

**Adoption of Official Plan Amendment OP2006-204 (By-law 284-2021)
and Zoning By-law 285-2021
10675 Mississauga Road
Ward 6**

Date of Decision: December 8, 2021
Date of Notice: December 17, 2021
Last Date of Appeal: January 6, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 284-2021, to adopt **Official Plan Amendment OP2006-204, and By-law 285-2021**, 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 Mattamy Homes (Brampton North) Ltd. – Glen Schnarr & Associates Inc. – File OZS-2021-0012.

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 OP2006-204: to permit the development of the lands for medium density residential purpose.

The Purpose and Effect of Zoning By-law 285-2021: to amend comprehensive Zoning By-law 270-2004, as amended, to permit the development of a site with a mix of 296 townhouse units consisting of standard, back-to-back and rear lane townhouses.

Location of Lands Affected: the east side of Mississauga Road, west of Veterans Drive, and north of Sandalwood Parkway, municipally known as 10675 Mississauga Road, being part of Lot 14, Concession 4 in the City of Brampton – Ward 6.

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 Noel Cubacub, Planning and Infrastructure Services Department, 905-874-3417 or at noel.cubacub@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 January 6, 2022**, 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
905.874.2107

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 284 - 2021

To adopt Amendment Number OP 2006- 204 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 2006- 204 to the Official Plan of the City of
Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 8th day of December, 2021.

Approved as to
form.

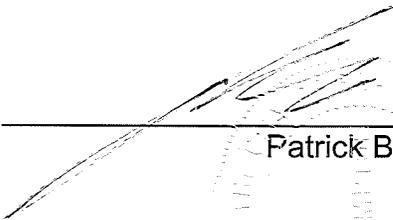
2021/11/24

SDSR

Approved as to
content.

2021/11/24

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

(City file: OZS-2021-0012)

AMENDMENT NUMBER OP 2006- 204
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 townhouse dwelling units on the former Peel Regional Police Association lands. The amendment removes the Special Policy Area (Peel Regional Police Association) in the Mount Pleasant Secondary Plan (Area 51) and Block Plan 51-1 to permit residential uses, as outlined on Schedule A to C of this amendment.

2.0 Location:

The lands subject to this amendment are located on the east side of Mississauga Road, north of Sandalwood Parkway and south of Wanless Drive. The lands have a frontage of approximately 154 metres (505 feet) on Mississauga Road and an area of 6.22 hectares (15.37 acres). The lands are located at 10675 Mississauga Road, and are legally described as Part of Lot 14, Concession 4, W.H.S. in the City of Brampton.

3.0 Amendments and Policies Relevant Thereto:

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

- (1) By amending Schedule E – Major Recreational Open Space, to delete the “Private Commercial Recreation” designation as shown on Schedule ‘A’ to this amendment;
- (2) By adding to the list of amendments pertaining to Secondary plan Area Number 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 204 ;

3.2 The document known as the Mount Pleasant Secondary Plan Area 51, being Part II of the 2006 Official Plan of the City of Brampton, as amended, is hereby further amended:

- (1) By amending Schedule 51(a) of Chapter 51: Mount Pleasant Secondary Plan, by changing the land use designations of a portion of the lands shown on Schedule ‘B’ of this amendment from “Low/Medium Density Residential” to “Medium Density Residential”;
- (2) By amending Schedule SP51(a) of Chapter 51: Mount Pleasant Secondary Plan, to delete the “Peel Regional Police Association Special Policy Area” designation as shown on Schedule “B” to this amendment;
- (3) By deleting subsection 5.1.3.3 Special Policy Area (Peel Regional Police Association) in its entirety;

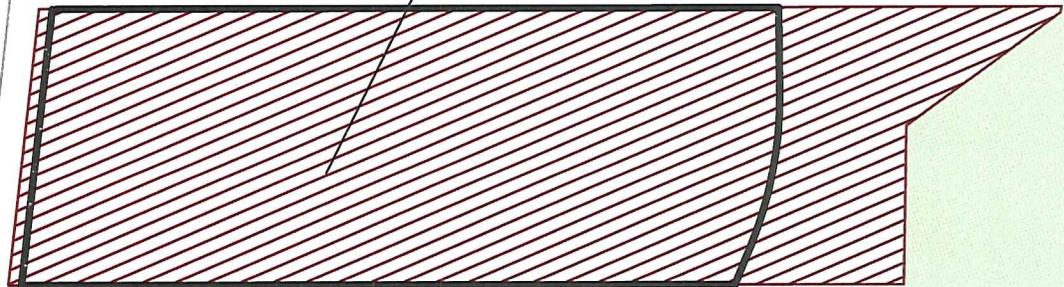
3.3 The document known as Mount Pleasant Block Plan Sub-Area 51-1 of Chapter 51 of the Mount Pleasant Secondary Plan (Part III Block Plan of the City of Brampton 2006 Official Plan of the City of Brampton, as amended), is hereby further amended:

- (1) By amending Schedule 51-1 Mount Pleasant Block Plan to change the road network and lotting of the lands, as shown on Schedule “C” to this amendment;

- (2) By amending Schedule 51-1 Mount Pleasant Block Plan to change the land use designations of a portion of the lands shown on Schedule 'C' to this amendment from "Low/Medium Density Residential" to "Medium Density Residential".

"PRIVATE COMMERCIAL RECREATION DESIGNATION" TO BE DELETED

MISSISSAUGA RD



SANDALWOOD PARKWY W

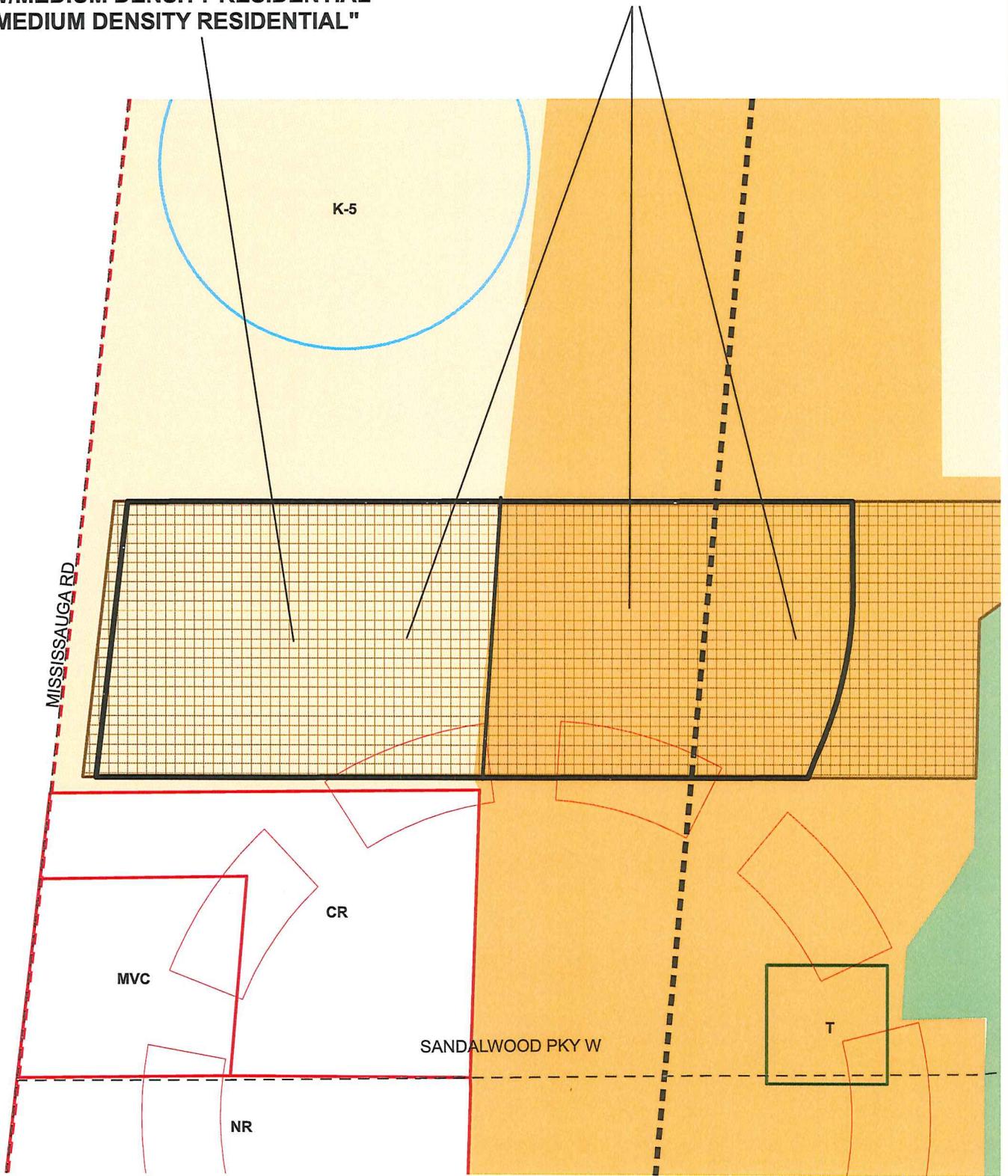
EXTRACT FROM SCHEDULE E (MAJOR RECREATIONAL OPEN SPACE) FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|---|---|
|  COMMUNITY PARK |  CONSERVATION AREA |
|  CITYWIDE PARK |  CEMETERY |
|  PRIVATE COMMERCIAL RECREATION | |



