



Agenda
City Council

The Corporation of the City of Brampton

Date: Wednesday, February 26, 2025
Time: 9:30 a.m.
Location: Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall
Members: Mayor Patrick Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor N. Kaur Brar
Regional Councillor M. Palleschi
Regional Councillor D. Keenan
Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor G. Toor
City Councillor R. Power
Deputy Mayor H. Singh

Accessibility of Documents: Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at city.clerksoffice@brampton.ca or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Adoption of the Minutes

4.1 Minutes – City Council – Regular Meeting – February 5, 2025

5. Consent Motion

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

6. Announcements (2 minutes maximum)

6.1 Proclamations:

- a) Brampton Steelheads Day – March 23, 2025
- b) National Kidney Month – March 2025
- c) Transit Operator & Worker Appreciation Day – March 18, 2025
- d) Developmental Disability Awareness Month – March 2025
- e) International Women's Day – March 8, 2025 (See Item 6.2)
- f) Reggae Month – February 2025

6.2 Announcement – International Women's Day

Council Sponsors: Regional Councillors Santos and Brar

Members of the Women Empowerment Network (WEN) Executive will make the announcement.

See Item 6.1 e)

7. Public Delegations and Staff Presentations (5 minutes maximum)

- 7.1 Possible Delegations re. Notice of Intention to Amend “Tariff of Fees By-Law with Respect to Planning and Other Municipal Applications” (By-Law 85-96) – Housekeeping Amendment

Public Notice regarding this matter was given on the City's website on February 20, 2025.

See Item 12.4 – Minutes – Planning and Development Committee – February 24, 2025 and By-law 31-2025

- 7.2 Delegation from Gloria Berger, Board Member, Friends of Historic Bovaird House, re. Item 12.2 – Committee of Council Recommendation CW051-2025 – February 19, 2025

See Item 12.2 – Committee of Council Recommendation CW051-2025 – February 19, 2025

8. Government Relations Matters

- 8.1 Staff Update re. Government Relations Matters

To be distributed prior to the meeting.

9. Reports from the Head of Council

10. Reports from Corporate Officials

- 10.1 Office of the Chief Administrative Officer

- 10.2 Legislative Services Operating

- 10.2.1 Staff Report re. Passing of a Deeming By-law to De-register Block 2, Plan 43M-1907

Recommendation

See By-law 32-2025

- 10.3 Corporate Support Services

- 10.4 Planning and Economic Development
- 10.4.1 Staff Report re. Toronto Metropolitan University (TMU) Brampton Venture Zone Funding Agreement

Recommendation

- 10.5 Community Services

- 10.5.1 Staff Report re. Terry Fox Memorial at Chinguacousy Park – Ward 7

Recommendation

- 10.6 Public Works

- 10.7 Brampton Transit

- 10.8 Fire and Emergency Services

11. Reports from Accountability Officers

12. Committee Reports

- 12.1 Minutes – Planning and Development Committee – February 10, 2025

Meeting Chair: Deputy Mayor Singh

To be approved

- 12.2 Summary of Recommendations – Committee of Council – February 19, 2025

Meeting Chairs:

Regional Councillor Vicente, Public Works and Engineering Section

Regional Councillor Santos, Legislative Services Section

Regional Councillor Santos, Economic Development Section

Regional Councillor Brar, Corporate Services Section

To be approved (the minutes will be provided for receipt at the Council Meeting of March 26, 2025).

12.3 Summary of Recommendations – Audit Committee – February 24, 2025

Meeting Chair: Regional Councillor Keenan

To be approved (the minutes will be provided for receipt at the Council meeting of March 26, 2025).

To be distributed prior to the meeting.

12.4 Minutes – Planning and Development Committee – February 24, 2025

Meeting Chair: Regional Councillor Palleschi

To be approved

To be distributed prior to the meeting.

13. **Unfinished Business**

13.1 Discussion Item at the request of Regional Councillor Palleschi re: Development Charges for Office

Referred from the Committee of Council Meeting of February 19, 2025 pursuant to Recommendation CW074-2025.

14. **Correspondence**

15. **Notices of Motion**

15.1 Notice of Motion – Response to U.S. Tariff Threats and Support for Brampton’s Local Economy

Moved by Mayor Brown

Seconded by Regional Councillor Santos

WHEREAS, the United States has announced its intent to impose tariffs on all Canadian goods destined for the U.S.;

WHEREAS, these proposed tariffs threaten the stability of local industries and businesses, particularly those in Brampton, and could severely impact our economy, workers, and trade relations with the U.S.;

WHEREAS the City of Brampton is committed to protecting its local businesses, ensuring fair trade practices, and maintaining a competitive environment for all industries;

WHEREAS, on January 29, a motion was passed regarding a “Made in Canada” procurement policy exception in response to tariff threats from the US, should they be implemented;

WHEREAS, KPMG’s recent survey to Canadian Business leaders shares that 9 in 10 Canadian business leaders "wholeheartedly believe" that Canadian governments "must stand firm in protecting Canada's sovereignty and values" and that includes fighting tariffs with tariffs, and over 80% want a targeted, dollar-for-dollar retaliatory response;

WHEREAS the City of Brampton needs to send a clear message that Canada is committed to ensuring balanced and fair-trade relationships, ensuring that businesses in Brampton and across Canada are not unfairly impacted by U.S. tariffs.

