

**Adoption of Official Plan Amendment OP2006-155
and Zoning By-law 221-2018
0, 8758, 8772, 8794, 8816, 8828, 8832, 8848, 8852 Chinguacousy Road**

Date of Decision: September 12, 2018
Date of Notice: September 24, 2018
Last Date of Appeal: October 15, 2018

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 220-2018, to adopt **Official Plan Amendment OP2006-155**, and **By-law 221-2018**, 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 (File C03W05.020).

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: In accordance with the provisions of the Planning Act enact Official Plan Amendment Number OP 2006-155 to amend the Official Plan pursuant to an application by Glen Schnarr & Associates Incorporated – Mississauga Flea Market Management Inc. (File C03W05.020). To change the land use designation of the lands shown outlined on Schedule 'A' to permit the development of semi-detached dwellings and a parkette. To amend Comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Glen Schnarr & Associates Incorporated – Mississauga Flea Market Management Inc (File C03W05.020). To rezone the lands from "Agricultural (A)", Residential Single Detached F (R1F-11.6-2012)" and "Residential Single Detached F (R1F 11.6.2327)" to "Residential Semi-Detached E (R2E-7.5-2896)", "Residential Semi-Detached E (R2E-7.3-2898)" and "Open Space (OS)" to permit 100 semi-detached units and a public park on a new public cul-de-sac road.

Location of Lands: The lands affected by Official Plan Amendment OP2006-155 and By-law 221-2018 are located at 0, 8758, 8772, 8794, 8816, 8828, 8832, 8848, 8852 Chinguacousy Road, in the City of Brampton.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials, including a key map showing the lands to which the by-law applies, 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 Kevin Freeman, Development Planner, Planning and Development Services, at (905) 874-2051 or kevin.freeman@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*, which submissions addressed concerns related to density, housing typology, vehicular access, traffic, availability of public parkland, school capacity, property

values, noise, loss of privacy, safety, parking, traffic and safety during construction and dirt and airborne materials during construction 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 Local Planning and Appeal Tribunal (LPAT) to be filed with the Clerk of the City of Brampton no later than 20 days from the date of this notice as shown above as the last date of appeal. An appeal form is available from the LPAT website at www.elfto.gov.on.ca/tribunals/lpat/forms.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. 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 LPAT, there are reasonable grounds to add the person or public body as a party.

Mailing Address for Filing a Notice of Appeal:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
(905) 874-2114
CityClerksOffice@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 220 - 2018

To adopt Amendment Number OP2006-~~155~~
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-~~155~~ 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 12th day of September, 2018.

Approved as to
form.

2018/08/27

AWP

Approved as to
content.

2018/08/27

AP

Linda Jeffrey, Mayor

Peter Fay, City Clerk

(City File: C03W05.020)

AMENDMENT NUMBER OP 2006-155
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to permit the development of semi-detached dwellings and a parkette.

2.0 Location:

The lands subject to this amendment are located on the west side of Chinguacousy Road, approximately 26 metres north of Bonnie Braes Drive. The lands have a frontage of approximately 350 metres on Chinguacousy Road, an area of approximately 2.69 hectares, and are legally described as Part of Lots 4 and 5, Concession 3, WHS.

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:

- a. by adding to the list of amendments pertaining to Secondary Plan Area Number 45: The Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 155.

3.2 The portions of the document known as Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. by changing on Schedule SP45 (A) of Chapter 45 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Low Density 2 Residential" to "Medium Density 2 Residential" and "Parkette";
- b. by adding on Schedule SP45 (A) of Chapter 45 of Part II: Secondary Plans, "Medium Density 2" and "Parkette" to the list of Open Space land use designations; and
- c. by adding to Section 5.2, a new "Medium Density 2 Residential" designation category, as follows:

"5.2.3 Medium Density 2 Residential

5.2.3.1 Lands designated Medium Density 2 Residential located on the west side of Chinguacousy Road, north of Bonnie Braes Drive, south of Queen Street West as shown on Schedule SP45(A) shall permit, subject to Section 5.2.1:

- i) a range of semi-detached housing forms, including back-to-back semi-detached dwellings; and
 - ii) a maximum density of 59 units per net residential hectare (24 units per net residential acre).
- d. by renumbering Sections 5.2.3 to 5.2.8 (including subsections) as Sections 5.2.4 to 5.2.9.