LANDS TO BE REDESIGNATED FROM "LOW/MEDIUM DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"

"PEEL REGIONAL POLICE ASSOCIATION SPECIAL POLICY AREA" TO BE DELETED



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

ROAD NETWORK

- Transit Spine Collector Road
- - Arterial Road
- Collector Road
- ↔ Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- ◇ Grade Separation
- ⊙ SWM Stormwater Management Facility

INSTITUTIONAL

- ⊙ K-5 Public Junior Elementary School Site
- ⊙ 6-8 Public Senior Elementary School Site
- ⊙ SE Separate Elementary School Site
- ⊙ PS Public Secondary School Site
- ⊙ SP Separate Secondary School Site
- ⊙ W Place of Worship

RECREATIONAL OPEN SPACE

- ⊙ CP City Park
- ⊙ LP Local Park
- △ Parkette
- ⊙ T Town Square
- ▽ Vest Pocket

RETAIL

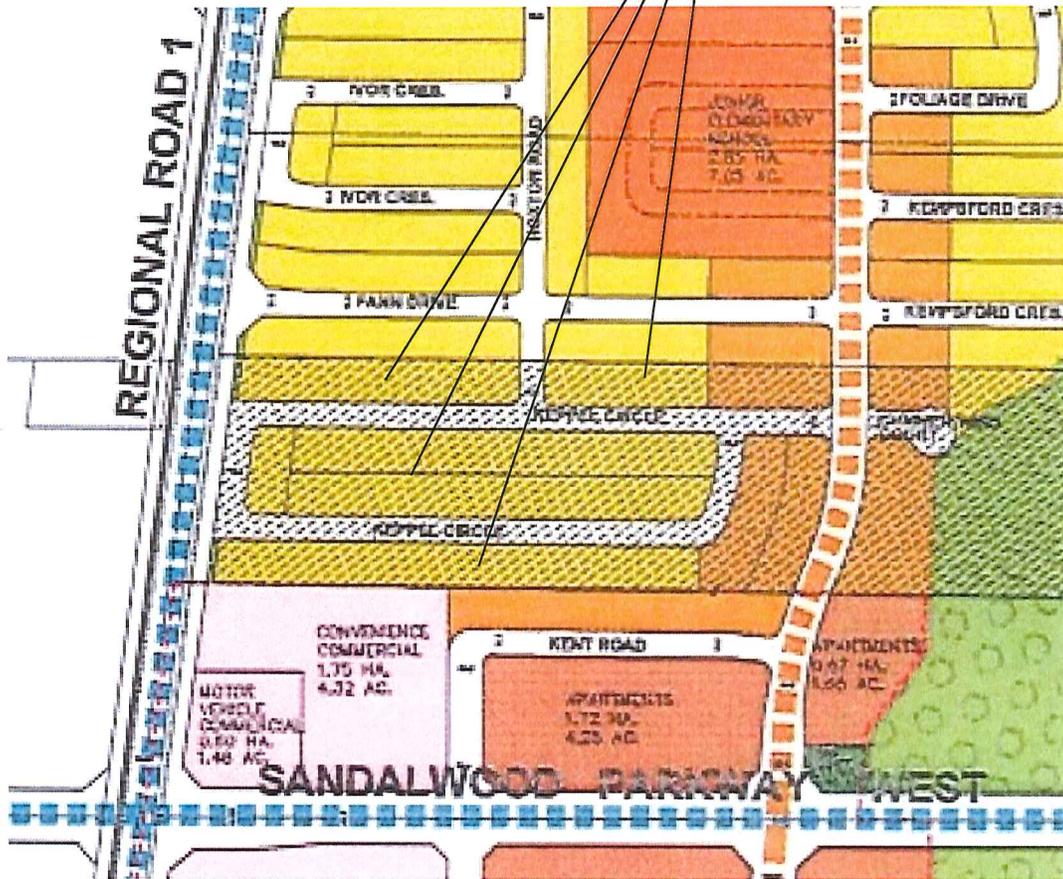
- ⊙ District Retail
- ⊙ CR Convenience Retail
- ⊙ NR Neighbourhood Retail
- ⊙ MVC Motor Vehicle Commercial

OTHER

- ⊙ HD Heritage Resource Designation under the Ontario Heritage Act
- ⊙ HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- ⊙ Mixed Use Area
- ⊙ Special Policy Area 1-2
- ⊙ Peel Regional Police Association Special Policy Area
- ⊙ Area Subject to this Amendment
- ⊙ Osmington Special Policy Area (Mixed Use Centre)



**LANDS TO BE REDESIGNATED FROM
"LOW/MEDIUM DENSITY RESIDENTIAL"
TO "MEDIUM DENSITY RESIDENTIAL"**



