

**Adoption of Official Plan Amendment OP 2006-217 (By-law 115-2022)
and Zoning By-law 116-2022**

172 Church Street East

Date of Decision: May 18, 2022
Date of Notice: June 2, 2022
Last Date of Appeal: June 22, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 115-2022, to adopt Official Plan Amendment OP2006-217, and By-law 116-2022, to amend Comprehensive Zoning By-law 270-200 under sections 17 and 34, respectively of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Weston Consulting, Sunfield Investments Inc. - 172 Church Street East – Ward 1 (File: OZS-2020-0026).

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: to amend the City of Brampton Official Plan OP2006, to redesignate the lands from “Low Density Residential” to “High Density Residential” and “Special Site Area 6” to permit a 3-storey stacked back-to-back townhouse block and a semi-detached block.

The Purpose and Effect of the Zoning By-law: to amend comprehensive Zoning By-law 270-2004, to rezone the lands from “Residential Single Detached B (R1B)” to “Residential Townhouse A – Section 3626 (R3A-3626)” to permit a residential townhouse and semi-detached homes containing 26 dwelling units, in accordance with the requirements set out in the By-law.

Location of Lands Affected: The property is located north of Church Street East, west of Kennedy Road and east of Binsell Avenue - 172 Church Street East.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk’s Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development, at 905-874-2386 or xinyue.li@brampton.ca

There are no other applications under the *Planning Act*, pertaining to the subject lands

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.

When and How to File an Appeal: Any appeal of the official plan amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than June 22, 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
905.874.2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 115 - 2022

To Adopt Amendment Number OP 2006- 217 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- 217 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 18th day of May, 2022.

Approved as to
form.

2022/04/27

SDSR

Approved as to
content.

2022/04/26

AAP

(OZS-2020-0026)

~~Patrick Brown, Mayor~~

MARTIN MEDEIRAS, DEPUTY MAYOR

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 217
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 a 3-storey stacked back-to-back townhouse block and a semi-detached block. The amendment re-designates the subject lands from Low Density Residential to High Density Residential and Special Site Area 6 in the Brampton Flowertown Secondary Plan (Area 6).

2.0 Location:

The lands subject to this amendment are located on the north side of Church Street East, west of Kennedy Road and east of Binsell Avenue. The subject lands have a frontage of approximately 28.33 metres on Church Street East. The lands are municipally known as 172 Church Street East in the City of Brampton and are located in Part of Lot 4, Block F, Registered Plan BR26 in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

(1) by adding to the list of amendments pertaining to Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 217.

- 3.2 The portions of document known as the Brampton Flowertown Secondary Plan Chapter 6 (Part II Secondary Plan, as amended, of the City's Official Plan) is hereby further amended as follows:

(1) by amending Schedule 6 of the Brampton Flowertown Secondary Plan to re-designate the lands from "Low Density Residential" to "High Density Residential" and "Special Site Area 6" as shown on Schedule "A" of this amendment.

- (2) by amending **Section 8 Special Site Areas** by adding subsection 8.6 Special Site Area 6:

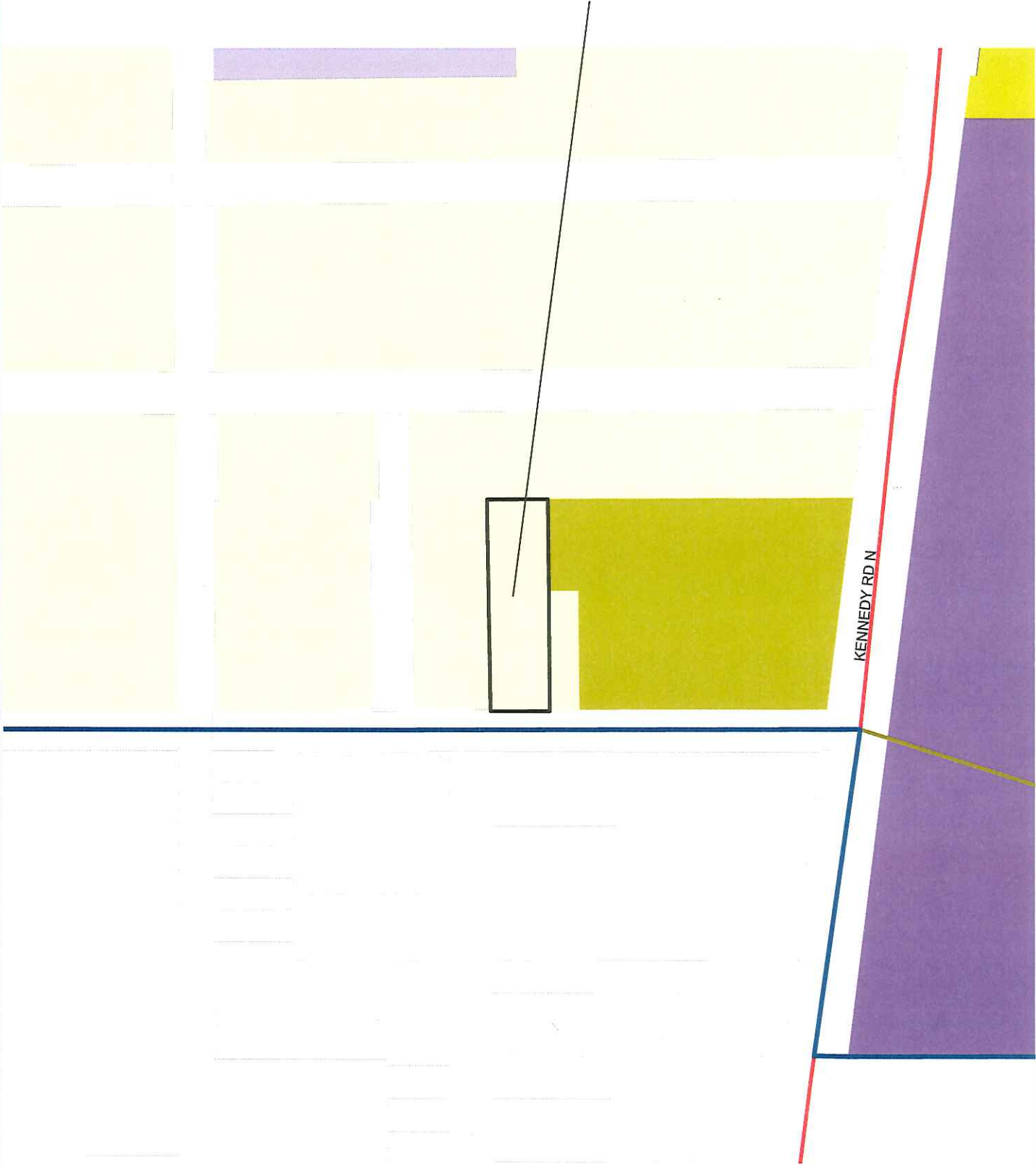
"8.6 Special Site Area 6

The lands designated High Density Residential within **Special Site Area 6** as shown on Schedule "A" of this amendment shall only be developed for semi-detached dwellings and stacked back-to-back townhouse dwellings with a maximum density of 89 units per net hectare.

AMENDMENT NUMBER OP 2006 – 217

To the Official Plan of the
City of Brampton Planning Area

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL" AND "SPECIAL SITE AREA 6"



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

COMMERCIAL	RESIDENTIAL	INSTITUTIONAL	OPEN SPACE	ROADS
<div></div> NEIGHBOURHOOD RETAIL	<div></div> LOW DENSITY RESIDENTIAL	<div></div> ELEMENTARY SCHOOL	<div></div> NATURAL HERITAGE SYSTEM	<div></div> COLLECTOR ROAD
<div></div> DISTRICT RETAIL	<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> MIDDLE SCHOOL	<div></div> RECREATION OPEN SPACE	<div></div> MINOR ARTERIAL ROAD
<div></div> CONVENIENCE RETAIL	<div></div> MEDIUM/HIGH DENSITY RESIDENTIAL	<div></div> SECONDARY SCHOOL	<div></div> CEMETERY	<div></div> MAJOR ARTERIAL ROAD
<div></div> HIGHWAY COMMERCIAL	<div></div> HIGH DENSITY RESIDENTIAL	<div></div> GENERAL EMPLOYMENT 1	<div></div> RAILWAY	<div></div> PROVINCIAL HIGHWAY
<div></div> SERVICE COMMERCIAL		<div></div> PLACE OF WORSHIP	<div>1</div> SPECIAL SITE AREA	
	UTILITY	<div></div> INSTITUTIONAL	<div></div> SPECIAL POLICY AREA	
	<div></div> UTILITY		<div></div> SECONDARY PLAN BOUNDARY	



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 116 - 2022

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

FROM:	TO:
Residential Single Detached B (R1B)	Residential Townhouse A - Section 3626 (R3A-3626)

(2) By adding thereto the following sections:

“3626 The lands zoned R3A - 3626 on Schedule A to this by-law:

3626.1 Shall only be used for the following purposes:

- a) A stacked back-to-back townhouse dwelling
- b) A semi-detached dwelling
- c) purposes accessory to the other permitted purposes

3626.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	No requirement
(b) Minimum Lot Width	28 metres
(c) Minimum Front Yard Depth	6.0 m to a lot line abutting a public street
(d) Minimum East Interior Side Yard Width	i) 4.5 metres for a Semi-detached Dwelling ii) 5.8 metres for a Stacked Back-to-back Townhouse Dwelling
(e) Minimum West Interior Side Yard Width	i) 6.0 metres for a Stacked back-to-back Townhouse Dwelling ii) 3.0m to a garbage enclosure
(f) Minimum Rear Yard Depth	12.0 metres
(g) Minimum setback from the front wall of a semi-detached dwelling to the curb of a private road	3.0 metres

(h) Minimum setback from a garage door to a private road for a semi detached dwelling	7.0 metres
(i) Maximum Building Height	10.8 metres
(j) Minimum Drive Aisle Widths	6.0 metres shall be provided where parking stalls located in an underground parking structure, including underground parking ramp.
(k) Minimum Landscaped Open Space	1.2m along a side lot line 9.0m along a rear lot line
(l) Minimum Parking Requirements	1.0 space per dwelling unit for resident parking 0.2 spaces per dwelling unit for visitor parking
(m) Maximum Number of Dwelling Units	26
(n) Minimum dwelling unit width	5.0 metres
(o) Garage Control	The maximum garage door width per dwelling unit shall be 2.5 metres
(p) Minimum width of a Private Road	6.6 metres
(q) Hydro Transformer	Setbacks to a hydro transformer shall not apply

3626.3 In this Section, the following shall apply:

a) a stacked back-to-back Townhouse Dwelling shall mean a building not exceeding four storeys in height, containing more than three attached dwelling units that are divided horizontally and vertically, each with an entrance that is independent or through a common vestibule, with a minimum four units per block that are attached sharing a common rear wall.

(b) Section 6.27 shall not apply.

(c) A ground terrace may encroach a maximum of 3.1 metres into a required interior side

(d) A porch or a balcony may encroach a maximum of 1.8 metres into a required interior side yard

(e) All waste and recycling containers and bulk items must be stored inside an enclosed structure.

(f) All lands zoned R3A-3626 shall be treated as one lot for zoning purposes


(g) Shall also be subject to the requirements and restrictions relating to the R3A zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 3626."

ENACTED and PASSED this 18th day of May, 2022.

Approved as to
form.
2022/04/27
SDSR


Approved as to
content.
2022/04/26
AAP

(OZS-2020-0026)

