

**Adoption of Official Plan Amendment OP2006-264 (By-law 101-2024)  
and Zoning By-law 102-2024**

**7835 Mississauga Road**

**Date of Decision: June 26, 2024**  
**Date of Notice: July 5, 2024**  
**Last Date of Appeal: July 25, 2024**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 101-2024, to adopt Official Plan Amendment OP2006-264, and By-law 102-2024, 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 Mainline Planning Services Inc., on behalf of 7835 Mississauga Road Holdings Inc., Ward 6 (File: OZS-2024-0009).

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 and Zoning By-law Amendment:**

To amend the Official Plan of the City of Brampton Planning Area and Bram West Secondary Plan (Area 40c) and the comprehensive Zoning By-law 270-2004, as amended, to facilitate the Development of 3 Industrial Buildings and 1 (one) 4-storey Office Building.

**Location of Lands Affected:** east side of Mississauga Road, south of Steeles Avenue West, legally described as Toronto Con 4 WHS, Part Lot 15, and municipally known as 7835 Mississauga 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](http://www.brampton.ca). Any further inquiries or questions should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services at 905-874-2254 or [arjun.singh@brampton.ca](mailto:arjun.singh@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 July 25, 2024 at 4:30 p.m.**, 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  
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 101 - 2024

To adopt Amendment Number OP 2006- 264 to the Official Plan of the City of  
Brampton Planning Area

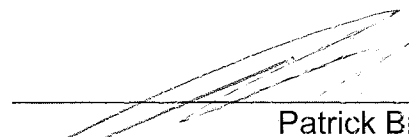
The Council of the Corporation of the City of Brampton in accordance with the  
provisions of the Planning Act R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006- 264 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 26<sup>th</sup> day of June, 2024.

Approved by Legal Services:

Approved as to form. 2024/06/25 MR
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Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content. 2024/June/21 AAP
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Genevieve Scharback, City Clerk

(File No. OZS-2024-0009)

AMENDMENT NUMBER OP 2006-264  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the City of Brampton Official Plan and Schedule SP 40 (a) of the Bram West Secondary Plan (Area 40c) to change the land use designations of the lands shown outlined on Schedules 'A' to this amendment to permit the development of an Industrial and Office Plaza development.

2.0 Location:

The land subject to this amendment is comprised of one municipal parcel of record, totaling 5.47 hectares in area, located on the east side of Mississauga Road, and immediately north of Edgeware Road. The land has a frontage of approximately 294.12 metres (965 feet) on Mississauga Road. The lands are legally described as Part of Lot 15, Concession 4, West of Hurontario Street, Geographic Township of Toronto, City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relevant Thereto:

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

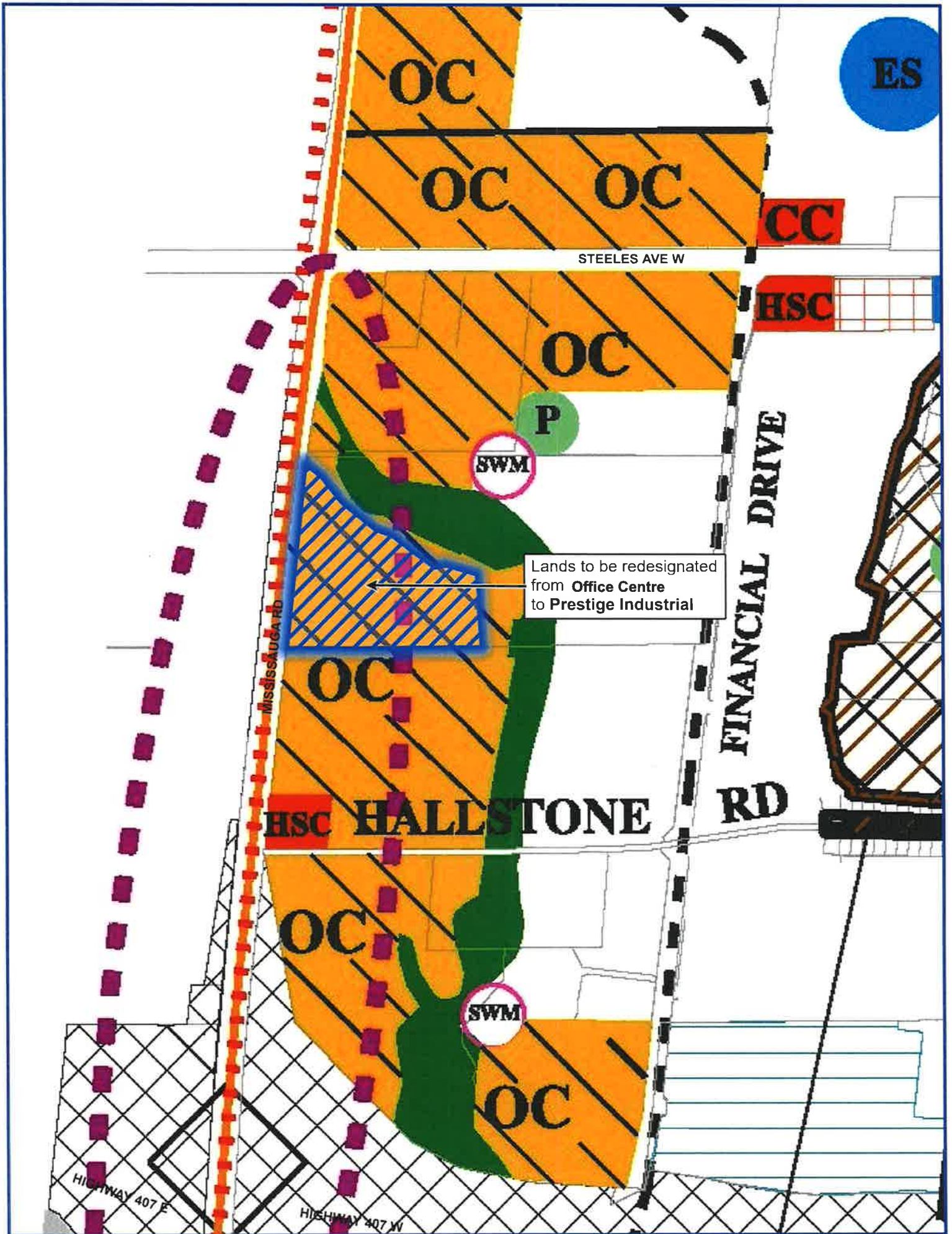
- (1) By adding the following text under Section 4.4.4.1:

“v. opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.”

The portions of the document known as the Bram West Secondary Plan, being Chapter 40 (c), of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By changing on Schedule SP 40(a) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this By-law from 'Office Centre' to 'Prestige Industrial'
- (2) That the following text be added after Section 3.5.19:

“3.5.20 The lands south of Steeles Avenue West, East of Mississauga Road, North of the intersection of Mississauga Road and Edgeware Road with a frontage of approximately 392 metres along Mississauga Road and approximately 5.47 hectares in size designated as Prestige Industrial, shall be permitted to include up to 35% accessory retail of the total gross floor area of a particular use permitted in the Zoning By-law.”



EXTRACT FROM Schedule SP 40(a) Bram West Secondary Plan Chapter 40(c)