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

LEGEND

- | | | | | |
|----------------------------------|----------------------------------|--|---|---|
| BOUNDARY OF BLOCK PLAN AREA 51-1 | LOW / MEDIUM DENSITY RESIDENTIAL | OPEN SPACE (NHSP/ BUFFER/CHANNELS PARKS/ VEST POCKETS/ PARKETTES/ TOWN SQUARE) | POTENTIAL LOCATION OF HYDRO ONE BRAMPTON 2m x 7m SWITCH GEAR EASEMENT | MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK) |
| NODE BOUNDARY | MEDIUM DENSITY RESIDENTIAL | HIGH DENSITY RESIDENTIAL | | ON-STREET BIKE LANE (CLASS 2) |
| NATURAL HERITAGE SYSTEM | COMMERCIAL | SWM PONDS | | POTENTIAL SIGNED BIKE ROUTE (CLASS 3) |
| CITY PARK | SPECIAL POLICY AREA | | | GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES) |
| GO STATION | | | | |
| NON-PARTICIPATING PROPERTIES | | | | |
| FIREHALL | | | | |
| LIBRARY | | | | |





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 285 - 2021

To amend 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, as amended, 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 to this by-law:

From:	To:
Agricultural – Section 249 (A - 249)	Residential Townhouse 3E - 7.0 – Section 3611 (R3E – 7.0 – 3611)
	Residential Townhouse 3E – 6.0 – Section 3612 (R3E – 6.0 – 3612)
	Residential Townhouse 3E – 6.0 – Section 3613 (R3E – 6.0 – 3613)
	Residential Townhouse 3E – 6.0 – Section 3614 (R3E- 6.0 – 3614)
	OPEN SPACE (OS)

- (2) By adding thereto, the following sections:

- “3611 The lands designated R3E – 7.0 – 3611 on Schedule A to this by-law:
- 3611.1 Shall only be used for the purposes permitted in an R3E-X Zone;
- 3611.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth
 - a) 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door; and,
 - b) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into minimum front yard;
- 2) Minimum Exterior Side Yard Width
 - a) 3.0 metres;
 - b) a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard; and,
 - c) a bay window, bow window or box window with or without cold cellar may encroach 1.0 metre into the minimum exterior side yard;
- 3) Minimum Interior Side Yard Width
 - a) 1.2 metres;
 - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings and,
 - c) 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;
- 4) Minimum Rear Yard Depth: 5.7 metres;
- 5) Maximum Building Height: 11.0 metres;
- 6) Garage Control
 - a) The maximum cumulative garage door width shall be:
 - i) 3.7 metres if the lot width is equal to or less than 7 metres;
 - ii) 5.5 metres if the lot width is equal to or greater than 8.4 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - b) The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;
 - c) A two bay garage shall be permitted on a corner lot;
 - d) No garage shall face the flankage lot line;
- 7) Notwithstanding Section 10.12, the minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 5.5 metres;
- 8) Notwithstanding Section 10.13.2, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;

3611.3 Shall also be subject to the requirements and restrictions relating to the R3E-X Zone and all of the general provisions which are not in conflict with those set out in Section 3611.2;"

(3) By adding thereto, the following sections:

"3612 The lands designated R3E – 6.0 – 3612 on Schedule A to this by-law:

3612.1 Shall only be used for the purposes permitted in an R3E-X Zone;

3612.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth
 - a) 3.0 metres to the main wall of the building but 5.4 metres to the front of the garage door;
- 2) Minimum Lot Depth: 24 metres;
- 3) Minimum Exterior Side Yard Width
 - a) 3.0 metres;
 - b) A porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard;
- 4) Minimum Interior Side Yard Width
 - a) 1.2 metres;
 - b) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - c) 1.5 metres to the main wall for units abutting lands zoned Open Space; and,
 - d) 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- 5) Minimum Rear Yard Depth
 - a) 5.7 metres;
- 6) Maximum Building Height: 13.0 metres;
- 7) Garage Control
 - a) The maximum cumulative garage door width shall be:
 - i) 3.7 metres for an interior lot if the lot width is equal to or less than 8.13 metres;
 - ii) 5.5 metres for a corner lot if the lot width is equal to greater than 10.19 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - b) The maximum interior garage width shall be 0.9 metres wider than the maximum garage door width;

- c) A two bay garage shall be permitted on a corner lot;
 - d) No garage shall face the flankage lot line;
 - 8) The following shall apply to a bay, bow or box window:
 - a) Notwithstanding Section 6.13 Table 6.13 A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) Notwithstanding Section 6.13 Table 6.13 A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres upto a maximum depth of 1.0 metres shall contain side windows;
 - 9) Notwithstanding Section 10.13.2, each dwelling unit shall have direct pedestrian access from the front yard with two or more than a two-step grade difference inside the unit and without having to pass through a habitable room;
- 3612.3 Shall also be subject to the requirements and restrictions relating to the R3E-X Zone and all of the general provisions, which are not in conflict with those set out in 3612.2 of this By-law.”

(4) By adding thereto, the following sections:

“3613 The lands designated R3E-6.0-3613 on Schedule A to this By-law:

3613.1 Shall only be used for the following purposes:

- 1) Dwelling, Back-to-Back Townhouse;

3613.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area
 - a) Interior Lot: 85 square metres;
 - b) Corner Lot: 120 square metres;
- 2) Minimum Lot Depth: 13 metres;
- 3) Minimum Front Yard Depth
 - a) 3.0 metres but 5.4 metres to a garage door facing the front lot line;
 - b) A porch and/or balcony with or without foundation may encroach 2.0 metres into the minimum front yard;
- 4) Minimum Rear Yard Depth: 0.0 metres;

- 5) Minimum Exterior Side Yard Depth
 - a) 3.0 metres;
 - b) A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- 6) Minimum Interior Side Yard Width
 - a) 1.2 metres; and,
 - b) 0.0 metres when abutting a side lot line that coincides with the shared common wall between two dwellings;
- 7) Maximum Building Height: 13.0 metres;
- 8) For Back-to-Back Townhouses, a maximum of 16 dwelling units may be attached in a contiguous structure, and the structure shall be a maximum of 8 units wide and 2 units deep;
- 9) Garage Control
 - a) The maximum cumulative garage door width shall be 3.7 metres for interior units equal to 6.4 metres;
 - b) The maximum cumulative garage door width shall be 3.7 metres for interior lots, equal to or greater than 8.10 metres;
 - c) The maximum cumulative garage door width for corner lots shall be 5.5 metres. Notwithstanding Section 10.9.1B(7), the driveway shall not exceed the width of the garage;
 - d) A two bay garage shall be permitted on a corner lot;
 - e) No garage shall face the flankage lot line;
 - f) The interior garage width shall be a maximum 0.9 metres greater than the maximum garage door width permitted on the lot;
- 10) The following shall apply to a bay, bow or box window:
 - a) Notwithstanding Section 6.13 Table 6.13 A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) Notwithstanding Section 6.13 Table 6.13 A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres is not required to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
- 11) Section 10.13.2 shall not apply.

3613.3 Shall also be subject to the requirements and restrictions relating to the R3E – X Zone and all of the provisions, which are not in conflict with those set out in 3613.2.”

(5) By adding thereto, the following sections:

“3614 The lands designated R3E-6.0-3614 on Schedule A to this By-law:

3614.1 Shall only be used for the following purposes:

a) Rear-Lane Townhouse;

3614.2 For the purposes of this Zoning By-law Amendment, the front lot line shall deemed Veterans Drive;

3614.3 Shall be subject to the following requirements and restrictions:

1) Minimum Front Yard Depth

a) 3.0 metres;

b) A maximum 1.2 metres high fence shall be permitted in the front;

2) Minimum Exterior Side Yard Depth

a) 3.0 metres;

b) For corner units, a porch and/or balcony may encroach 2.0 metres into the minimum exterior side yard but no closer than 1.0 metre to any lot line;

3) Minimum Interior Side Yard Width

a) 0.0 metres when abutting side lot line coincides with a common wall between two dwellings; and,

b) 0.7 metres to a bay, bow or box window with or without foundation or cold cellar;

4) Minimum Rear Yard Depth: 5.4 metres;

5) Maximum Building Height: 13.0 metres;

6) Garage Control

a) The maximum cumulative garage door width shall be 3.7 metres for an interior lot with a lot width equal to or less than 8.13 metres;

b) The maximum cumulative garage door width shall be 5.5 metres for a corner lot with a lot width equal to or greater than 10.19 metres;

c) The interior garage width shall be a maximum of 0.9 metres greater than the maximum garage door width permitted on the lot;

d) A two bay garage shall be permitted on a corner lot;

e) No garage shall face the flankage lot line;

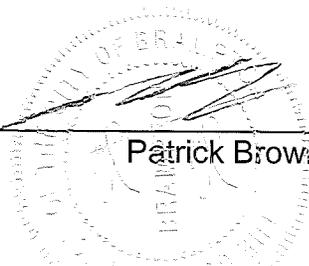
- 7) Section 10.13.2 shall not apply;
- 8) The following shall apply to a bay, bow or box window:
 - a) Notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - b) Notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

3614.3 Shall also be subject to the requirements and restrictions relating to the R3E – 6.0 Zone and all of the general provisions, which are not in conflict with those set out in Section 3614.2 of this By-law.”

ENACTED and PASSED this 8th day of December, 2021.

