

# Public Notice

## Statutory Public Meeting (Virtual or In-Person): Monday, February 13, 2023 at 7:00pm City Hall Council Chambers

### Virtual Public Meeting - <http://video.isilive.ca/brampton/live.html>

#### 1. City-initiated Official Plan and Zoning By-law Amendments for Additional Residential Units

##### Background

The Province of Ontario's Bill 23, the *More Homes Built Faster Act, 2022*, made legislative changes to the *Planning Act*, requiring municipalities to permit the use of **Additional Residential Units (ARU)** within detached, semi-detached and townhouse dwellings and within an accessory structure located on the same lot as a detached, semi-detached and townhouse dwelling.

**Attached ARUs** are a form of ARU located within a single detached, semi-detached or townhouse dwelling. These are typically referred to as "second units" or "basement apartments."

**Garden Suites** are a form of ARU located in an ancillary building on the same lot as a single detached, semi-detached or townhouse dwelling - either at the rear or interior side yard. The Garden suite may be freestanding or attached to a detached private garage.

The City adopted a city-wide ARU policy framework in August 2022 permitting up to two ARUs per residential lot: one attached within the principal dwelling (a Second Unit or Basement Apartment), and one Garden Suite. Bill 23 now requires municipalities to permit up to two ARUs per residential lot, either one attached ARU and one garden suite, OR **two attached ARUs**.

##### Purpose and Effect

Brampton is required to conform to Bill 23 and permit the use of ARUs as defined by the Bill. The purpose of this public meeting is to present proposed City Official Plan and Zoning By-law amendments that conform to recently adopted Bill 23 ARU policies.

##### How can I get involved?

- Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To delegate virtually at the public meeting pre-registration is required. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday February 7<sup>th</sup>, 2023, to pre-register. To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person and indicating this, or by emailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.
- AND/OR Send comments to Shahinaz Eshesh, Policy Planner III, [shahinaz.eshesh@brampton.ca](mailto:shahinaz.eshesh@brampton.ca) Mail comments to: Planning, Building and Growth Management Dept. 2 Wellington Street West, 3rd Floor, Brampton ON L6Y 4R2
- AND/OR Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday February 7<sup>th</sup>, 2023.

#### 2. City-Initiated Official Plan Amendment – Major Transit Station Areas (MTSAs)

##### Background

Major Transit Station Areas (MTSAs) are higher density, mixed-use, transit-supportive neighbourhoods providing easy access to local shopping and amenities, jobs, housing, and recreation opportunities. MTSAs include lands within a 500-800 metre radius (10-minute walk) of a rapid transit station or stop.

MTSAs in Brampton are delineated in the Region of Peel's Official Plan and are located along existing or planned rapid transit corridors (GO line, Hurontario/Main Light Rail Transit, Queen Street Bus Rapid Transit and Highway 407 transitway).

Brampton is undertaking a MTSA Study to draft and implement a local policy framework that will guide transit-supportive development in MTSAs. The MTSA Study, including technical study recommendations, will provide the building block for creating future Official Plan and Secondary Plan land use schedules and policies.

##### Purpose and Effect

The purpose of this public meeting is to present a City-initiated Official Plan Amendment to the 2006 Official Plan that will:

1. Add a new schedule showing the boundaries of "Primary" MTSAs and the location of "Planned" MTSAs;
2. Add a set of interim MTSA policies to support intensification and to guide development; and
3. Delete "Mobility Hub" policies, schedule references and definitions.

Specifically, the City-initiated Official Plan Amendment proposes to add policies regarding the following:

- MTSA objectives
- Minimum density targets
- Requirements for development applications

The proposed Official Plan Amendment would apply to MTSAs that are located throughout the City.

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- AND/OR Send comments to Michelle Gervais, Policy Planner, [michelle.gervais@brampton.ca](mailto:michelle.gervais@brampton.ca)
- AND/OR Mail comments to: Planning, Building and Growth Management Dept. 2 Wellington Street West, 3rd Floor, Brampton ON L6Y 4R2
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3. An application made by **Glen Schnarr & Associates Inc. – Argo Summer Valley Ltd.** (OZS-2022-0030) Ward 2 for Proposed Zoning By-Law Amendment and Draft Plan of Subdivision.

##### Location

12197 Hurontario Street

##### Purpose and Effect

The applicant has submitted an application to Amend the Zoning By-Law and for a Proposed Draft Plan of Subdivision to permit a development consisting of eight (8) single detached lots, a buffer block, and the addition of a new local road located in Brampton. Details of the proposal are as follows:

- 8 lots having a minimum width of 12m (39.37 feet)
- 0.05 hectare (0.12 acre) MTO buffer block fronting Hurontario Street
- 0.07 hectare (0.17 acre) local road extension having a right-of-way width of 17m (55.77 feet)

This application is a part of a broader development plan which is located in the Town of Caledon. A majority of the overall development plan is located physically in Caledon's borders. A separate development application and additional statutory public meeting for the remainder of the development plans will be processed and reviewed by Town of Caledon Planning Staff.



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- AND/OR Send comments to Marco Gerolini, Planner I, [marco.gerolini@brampton.ca](mailto:marco.gerolini@brampton.ca)
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##### More Information

- Supporting studies and drawings that have been submitted with the application are available on the City's website at <https://planning.brampton.ca/>. To search, please enter the City File Number in this format: **OZS-20###-####** in the search bar at the top of the page for the submitted material.
- For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice or visit City Hall, Third Floor, between 9:00 a.m. & 4:00 p.m. during the regular business week. Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning and Development page.
- If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Services Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public meeting.

##### Important Information about making a submission:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment before the City gives or refuses to give approval to the draft plan of subdivision, or before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.