THEREFORE, BE IT RESOLVED

That staff be directed to advocate for reciprocal tariffs to protect Brampton and Canadian industries,

That the City of Brampton collaborates with federal and provincial governments in championing policies that prioritize Brampton’s businesses and workers and ensure that Canada’s trade interests are effectively represented.

That City staff work with federal and provincial partners to ensure necessary support systems are in place for Canadian businesses to remain competitive in the global market and mitigate the impact of tariffs on key sectors.

That City staff advocate for federal financial support to help Canadian businesses offset shipping costs and access new markets

That City staff create the Mayor’s Tariff Task Force to address the challenges and opportunities of the tariffs and strengthening the city’s economy by:

- Developing a City to City strategy to engage local stakeholders in the U.S. market, including reaching out to U.S. businesses operating in Brampton; and US municipalities with common interest in protecting and strengthening our supply chain and exploring new opportunities.
- Exploring the diversification of Brampton’s trade relationships and removing inter-provincial trade barriers to prioritize Canadian supply chain opportunities.

16. Other Business/New Business

16.1 Referred Matters List

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City’s website.

17. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

During the meeting, the public may submit questions regarding decisions made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

18. By-laws

18.1 By-law 31-2025 – To amend the Tariff of Fees By-law 85-96, as amended

See Items 7.1 and 12.4 – Minutes – Planning and Development Committee – February 24, 2025

18.2 By-law 32-2025 – To deem Block 2 on Plan 43M-1907 as not part of the plan of subdivision for the purpose of subsection 50(3) of the Planning Act

See Item 10.2.1

18.3 By-law 33-2025 – To amend Administrative Penalties (Parking) By-law 333-2013, as amended

See Item 12.2 – Committee of Council Recommendation CW063-2025 – February 19, 2025

18.4 By-law 34-2025 – To provide for a home voting service during the advance voting period of the 2026 City of Brampton Municipal and School Board Election

See Item 12.2 – Committee of Council Recommendation CW065-2025 – February 19, 2025

18.5 By-law 35-2025 – To establish Tax Ratios for the Year 2025

See Item 12.2 – Committee of Council Recommendation CW067-2025 – February 19, 2025

18.6 By-law 36-2025 – To approve expropriation of land for the Downtown Brampton Flood Protection Project – Ward 1

See Item 12.2 – Committee of Council Recommendation CW071-2025 – February 19, 2025

18.7 By-law 37-2025 – To authorize property interests to be expropriated for Downtown Brampton Redevelopment Initiatives – Ward 1

See Council Resolution C043-2025 – February 5, 2025 (outlined in Item 4.1)

18.8 By-law 38-2025 – To amend Zoning By-law 270-2004, as amended – Greenvale Homes Ltd. – KLM Planning Partners – 2648 Countryside Drive – Ward 10 (File: OZS-2021-0065)

See Planning and Development Committee Recommendation PDC216-2024 – December 9, 2024, approved by Council on December 11, 2024 pursuant to Resolution C237-2024

18.9 By-law 39-2025 – To prevent the application of part lot control to part of Registered Plan 43M-2143 – maintenance easements and townhouse units for multiple blocks near Fogal Road and Highway 50 – Ward 8 (PLC-2024-0020)

18.10 By-law 40-2025 – To prevent the application of part lot control to part of Registered Plan 43M-2162 – multiple blocks near Cottrelle Boulevard and The Gore Road – Ward 10 (PLC-2024-0019)

19. Closed Session

Note: A separate package regarding this agenda item is provided to Members of Council and senior staff only.

19.1 Closed Session Note to File - City Council - February 5, 2025

19.2 Closed Session Note to File - Committee of Council - February 19, 2025

19.3 ATU 1573 - Collective Agreement

Open Meeting exception under Section 239 (2) (d) of the Municipal Act, 2001:
Labour relations or employee negotiations.

20. Confirming By-law

20.1 By-law ___-2025 – To confirm the proceedings of Council at its regular meeting held on February 26, 2025

21. Adjournment

Next Meetings:

Wednesday, March 26, 2025 – 9:30 a.m.

Wednesday, April 9, 2025 – 9:30 a.m.