Approved as to
form.
2021/12/07
SDSR

Approved as to
content.
2021/12/03
AAP

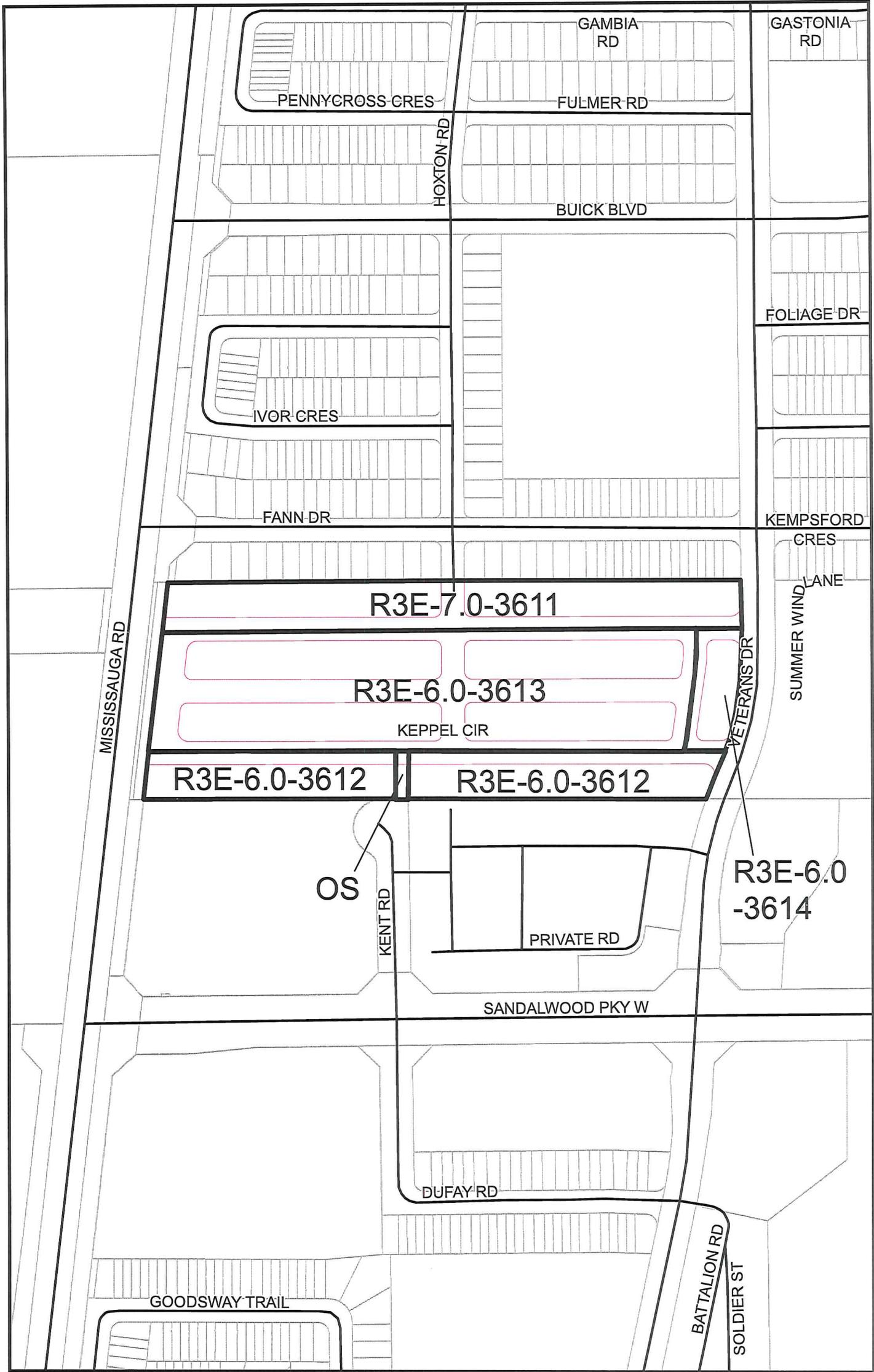