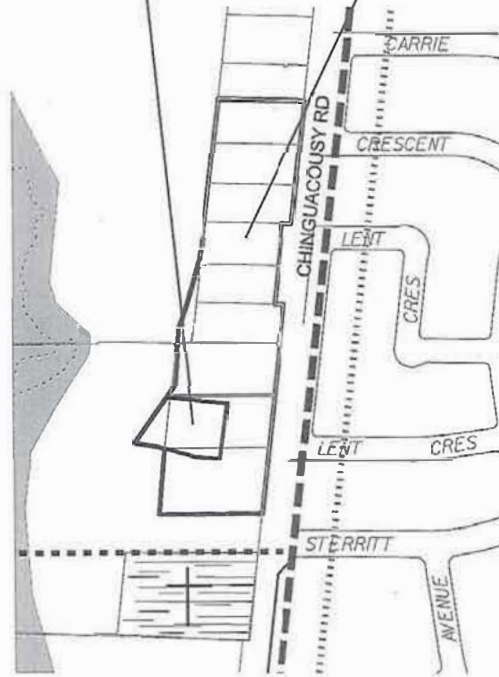
- e. by adding to Section 5.4.6, Parkettes, the following:

"5.4.6.7



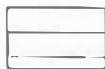




Notwithstanding Policy 5.4.6.6, the size of the Parkette located between Chinguacousy Road and Allegro Drive shall have a minimum area of 0.2 ha (0.5 acres)"

LANDS TO BE REDESIGNATED FROM
"RESIDENTIAL - LOW DENSITY 2"
TO "OPEN SPACE - PARKETTE"

LANDS TO BE REDESIGNATED FROM
"RESIDENTIAL - LOW DENSITY 2"
TO "RESIDENTIAL - MEDIUM DENSITY 2"



EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

	RESIDENTIAL Low Density 2		OPEN SPACE Primary Valleyland
	RESIDENTIAL Medium Density 2		OPEN SPACE Parkette
	INSTITUTIONAL Place Of Worship		INFRASTRUCTURE Major Arterial Roads
	Secondary Plan Boundary		





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 221 - 2018

To amend By-law 270-2004 (known as "Zoning By-law 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:
AGRICULTURAL (A), RESIDENTIAL SINGLE DETACHED F (R1F-11.6- 2101) and RESIDENTIAL SINGLE DETACHED F (R1F-11.6-2327)	RESIDENTIAL SEMI-DETACHED E – 7.5 – SECTION 2896 (R2E-7.5-2896), RESIDENTIAL SEMI-DETACHED E – 7.5 – SECTION 2897 (R2E-7.5-2897), RESIDENTIAL SEMI-DETACHED E – 7.3 – SECTION 2898 (R2E-7.3-2898), and OPEN SPACE (OS)

(2) By adding thereto, the following section:

"2896 The lands designated R2E-7.5-2896 on Schedule A to this by-law:

2896.1 Shall only be used for the purposes permitted in an R2E Zone.

2896.2 Shall be subject to the following requirements and restrictions:

- i) Minimum Rear Yard Depth: 7.0 metres;
- ii) A porch and/or balcony, with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle;

- iii) A bay or bow window or box window with or without a foundation or cold cellar including eaves and cornices may encroach to within 1.5 metres of a daylight rounding/triangle; and,
- iv) A balcony, a deck, a bay or boxed out window with or without a foundation, and a covered porch, including eaves and cornices, may project a maximum of 1.8 metres into a required front, rear or exterior side yard."

(3) By adding thereto, the following sections:

"2897 The lands designated R2E-7.5-2897 on Schedule A to this by-law:

2897.1 shall be subject to the following definition, which shall apply for the purposes of Section 2897:

- i) A "Back to Back Semi-Detached Dwelling" shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard.

2897.2 shall only be used for the purposes permitted in an R2E zone, and

- i) Back to Back Semi-Detached Dwelling

2897.3 shall be subject to the following requirements and restrictions:

- i) For a semi-detached dwelling, the requirement and restrictions of the R2E-7.5-2897 zone shall apply.
- ii) For a Back to Back Semi-Detached Dwelling:
 - a) A Back to Back Semi-Detached Dwelling shall mean a building containing four dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
 - b) Minimum Lot Area per Dwelling Unit Shall be the value of 13 times the minimum lot width in square metres;
 - c) Minimum Lot Depth: 13.0 metres;
 - d) Minimum Interior Side Yard: 1.2 metres;
 - e) Despite Section 2897.3 (d), the Minimum Interior Side Yard shall be 0.0 metres where a side lot line abuts the party wall between two dwelling units;
 - f) Minimum Rear Yard Depth: 0.0 metres;
 - g) Maximum Building Height: 11.5 metres;
 - h) A main wall of a dwelling may encroach to within 1.5 metres of a daylight rounding/triangle;
 - i) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front or exterior side yard;

- j) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
- k) A bay, bow, or box window with or without foundation or cold cellar including eaves and cornices may encroach to within 1.0 metre of a daylight rounding/triangle;
- l) A bay or boxed out window with or without foundation or cold cellar may project a maximum of 1.8 metres, including eaves and cornices, into a required front or exterior side yard;
- m) Section 10.13.3 shall not apply;
- n) Minimum Amenity Area: 5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;
- o) Air conditioning units are permitted to be located on a balcony or uncovered terrace; and,
- p) Section 10.12 shall not apply."