- |   |   |  |
|---|---|--|
| <p><b>OPEN SPACE:</b></p> <ul style="list-style-type: none"> <li> Valleyland</li> <li> City Wide Park</li> <li> Neighbourhood Park</li> <li> Parkette</li> <li> Cemetery</li> <li> Woodlot</li> <li> Wetland</li> <li> SWM Facility (Quantity)</li> </ul> <p><b>UTILITIES AND INFRASTRUCTURE:</b></p> <ul style="list-style-type: none"> <li> Parkway Belt</li> <li> TransCanada Gas Pipeline</li> <li> Hydro One Corridor</li> <li> Orangeville Railway Development Corporation</li> </ul> | <p><b>INSTITUTIONAL:</b></p> <ul style="list-style-type: none"> <li> Secondary School</li> <li> Senior Elementary School</li> <li> Elementary School</li> <li> Place Of Worship (Reserve)</li> </ul> <p><b>ROAD NETWORK:</b></p> <ul style="list-style-type: none"> <li> Highway No. 407</li> <li> Major Arterial (45-50 metres)</li> <li> Minor Arterial (36 metres)</li> <li> Major Collector Roads (26-30 metres)</li> <li> Minor Collector Roads (23-26 metres)</li> <li> Interchange</li> <li> Local Access</li> <li> Primary Gateway</li> <li> Secondary Gateway</li> <li> Secondary Plan Area Boundary</li> <li> 40(c) Plan Area Boundary</li> </ul> | <p><b>EMPLOYMENT:</b></p> <ul style="list-style-type: none"> <li> Prestige Industrial</li> <li> Hwy &amp; Service Commercial</li> <li> Neighbourhood Commercial</li> <li> Service Commercial</li> <li> Convenience Commercial</li> <li> Specialty Office &amp; Service Commercial</li> <li> Office Centre</li> </ul> <p><b>RESIDENTIAL:</b></p> <ul style="list-style-type: none"> <li> "Upscale Executive Housing Special Policy Area"</li> <li> Executive Residential</li> <li> Low / Medium Density</li> <li> Medium Density</li> <li> Village Residential</li> <li> Cluster / High Density</li> <li> Churchville Heritage Conservation District</li> </ul> |
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Subject Lands





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 102 - 2024

To amend Comprehensive Zoning 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*, 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:
OFFICE COMMERCIAL – SECTION 2031 (OC-2031)	OFFICE COMMERCIAL (H) – SECTION 2031 (OC (H) -2031)
	OFFICE COMMERCIAL (H) – SECTION 3785 (OC (H) - 3785)
	OPEN SPACE – SECTION 2032 (OS-2032)

- (2) By adding the following Section:

“3785 The lands designated OC (H) - 3785 on Schedule A to this by-law:

3785.1 Shall only be used for the following purposes:

(a) Non-Industrial Uses;

- i. An office;
- ii. A research and development facility;
- iii. A lab space or aerospace facility;
- iv. A hotel;
- v. A conference centre;
- vi. A bank, trust company or financial institution
- vii. A convenience store
- viii. A banquet hall
- ix. A dry cleaning and laundry establishment

- x. A dining room restaurant, a take-out restaurant
- xi. A service shop
- xii. A personal service shop
- xiii. A fitness club
- xiv. A health centre
- xv. A day nursery
- xvi. A commercial school
- xvii. A community club
- xviii. An animal hospital
- xix. A radio or television broadcasting establishment
- xx. A recreational facility
- xxi. A place of worship
- xxii. An art gallery

(b) Industrial Uses, subject to the requirements and restrictions of 3785.2(11):

- i. the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building;
- ii. A rental car agency;
- iii. A motor vehicle sales establishment
- iv. A printing establishment;
- v. A wholesaling establishment; and
- vi. A warehouse.

(c) Accessory

- i. a retail outlet operated in connection with a particular purpose permitted by 3785.1 provided that the total gross commercial floor area of the retail outlet is not more than 35% of the total gross floor area of a particular use;
- ii. an associated educational use;
- iii. purposes accessory to the other permitted purposes.

3785.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width	a) 30 metres
(2) Minimum Front Yard Depth	a) 4.0 metres;
(3) Minimum Interior Side Yard Depth	a) 7.5 metres;
(4) Minimum Exterior Side Yard Depth	a) 4.0 metres;



(5) Minimum Rear Yard Depth	a) 10.0 metres;
(6) Maximum Building Height	a) 18.0 metres;
(7) Maximum Lot Coverage	a) 35 %
(8) Minimum Landscaped Open Space	a) 3 metres along the Front and Side Lot Lines except at an approved access/driveway location
(9) Bicycle Parking	a) A minimum of 50 bicycle parking spaces are required and may be shared with and located on lands zoned OC-2031
(10) Vehicle Parking	b) A minimum of 440 vehicle parking spaces are required and may be shared with and located on lands zoned OC-2031
(11) The total Gross Floor Area for all industrial uses listed in 3785.1 (b) shall not exceed 50% of the total Gross Floor Area of any individual building within the OC-3785 zone;	
(12) For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking;	
(13) Drive-through facilities shall not be permitted;	
(14) The openings for waste disposal and loading facilities of any buildings shall face away from an adjacent public street or be screened from view;	
(15) No outdoor storage, or outdoor display or outdoor sales of goods and materials shall be permitted accessory to or in association with any of the permitted uses;	
(16) All garbage and refuse storage, including any containers for the storage of recyclable materials shall be contained within a climate-controlled garbage area inside a building;	

