

Adoption of Official Plan Amendment OP2006-263 (By-law 55-2024)

8654 Mississauga Road

Date of Decision: April 17, 2024
Date of Notice: May 1, 2024
Last Date of Appeal: May 21, 2024

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 55-2024, to adopt Official Plan Amendment OP2006-263, under section 17 of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr and Associates Inc., 13514161 Canada Inc., Ward 6 (File: OZS-2022-0017).

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 OP2006-263: The purpose of By-law 204-2023 is to amend the City of Brampton Official Plan to change the land use designation of the lands shown outlined on Schedule 'A', 'B', and 'C' to permit the development of stacked townhouses and a residential apartment dwelling.

Location of Lands Affected: west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road within the Bram West Secondary Plan Area 40(a), municipally known as 8654 Mississauga Road.

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. Any further inquiries or questions should be directed to Nasir Mahmood, Planner, Planning, Building and Growth Management Services at 905-874-2094 or nasir.mahmood@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 May 21, 2024**, 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 55 - 2024

To adopt Amendment Number OP2006- 263 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- 263 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 17th day of April, 2024.

Approved as to
form.

2024/03/29

MR

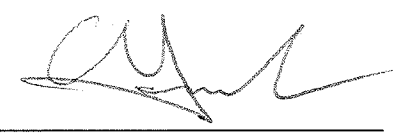
Approved as to
content.

2024/03/07

AAP



PATRICK BROWN - MAYOR



PETER FAY - CITY CLERK

CHARLOTE GRAYLEY, ACTING

AMENDMENT NUMBER OP 2006- 263
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 townhouses and a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the west side of Mississauga Road, north of Lionhead Golf Club Road, and south of Embleton Road. The lands have a frontage of approximately 80 meters on Mississauga Road, and an area of approximately 1.73 hectares, and are legally described as Part of Lot 4, Concession 5, WHS, Chinguacousy DES Parts 1, 2, and 3 of 43R17833.

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 amending Schedule A1 'Upscale Executive Housing Special Policy Areas' to the Brampton Official Plan to remove the subject lands from the 'Upscale Executive Housing Special Policy Areas' designation as shown on Schedule A to this amendment.
- b) by adding to the list of amendments pertaining to Secondary Plan Area Number 40(a) Chapter 40(d): The Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-263.

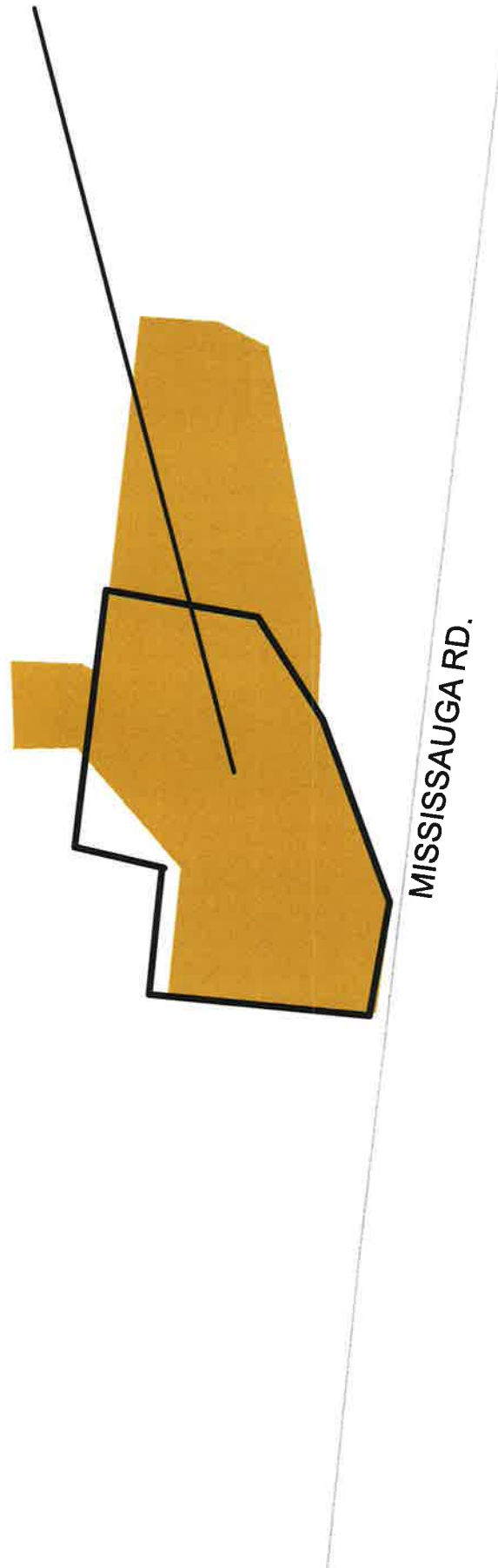
3.2 The portions of the document known as Bram West Secondary Plan Area 40(a), Chapter 40(d) being Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) by changing on Schedule SP40(a) of Chapter 40(d) of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from 'Executive Residential' to 'Medium/High Density Residential'.
- b) by adding to Section 3.4.7 Medium/High Density Residential, as follows:
 - "3.4.7.1 On lands designated Medium/High Density Residential, located west of Mississauga Road, east of Rock Bluff Trail, between Embleton Road and Lionhead Golf Club Road, the following shall apply:
 - i. A maximum density of 148 units per net residential hectare.
 - ii. A maximum height of 6 storeys.
 - iii. A maximum floor space index of 1.31."