(4) By adding thereto, the following sections:

"2898 The lands designated R2E-7.3-2898 on Schedule A to this by-law:

2898.1 shall only be used for the purposes permitted in an R2E-7.3 zone, and:

- i) Dwelling, Rear Lane Semi-Detached.

2898.2 Shall be subject to the following requirements and restrictions:

- i) Minimum Lot Area per dwelling unit: Shall be the value of 22 times the minimum lot width in square metres;
- ii) Minimum Lot Depth: 22.0 metres;
- iii) Minimum Front Yard Depth: 3.0 metres;
- iv) A porch and/or balcony or bay or boxed window with or without foundation or cold cellar including eaves and cornices may encroach 1.8 metres into the required front, exterior side yard or rear yard;
- v) Minimum Rear Yard Depth:
 - (a) 6.0 metres to a garage; and,
 - (b) 4.5 metres to a building wall.
- vi) Maximum Building Height: 12.5 metres;
- vii) Minimum Amenity Area: 3.5 square metres and shall be provided either on a balcony/uncovered terrace on the second or third floor or in the front yard at ground level;

- viii) Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- ix) No accessory buildings, structures, detached garages and/or swimming pools are permitted within the rear yard; and,
- x) For zoning purposes, the front lot line shall be deemed to be Chinguacousy Road."

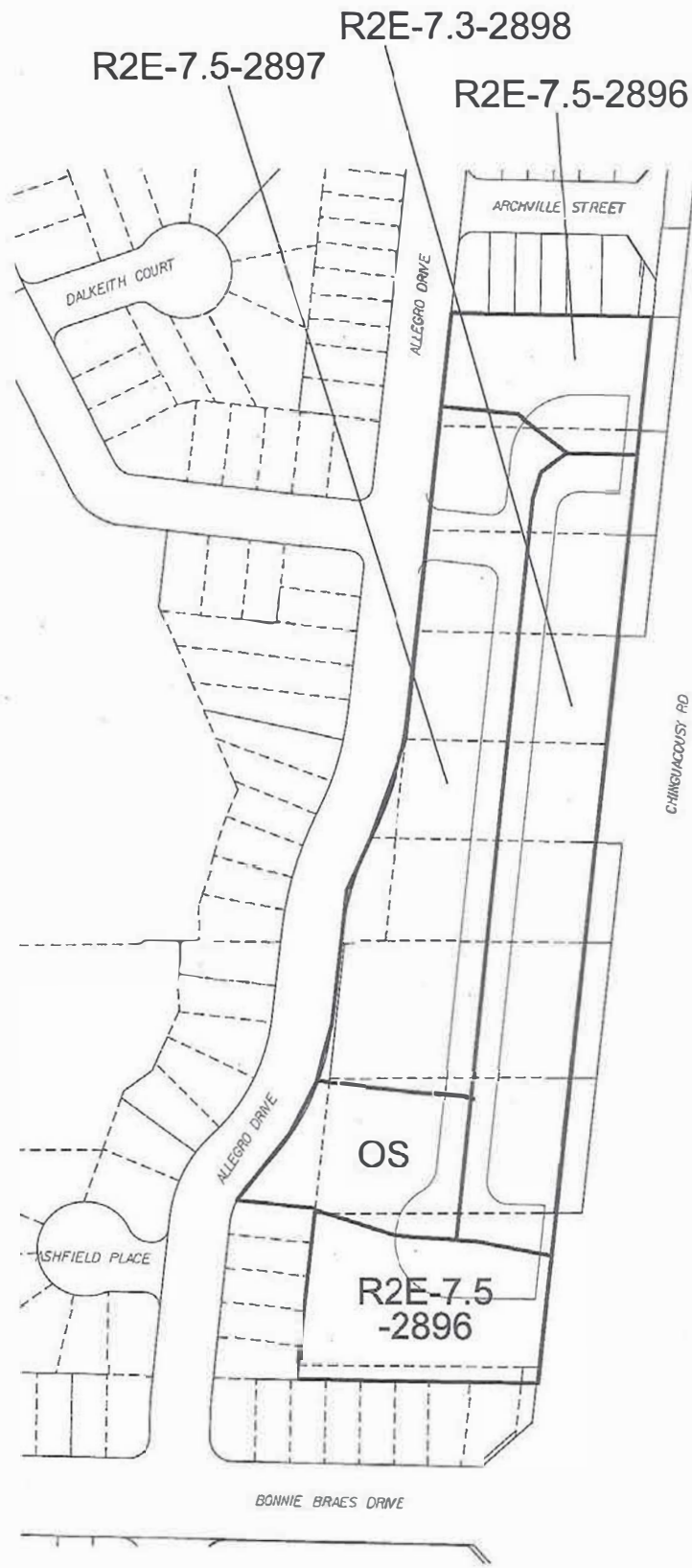
ENACTED and PASSED this 12 day of September, 2018.

Approved as to form. 2018/08/28 AWP
Approved as to content. 2018/08/27 AP


Linda Jeffrey, Mayor


Peter Fay, City Clerk

(City File: C03W05.020)



LEGEND

— ZONE BOUNDARY

PART LOTS 4 & 5 , CONCESSION 3 W.H.S.

By-Law 221-2018

Schedule A

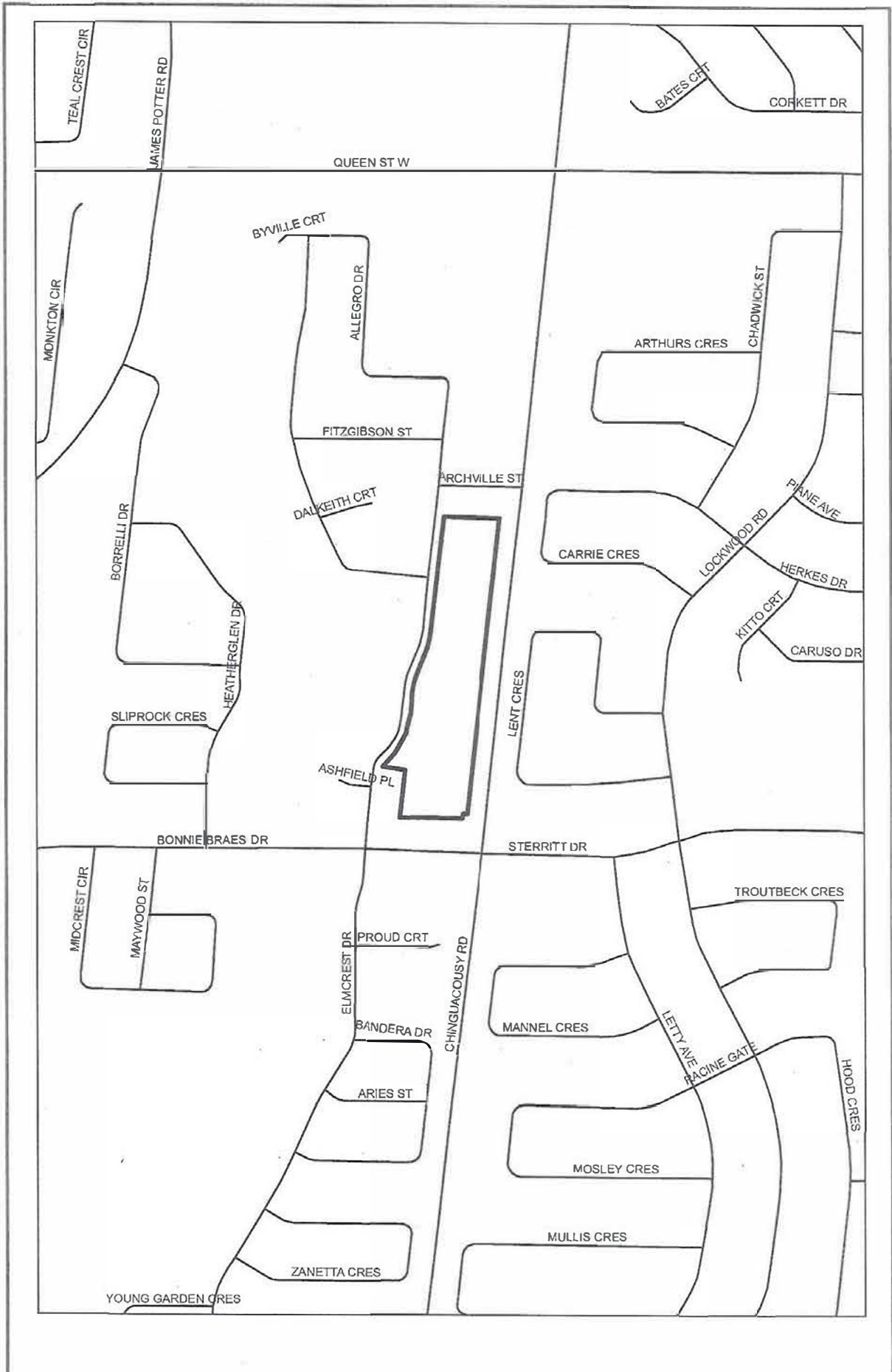


CITY OF BRAMPTON
 Planning and Development Services

Date: 2018 08 03

Drawn by: CJK

File no. C03W05.020_ZBLA



KEY MAP

BY-LAW 221-2018

Drawn By: CJK