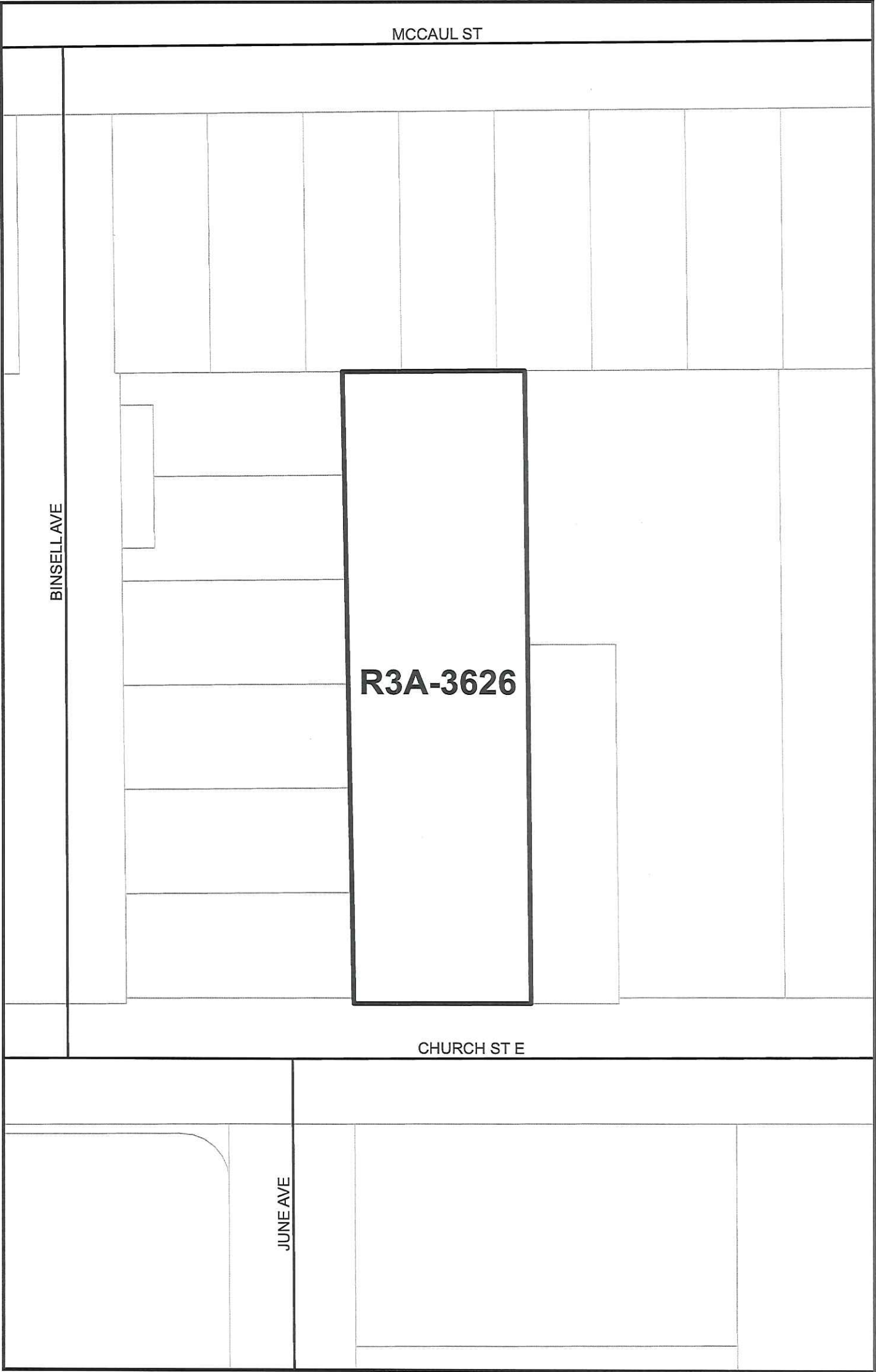


Patrick Brown, Mayor

MARTIN MEDEIROS, DEPUTY MAYOR



Peter Fay, City Clerk



SALISBURY
CIR

EDGEMONT DR

WOODWARD AVE

MCCAUL ST

BEECH ST

BINSELL AVE

KENNEDY RD N

CHURCH ST E

PRIVATE RD

JUNE AVE

CHARLES ST



SUBJECT LANDS



BRAMPTON
Flower City



KEY MAP

brampton.ca
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

BY-LAW 116-2022

File: OZS-2020-0026_ZKM
Date: 2022/03/29 Drawn by: ckovac