Minutes
City Council

The Corporation of the City of Brampton

Wednesday, February 5, 2025

Members Present:

Mayor P. Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor N. Kaur Brar
Regional Councillor M. Palleschi
Regional Councillor D. Keenan
Regional Councillor P. Fortini
City Councillor R. Power
Deputy Mayor H. Singh

Members Absent:

Regional Councillor Medeiros (leave of absence)
Regional Councillor G. Singh Toor (personal)

Staff Present:

M. Kallideen, Chief Administrative Officer
B. Boyes, Commissioner, Community Services
S. Ganesh, Commissioner, Planning, Building and Growth
Management
L. Johnston, Commissioner, Legislative Services
A. Milojevic, Commissioner, Corporate Support Services
P. Pilateris, Commissioner, Public Works and Engineering
S. Akhtar, City Solicitor, Legislative Services
H. Dempster, General Manager, Transit Services
G. Scharback, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator
T. Brenton, Legislative Coordinator

Minutes – City Council – Regular Meeting – February 5, 2025

The meeting was called to order at 9:30 a.m. and recessed at 10:19 a.m. The meeting was resumed at 10:24 a.m. and adjourned at 10:32 a.m.

1. Call to Order

All Members were present in the meeting with the exception of Regional Councillor Medeiros (leave of absence) and Regional Councillor Toor (personal).

2. Approval of Agenda

Council discussion took place with respect to a proposed amendment to the agenda.

The following motion was considered.

C035-2025

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Fortini

That the agenda for the Council Meeting of February 5, 2025 be approved as amended to **add**:

19.3 Update re: Proposed Property Acquisition

Open Meeting exception under Section 239 (2):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

No declarations were stated.

4. Adoption of the Minutes

4.1 Minutes – City Council – Special Meeting – January 13, 14, 16, and 20, 2025

Item 4.2 was brought forward and dealt with at this time.

The following motion was considered.

C036-2025

Moved by City Councillor Power

Seconded by Regional Councillor Fortini

1. That the **Minutes of the Special City Council Meeting of January 13, 14, 16, and 20, 2025**, to the Council Meeting of February 5, 2025, be adopted as published and circulated; and,

2. That the **Minutes of the Regular City Council Meeting of January 22, 2025**, to the Council Meeting of February 5, 2025, be adopted as published and circulated.

Carried

4.2 Minutes – City Council – Regular Meeting – January 22, 2025

Dealt with under Item 4.1 – Resolution C036-2025

5. **Consent Motion**

In keeping with Council Resolution C019-2021, Mayor Brown reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

The following items marked with a caret (^) were considered to be routine and non-controversial by Council and were approved as part of the Consent Motion below: **8.1, 10.5.1, 10.5.2, 10.6.1, 10.6.2, 10.6.3, 12.1, 14.2, 15.1, 15.2, 15.3, 16.1, 19.1, 19.2, and 19.3.**

The following motion was considered.

C037-2025

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Vicente

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein: **8.1, 10.5.1, 10.5.2, 10.6.1, 10.6.2, 10.6.3, 12.1, 14.2, 15.1, 15.2, 15.3, 16.1, 19.1, 19.2, and 19.3:**

8.1.

That the staff update re. **Government Relations Matters**, to the Council Meeting of February 5, 2025, be received.

10.5.1.

1. That the report from Ed Fagan, Director, Parks Maintenance & Forestry to the Council Meeting of February 5, 2025, re: **Request to Begin Procurement – Design, Supply and Installation of Park Shade Shelters, Playground Equipment and Playground Surfacing at Various Locations Citywide**, be received;

2. That the Purchasing Agent be authorized to commence the procurement for the design, supply and installation of park shade shelters at various locations;

3. That the Purchasing Agent be authorized to commence the procurement for the design, supply and installation of playgrounds at various locations;

4. That the Purchasing Agent be authorized to commence the procurement for the design, supply and installation of impact attenuating playground surfacing at various park locations.

10.5.2.

1. That the report from Ed Fagan, Director, Parks Maintenance & Forestry to the Council Meeting of February 5, 2025, re: **Request to Begin Procurement – Design, Supply and Construction of Park Amenities at Chinguacousy Sandalwood Park and Creditview Sandalwood Park – Ward 6**, be received;

2. That the Purchasing Agent be authorized to commence the procurement for design, supply and installation for the field hockey carpet replacement at Chinguacousy Sandalwood Park; and

3. That the Purchasing Agent be authorized to commence the procurement for the design and construction of a lit multi-use cricket field at Creditview Sandalwood Park.

10.6.1.

1. That the report from Gurmeet Saini, Street Lighting Coordinator, Roads Maintenance and Operations and Fleet, to the Council Meeting of February 5, 2025, re: **Request to Begin Procurement – Decorative Streetlight Rebuild in Toronto Gore Rural Estate Area – Ward 10**, be received;

2. That the Purchasing Agent be authorized to commence the procurement for Streetlight Rebuild in the Toronto Gore Rural Estate Area.

10.6.2.

1. That the report from Carlos Gomes, Supervisor, Contracts, Road Maintenance, Operations and Fleet re: **Request to Begin Procurement for 2025 Recreation Trail Repairs – All Wards**, to Council Meeting of February 5, 2025, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for 2025 Recreation Trail Repairs.

10.6.3.

1. That the report from Carlos Gomes, Supervisor, Contracts, