

**Adoption of Official Plan Amendment OP2023-272 (By-law 93-2025)
and Zoning By-law 94-2025**

0 Father Tobin, 10819 and 10833 Bramalea Road

Date of Decision: May 14, 2025

Date of Notice: May 28, 2025

Last Date of Appeal: June 17, 2025 (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 93-2025, to adopt Official Plan Amendment OP2023-272, and By-law 94-2025, 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 2391057 Ontario Inc., Gagnon Walker Domes Ltd., Ward 9 (File: OZS-2024-0011).

The decision of Council is final if a notice of appeal is not received, in accordance with the Planning Act, on or before the last day for filing such notice, as noted.

The Purpose and Effect of the Official Plan Amendment:

To redesignate the lands from “Medium Density Residential” to “High Density Residential,” and creating “Special Site Area 8” in the Springdale Secondary Plan.

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

To permit a back-to-back stacked residential townhouse development on the property.

Location of Lands Affected:

Legally described as Block 366, Plan 43M-1731 Save and Except Parts 2, 3, Plan 43R-32222, and municipally known as 0 Father Tobin Road, 10819 and 10833 Bramalea 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 Harjot Sra, Planner, Planning, Building and Growth Management Services at Harjot.Sra@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: An appeal to the Ontario Land Tribunal (OLT) may be made 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
- If the e-file portal is down, you can submit your 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 June 17, 2025**. 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.

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.

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 93 - 2025

To Adopt Amendment Number OP2023 - 272

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 OP 2023 – 272 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 14 day of May, 2025.

Approved as to
form.

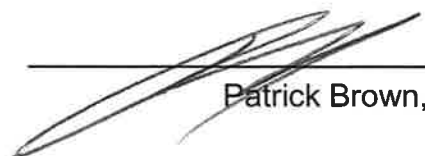
2025/May/06

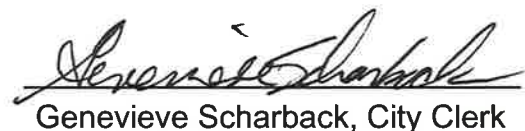
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Approved as to
content.

2025/May/06

AAP


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

(OZS-2024-0011)

AMENDMENT NUMBER OP2023 – 272

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend Schedule 2 of the Springdale Secondary Plan (SPA 2) to change the land use designation and add Special Policies for the subject property.

2.0 Location:

The lands subject to this amendment are located at the southeast corner of Bramalea Road and Father Tobin Road and are municipally known as '0' Father Tobin Road, 10819 and 10833 Bramalea Road. The property has a gross area of 0.78 hectares (1.92 acres) and is legally described as Block 366 of Registered Plan 43M-1731 save and except Parts 2, 3 of 43R-32222; Part Lot 15, Concession 5 E.H.S., RO782081 save and except Part 3 of 43R-30957, RO1037456 save and except Part 4 of 43R-30957, Chinguacousy, in the City of Brampton.

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:

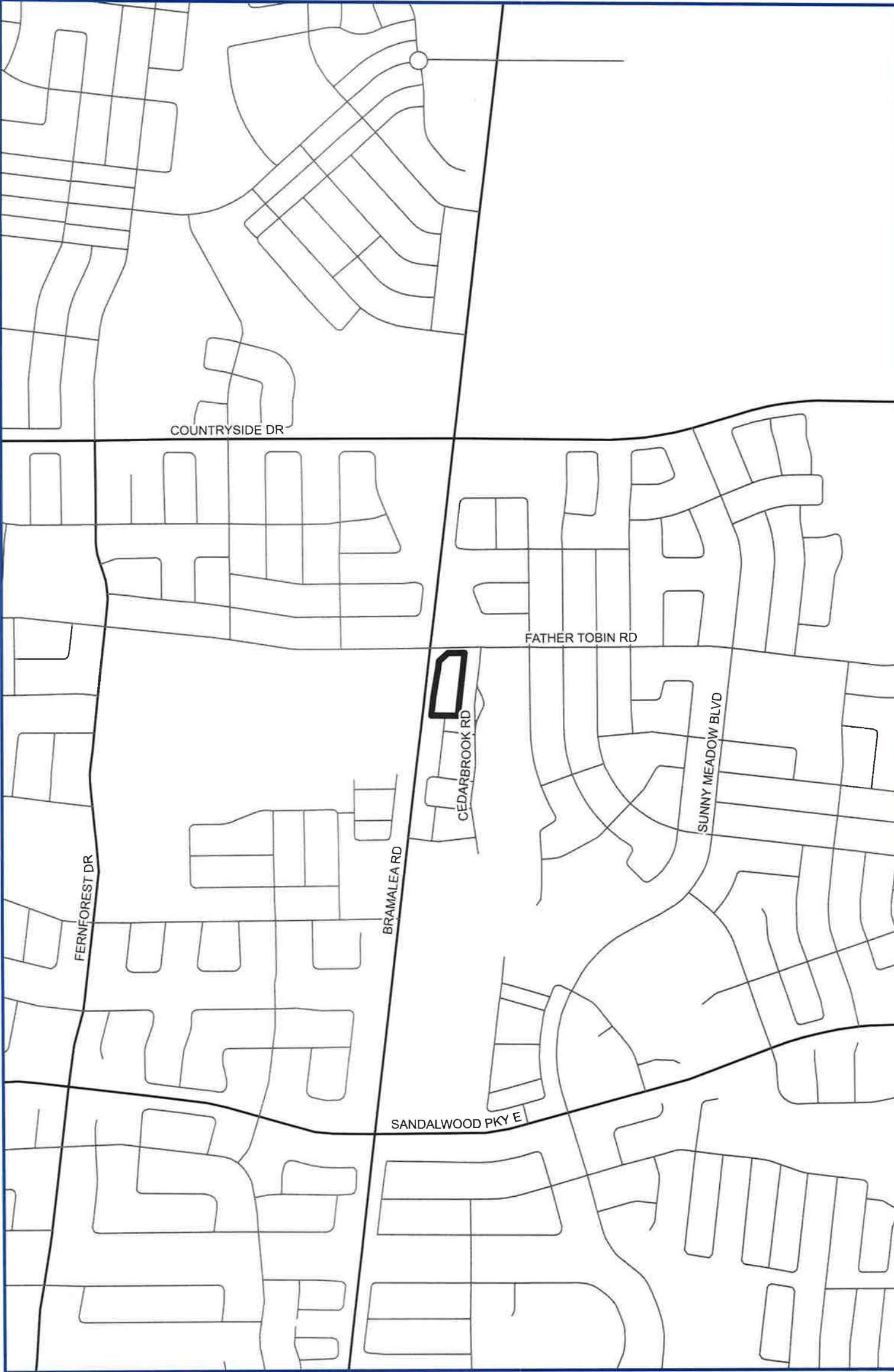
- a) By adding to the list of amendments pertaining to Secondary Plan Area Number 2: Springdale set out in Part II: Secondary Plans, Amendment Number OP2023-272

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 Springdale Secondary Plan (Part II Secondary Plans, as amended) is hereby further amended:

- a) By changing on Schedule SP02 of Chapter 3 of Part II: Secondary Plan, the land use designation of the lands shown on Schedule 'A' to this amendment from "Medium Density Residential" to "High Density Residential";
- b) By identifying on Schedule SP02 the lands shown outlined on Schedule 'A' to this amendment as Special Site Area "8";
- c) By adding to Section 7.0 of Chapter 3 of Part II: Secondary Plan:

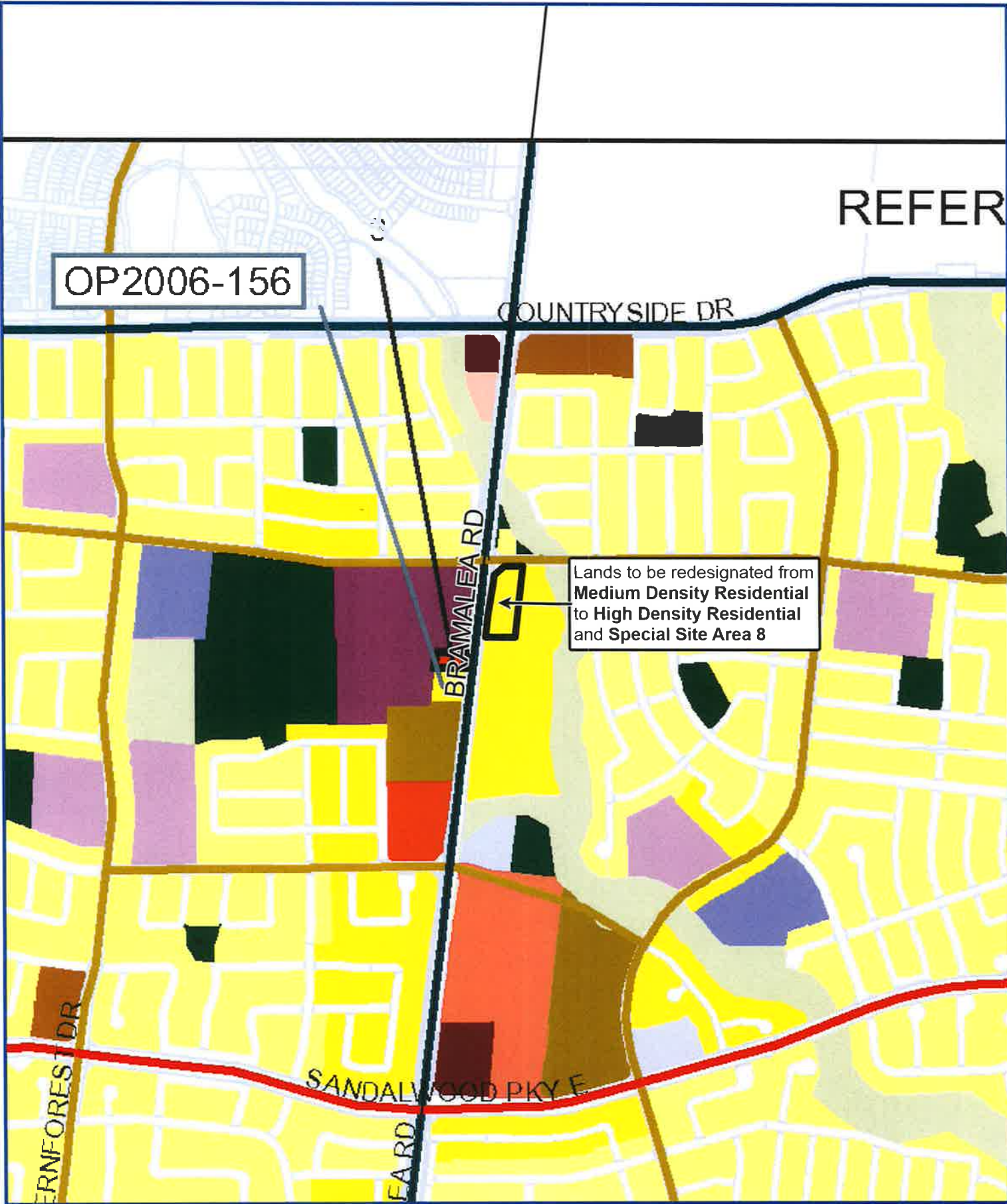
“7.8 Special Site Area 8, located at the southeast corner of Bramalea Road and Father Tobin Road shall permit stacked and back-to-back townhouses in accordance with the following:

- i. A maximum density of 170 units per net residential hectare (70 units per net residential acre);
- ii. A maximum Floor Space Index (FSI) of 2.0 (exclusive of an underground parking garage, all accessory buildings and structures);
- iii. The maximum building height shall be three storeys (not including basements or a roof structure used to house enclosed stairways and or mechanical equipment);
- iv. Development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape;
- v. Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e., stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.”



 Subject Lands





EXTRACT FROM Schedule 2 of the document known as the Springdale Secondary Plan Area 2

Subject Lands

RESIDENTIAL

- LOW DENSITY RESIDENTIAL 1
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

INSTITUTIONAL

- INSTITUTIONAL
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP
- FIRE STATION

COMMERCIAL

- CONVENIENCE RETAIL
- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- REGIONAL RETAIL
- SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL

OPEN SPACE

- NATURAL HERITAGE SYSTEM
- OPEN SPACE

UTILITY

- TRANSCANADA PIPELINE

ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY

SPECIAL SITE AREA

- SPECIAL SITE AREA
- LBPIA Operating Area





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 94 - 2025

To Amend Comprehensive Zoning By-law 270-2004

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:
AGRICULTURE (A); and RESIDENTIAL TOWNHOUSE A SPECIAL SECTION 1929 (R3A – 1929)	RESIDENTIAL APARTMENT A(1) – SECTION 3834 [R4A(1) – 3834]

(2) By adding the following Sections:

“3834 The lands designated R4A(1) – 3834 on Schedule A to this by-law:

3834.1 Shall only be used for the following purposes:

- 1) Dwelling, stacked townhouse;
- 2) Dwelling, back-to-back townhouse;
- 3) Dwelling, back-to-back stacked townhouse;
- 4) Purposes accessory to the other permitted purposes;

3834.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement;
- 2) Minimum Lot Width: No requirement;
- 3) Minimum Lot Depth: No requirement;

- 4) For the purposes of this Section:
 - a. The lot line abutting Father Tobin Road shall be the front lot line;
 - b. The lot line abutting Bramalea Road shall be the exterior side lot line;
- 5) Minimum Front Yard Depth: 2.0 metres;
- 6) Minimum Interior Side Yard Width: 4.5 metres;
- 7) Minimum Exterior Side Yard Width: 3.0 metres;
- 8) Minimum Rear Yard Depth:
 - a. To a dwelling: 7.5 metres;
 - b. To a one storey building containing an enclosed loading space and/or waste room: 0.3 metres;
- 9) Minimum Setback to a Daylight Triangle: 0.3 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metres to all lot lines;
- 12) Maximum Building Height: 3.0 Storeys;

(Exclusive of basements, parapets, railings, privacy screens and dividers, a roof structure used to house stairways, mechanical and electrical equipment, architectural feature(s), or other features as permitted by Section 6.16)
- 13) Maximum Floor Space Index (FSI): 2.0;

(Exclusive of an underground parking garage, all accessory buildings and structures)
- 14) Maximum Number of Units: 131;
- 15) Maximum Lot Coverage: 50% of the lot area;
- 16) Minimum Landscaped Open Space: 30% of the lot area;
- 17) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- 18) Permitted Yard Encroachments
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: Maximum 0.6 metres into any required yard;
 - b. Porches and exterior stairs: Maximum 2.5 metres into the required exterior side yard;

- 19) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 20) Minimum Number of Loading Spaces: 1 space;
- 21) Minimum Parking Space Requirements:
- a. Resident: 1.0 spaces per dwelling unit;
 - b. Visitor: 0.20 spaces per dwelling unit;
- 22) Bicycle Parking:
- a. Bicycle parking must be located on the same lot as the use or building for which it is required;
 - b. Resident: Minimum 0.50 spaces per dwelling unit;
 - c. Visitor: Minimum 0.10 spaces per dwelling unit;
 - d. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
 - e. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure;
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers;
 - f. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - g. Dimensions:
 - (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
 - (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
- 23) Waste Disposal and Storage:
All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;
- 24) All lands zoned R4A(1) – 3834 shall be treated as a single lot for zoning purposes;
- 25) Shall also be subject to the requirements and restrictions of the R4A(1) zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3834;
- 26) For the purpose of Section 3834:
A Dwelling, Back-to-Back Stacked Townhouse shall mean a building containing four or more dwelling units where

each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.”

ENACTED and PASSED this 14th day of May, 2025.

Approved as to
form.

2025/05/06

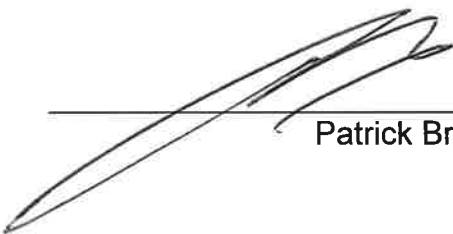
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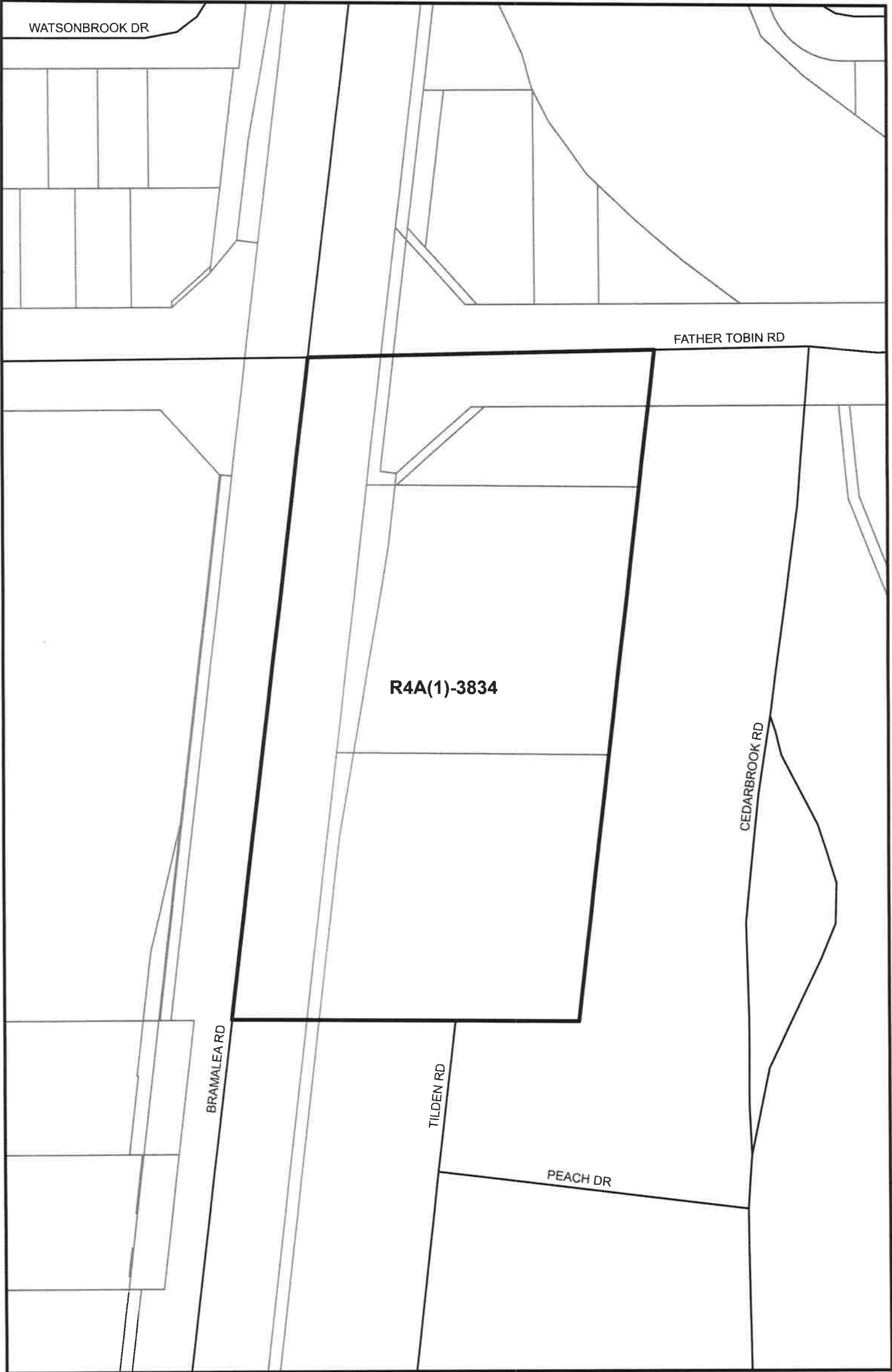
2025/May/06

AAP

(OZS-2024-0011)