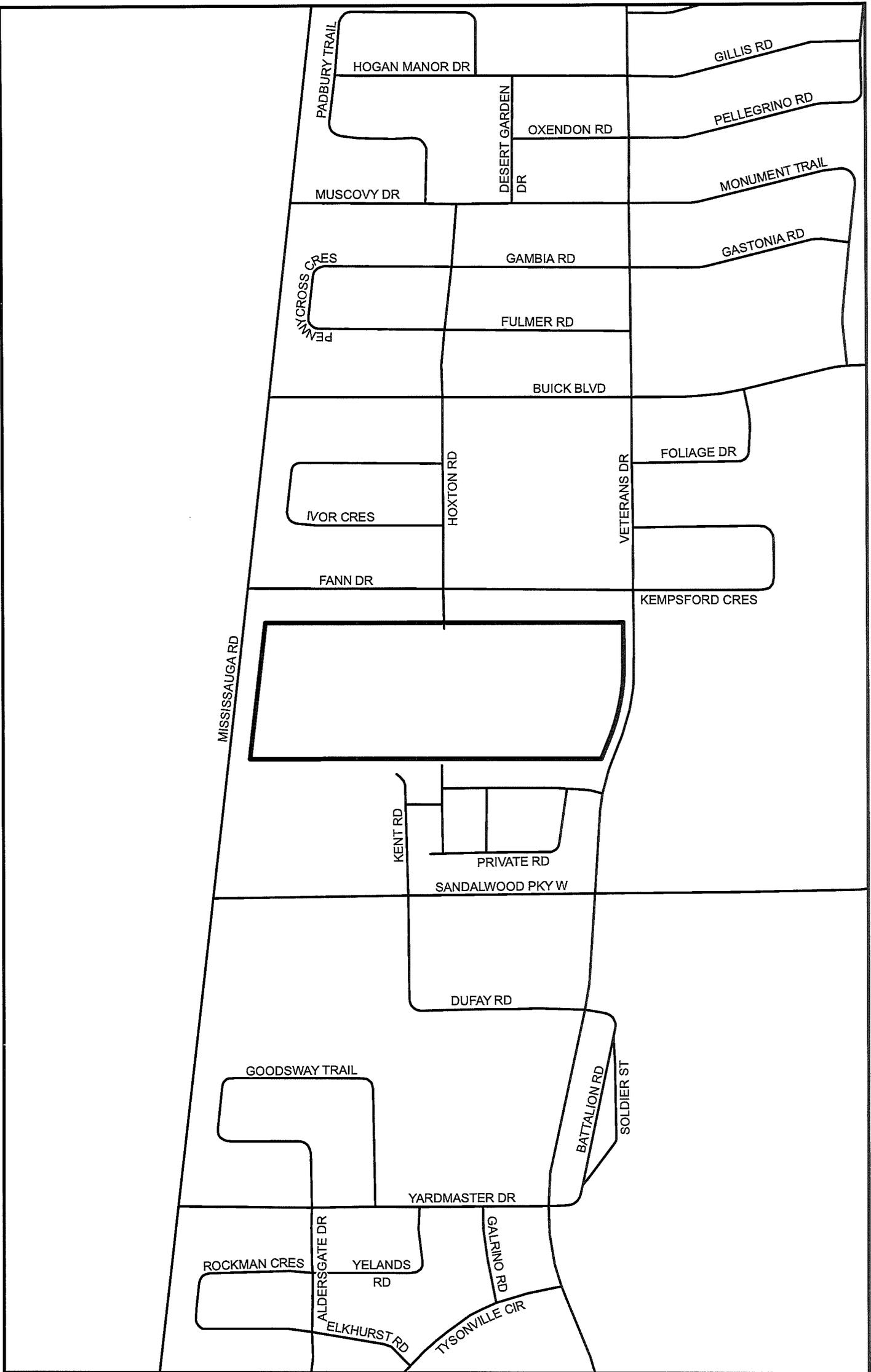
Patrick Brown, Mayor



Peter Fay, City Clerk

(City file: OZS-2021-0012/ 21T-21004B)





 SUBJECT LANDS