3785.3 Uses Permitted Prior to the Removal of the H – Holding Symbol:

1. Uses legally existing as of the date of the amending by-law

3785.4 Conditions for Removing the H – Holding Symbol:

1. That written confirmation be provided by City of Brampton's Commissioner of Planning, Building and Growth Management, and the Region of Peel's Commissioner of Public Works that a satisfactory Functional Servicing Report supporting servicing for the development has been completed and approved, and is to the satisfaction of the Credit Valley Conservation Authority;
2. That written confirmation be provided by the Region of Peel Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the property immediately south as shown on Schedule A to this by-law has been completed in accordance with Region of Peel Terms of Reference; and further that the Traffic Impact Study be prepared in accordance with the City of Brampton Terms of Reference to the satisfaction of the Commissioner of Public Works and Engineering.

3. That an Ecologists Letter of Opinion which clearly outlines that there are no negative impacts that will result onto the adjacent Natural Heritage Feature be completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management;
4. An Urban Design Brief completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management.”

(3) By amending Section 2031.2 as follows:

- (1) By adding “(H)” after the zone symbol OC in the zone classification
- (2) By deleting Sentences 2031.2 (a) in its entirety, and replacing it with the following:

“(b) Minimum Lot Area: No requirement”
- (3) By deleting Sentences 2031.2 (c) in its entirety, and replacing it with the following:

“(c) Minimum Lot Width: No requirement”
- (4) By deleting Sentences 2031.2 (d) in its entirety, and replacing it with the following:

“(d) Minimum Front Yard Depth: 4.0 metres”
- (5) By deleting Sentences 2031.2 (f) in its entirety, and replacing it with the following:

“(f) Minimum Exterior Side Yard Depth: 4.0 metres”
- (6) By deleting Sentences 2031.2 (j) in its entirety, and replacing it with the following:

“(j) Minimum Building Height: 22 metres”
- (7) By deleting Sentences 2031.2 (l) in its entirety, and replacing it with the following:

“(l) Minimum Landscaped Open Space along the Front and Side Lot Lines: 3 metres”
- (8) By adding Sentence 2031.2(s) as follows:

“(s) For the purpose of this by-law lands zoned OC-3785 and OC-2031 shall be treated as one lot for the purposes of bicycle and vehicle parking.”
- (9) That the following text be added after Section 2031.4

“2031.5 Uses Permitted Prior to the Removal of the H – Holding Symbol:

  1. Uses legally existing as of the date of the amending by-law

2031.6 Conditions for Removing the H – Holding Symbol:

  1. That written confirmation be provided by City of Brampton’s Commissioner of Planning, Building and Growth Management, and the Region of Peel’s Commissioner of Public Works that a satisfactory Functional Servicing Report supporting servicing for the development has been completed and approved, and is to

the satisfaction of the Credit Valley Conservation Authority;

2. That written confirmation be provided by the City of Brampton's and Region of Peel's Commissioner of Public Works that a satisfactory Traffic Impact Study supporting interim and ultimate shared access conditions with the abutting property to the south has been completed in accordance with the municipalities' Terms of Reference.
3. That an Ecologists Letter of Opinion which clearly outlines that there are to be no negative impacts onto the adjacent Natural Heritage Feature is completed in accordance with the City of Brampton Terms of Reference and has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management;
4. An Urban Design Brief completed in accordance with the City of Brampton Terms of Reference has been approved to the satisfaction City of Brampton Commissioner of Planning, Building and Growth Management."

(4) By amending Section 2032 as follows:


- (1) By deleting Sentence 2032.2 (b) and replacing it with the following:

"(b) the OS-2032 zone shall have a minimum width of 10 metres."

ENACTED and PASSED this 26<sup>th</sup> day of June, 2024.

Approved by Legal Services:

Approved as to form.  
2025/06/25  
MR

  
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content.  
2024/June/21  
AAP

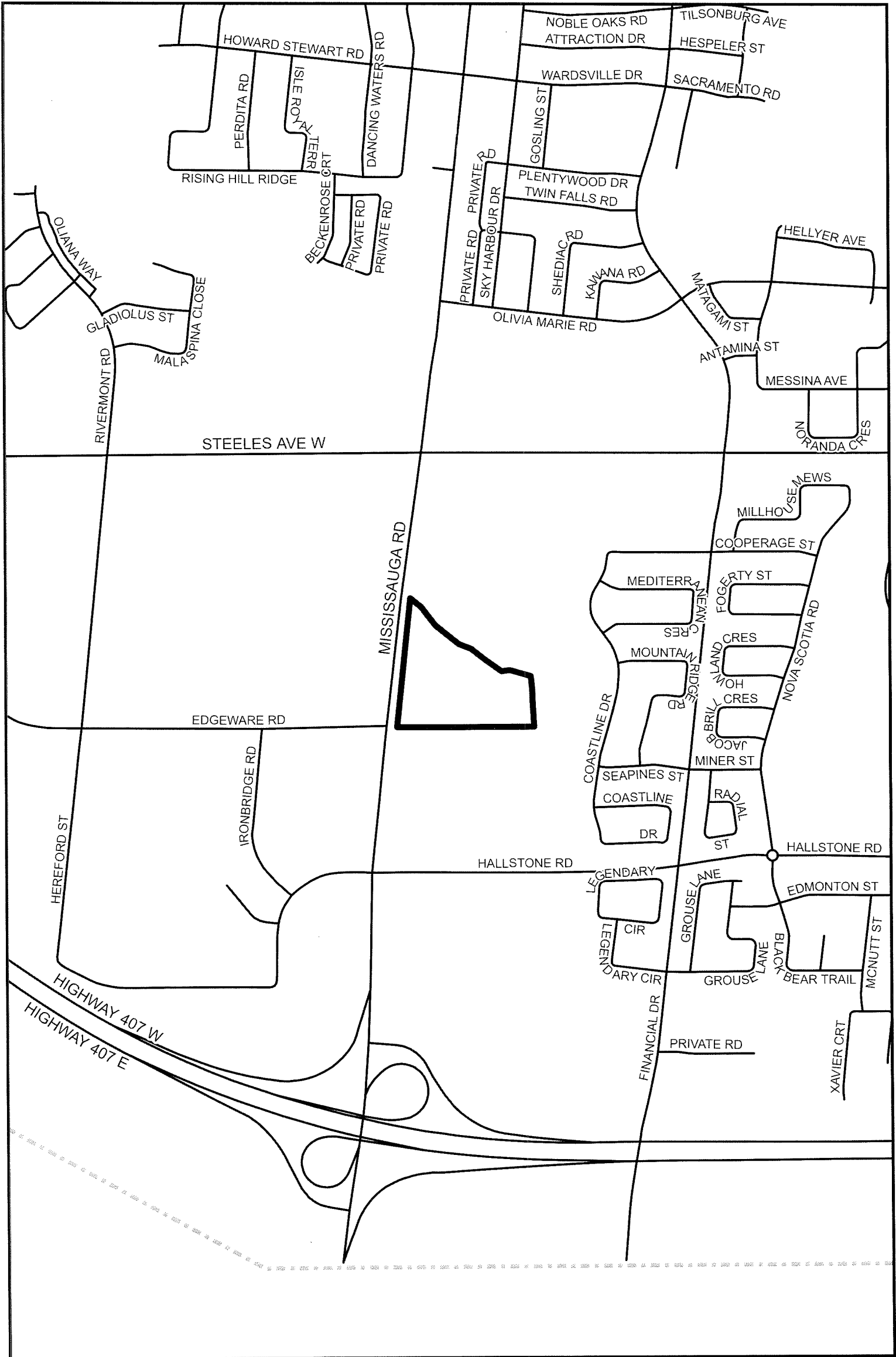
  
Genevieve Scharback, City Clerk



(File No. OZS-2024-0009)



Zoning Boundary
  Parcel Fabric
  Conceptual Site Plan
  Street





 Subject Lands      City Limit



**KEY MAP**

PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2024-0009\_ZKM  
 Date: 2024/06/21

Drawn by: LCarter

BY-LAW 102-2024