3.3 The portions of the document known as Riverview Heights Community Block Plan - Sub Area 40 – 3 of Part III of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) by amending the land use designation of the lands shown outlined on Riverview Heights Community Block Plan - Sub Area 40 – 3 from “Executive Residential” to “Medium/High Density Residential” as shown on Schedule C to this amendment; and,
- b) by amending Riverview Heights Community Block Plan - Sub Area 40 – 3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C to this amendment.

LANDS TO BE REMOVED FROM THE "UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS"

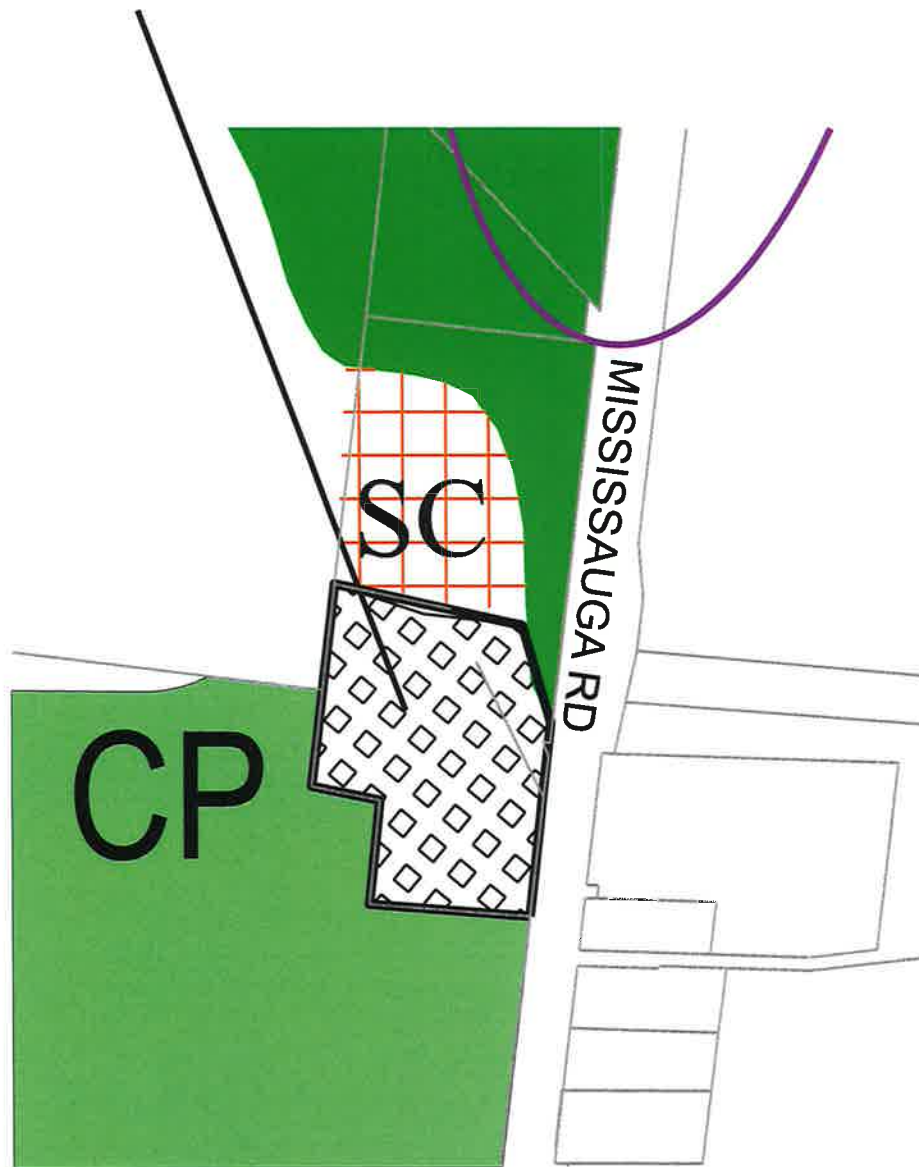


EXTRACT FROM SCHEDULE A1 (UPSCALE EXECUTIVE
HOUSING SPECIAL POLICY AREA) FROM THE DOCUMENT
KNOWN AS THE BRAMPTON OFFICIAL PLAN

 UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

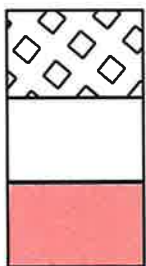


LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP40(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

RESIDENTIAL:



Executive Residential
 Low / Medium Density
 Medium/High Density Residential

OPEN SPACE:



Valleyland
 Community Park
 Primary Gateway



EMPLOYMENT:



Service Commercial



LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL" AND LOTTING TO BE DELETED



EXTRACT FROM BLOCK PLAN 40-3 KNOWN AS THE RIVERVIEW HEGITHS BLOCK PLAN

LEGEND

- EXECUTIVE RESIDENTIAL (36.3 ha)
- VILLAGE RESIDENTIAL (4.1 ha)
- LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)
- MEDIUM DENSITY RESIDENTIAL (14.7 ha)
- MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)
- MIXED USE (4.0 ha)

- SC SERVICE COMMERCIAL (8.9 ha)
- SOSC SPECIALTY OFFICE AND SERVICE COMM'L (17.7 ha)
- CC CONVENIENCE COMMERCIAL (8.2 ha)
- NC NEIGHBOURHOOD COMMERCIAL (7.8 ha)
- OC OFFICE CENTRE (4.2 ha)
- PRESTIGE INDUSTRIAL (10.7 ha)
- PARKS & PARKETTES (17.5 ha)

- VISTAS (1.5 ha)
- INSTITUTIONAL & SCHOOLS (30.0 ha)
- OPEN SPACE/ WOODLOTS (126.8 ha)
- SWM POND (21.6 ha)
- ROADS/ WIDENINGS (76.7 ha)
- TOTAL AREA 465 ha

* Access to ponds L2 and L5 to be determined at the subdivision stage of development.
 <- Limited turn movements

MNR Mapped Wetlands (approx. from air photography)

- NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED
- DESIGNATED HERITAGE PROPERTY
- LISTED HERITAGE PROPERTY
- PRIMARY GATEWAY
- MISSISSAUGA RD STREETScape ENHANCEMENT

DEVELOPMENT LIMITS

- Limit of Development
- Approximate Limit of Development
- Staked Dripline of Mature Forest
- Staked Edge of Wetland (MNR July 2008)
- Staked Top of Bank
- Stable Top of Slope

Surveyor Feature Limits prepared by MMM Group
 10m buffer applied to dripline of mature forest top of bank & floodline
 15m buffer applied to staked wetland & centreline of creek unless alternative approved in EIR

Date: July 20, 2011 Revised: September 19, 2011

MALONE GIVEN PARSONS LTD.

