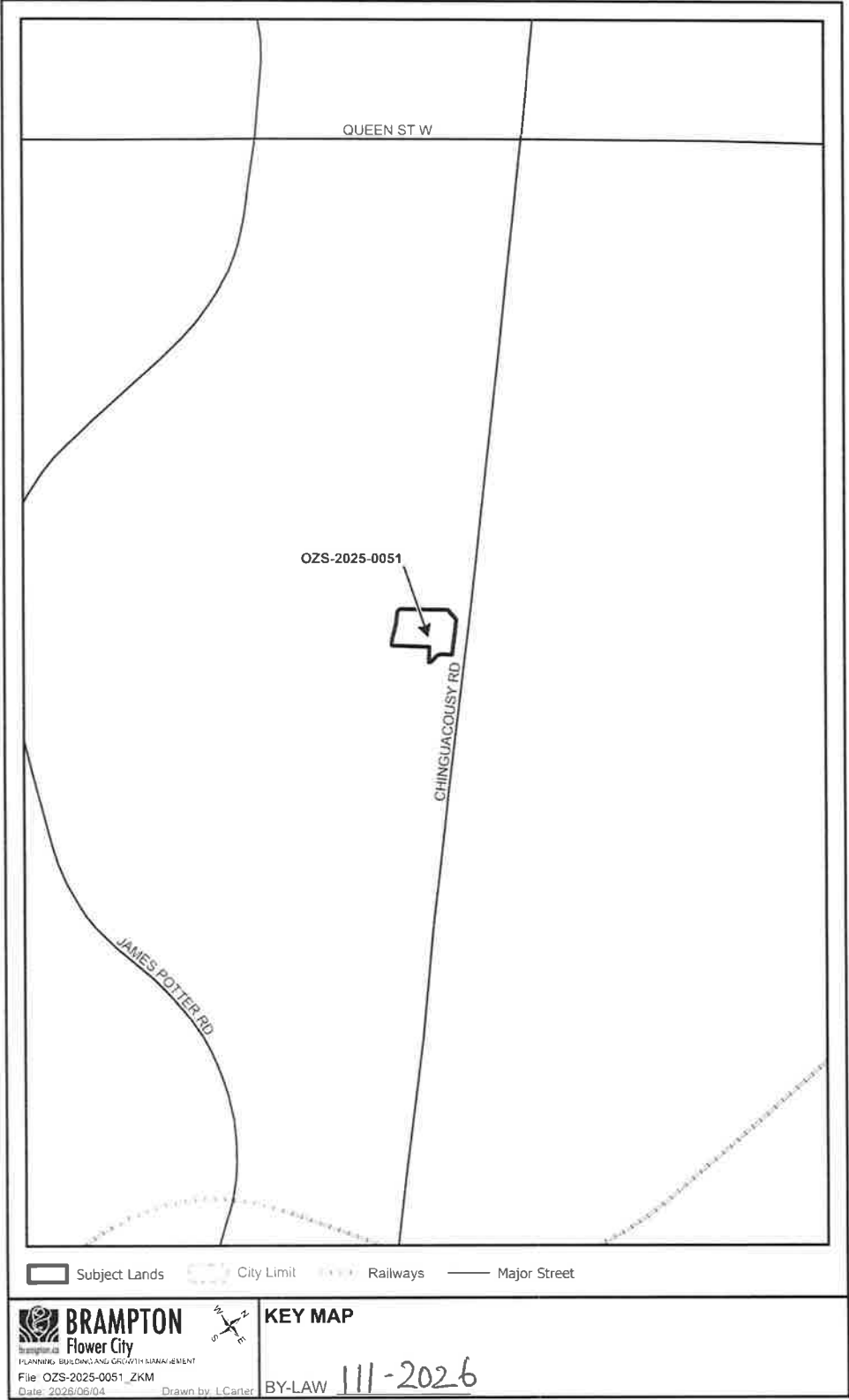
ENACTED and PASSED this 24th day of June, 2026.

Approved as to
form.
2026/June/17th
AJC

Approved as to
content.
2026/June/16
Allan A. Parsons


Patrick Brown, Mayor


Genevieve Scharback, City Clerk





PLANNING, BUILDING AND GROWTH MANAGEMENT

0 10 20 30 Metres

File: OZS-2025-0051 ZBLA
Date: 2026/06/04



**Zoning Amendment to
By-law 014-2026 Schedule A Zone Boundaries
LOT 4, CONCESSION 3 W.H.S.**

BY-LAW 111-2026

SCHEDULE A





The Corporation of the City of Brampton

By-law

Number 112 - 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, the zoning designation of the lands as shown outlined on Schedule A attached to this by-law:

From the Existing Zoning of:	To:
Residential Apartment A (1) – Section 3646 (R4A (1) -3646)	Commercial Two – Section 3883 (C2-3883)

(2) By adding thereto, the following sections:

“3883 The lands zoned C2-3883 of Schedule A to this by-law:

3883.1 Shall only be used for the following purposes:

a) Commercial:

- 1) A retail establishment having no outside storage
- 2) A supermarket
- 3) A service shop
- 4) A personal service shop
- 5) A bank, trust company, or finance company
- 6) An office
- 7) A dining room restaurant, a convenience restaurant, a take-out restaurant
- 8) A commercial school
- 9) A garden centre sales establishment
- 10) A place of commercial recreation
- 11) A community club
- 12) A health or fitness centre
- 13) A tavern
- 14) A custom workshop
- 15) An animal hospital

b) Other:

- 1) A Day Nursery
- 2) A place of worship
- 3) Purposes accessory to the other permitted purposes

3883.2 Shall be subject to the following requirements and restrictions:

- a) All lands zoned C2-3883 shall be deemed to be one lot for Zoning purposes.
- b) For the purposes of this section, Chinguacousy Road shall be deemed to be the front lot line.
- c) Minimum Yard Depths:
 - 1) 3.0 metres along the lot line abutting Chinguacousy Road
 - 2) 3.0 metres along the lot line abutting Bonnie Braes Drive
 - 3) 3.0 metres along the lot line abutting Elmcrest Drive
 - 4) 10 metres along the southern lot line abutting a residential zone.
- d) Minimum Landscape Open Space: 10% of the lot area.
- e) Minimum Landscape Open Space Strip:
 - 1) 3.0 metres along the lot lines abutting Chinguacousy Road and Bonnie Braes Drive, except at approved access points.
 - 2) 3.0 metres along the lot line abutting Elmcrest Drive, except the area located within 20 metres of Bonnie Braes Drive, which may be reduced to 1.4 metres, except at approved access points.
 - 3) 1.8 metres along the lot line abutting the Cul de sac of Proud Court.
 - 4) Landscaped Strips may include fences, noise attenuation walls, retaining walls or similar structures. Driveways, bicycle paths, and walkways shall be permitted to cross a landscaped strip.
- f) Minimum setback to an above ground utility structure: 2.9 metres.
- g) Maximum Building Height: 2 storeys, not exceeding 12.0 metres.
- h) Minimum Parking Requirements: 3 spaces per 100 square metres of gross floor area.
- i) All garbage and refuse storage areas shall be contained within an enclosed area and screened from view, except that refuse storage for restaurant uses shall be contained in a climate controlled area within a building or in-ground waste storage structure.

3883.3 Shall also be subject to the requirements and restrictions relating to the C2 zone, and all general provisions of this By-law, which are not in conflict with the provisions set out in Section 3883.2.

3883.4 For the purposes of this section:

- a) In-ground waste storage structure: shall mean an in-ground structure used for the temporary storage of waste/refuse and consisting of sealed container(s) with lockable lids.

- b) Where permitted by this By-law, any in-ground waste storage structure shall be in accordance with the following provisions:
- 1) In-ground waste storage structure shall not be permitted in the front yard or the required minimum exterior side yard.
 - 2) In-ground waste storage structure shall be located at least 3.0 m from any interior side lot line or rear lot line.
 - 3) In-ground waste storage structure shall be located at least 15.0 m from any lot line abutting any Residential, Institutional, Park or Open Space zone.”

ENACTED and PASSED this 24th day of June, 2026.

Approved as to
form.

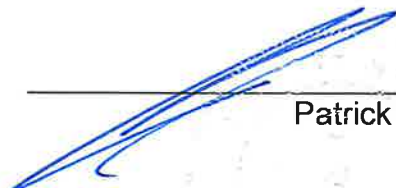
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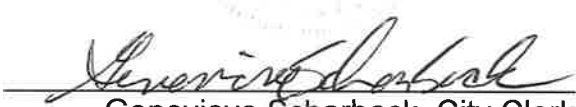
Approved as to
content.

2026/June/16

Allan A. Parsons



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