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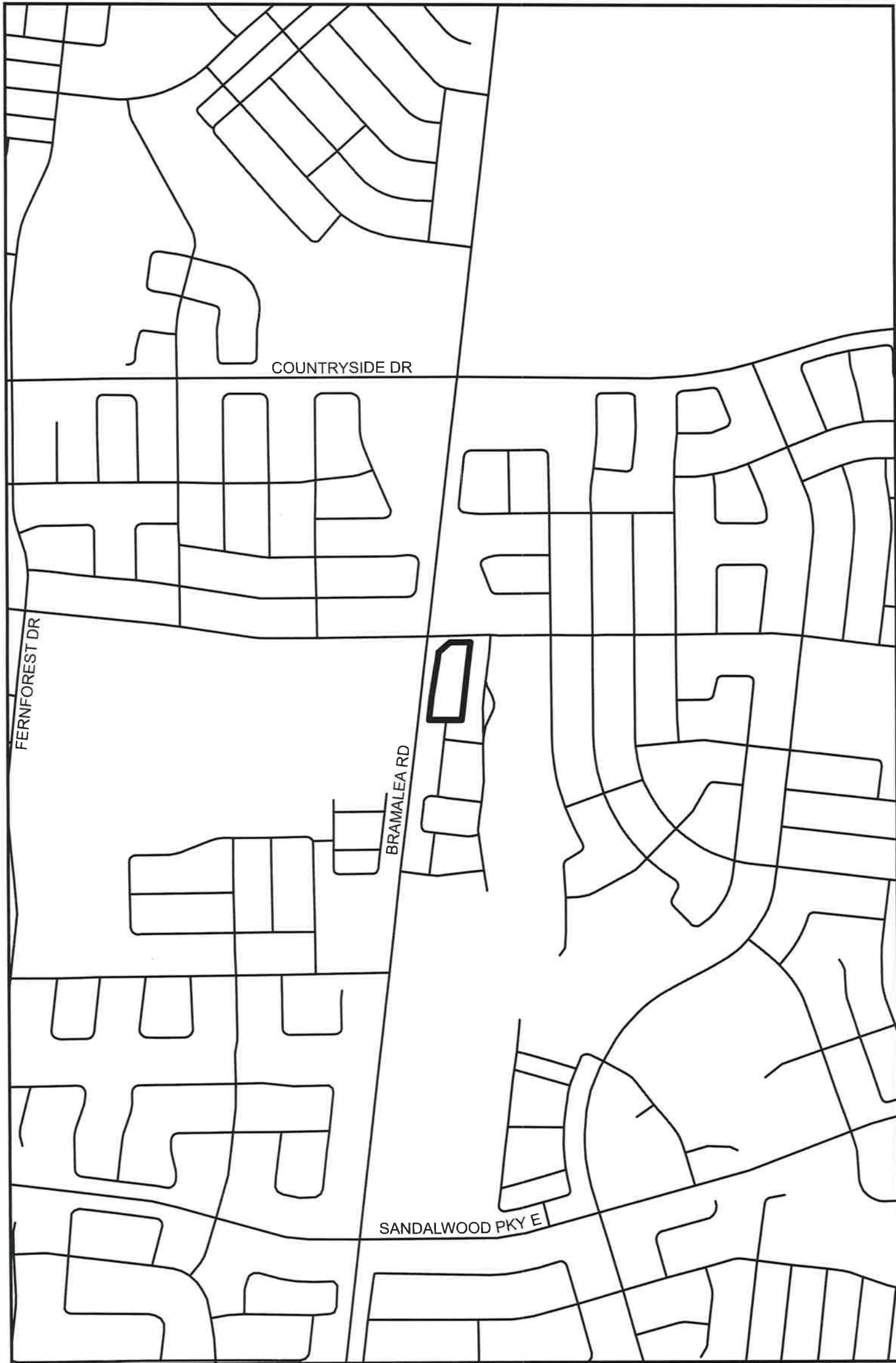


0 10 20 30
Metres

 Zoning Boundary  Parcel Fabric  Street



LOT 15, CONCESSION 5 E.H.S.



0 100 200 300
Metres

 Subject Lands



brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0011_ZKM
Date: 2025/05/01



KEY MAP

BY-LAW

94-2025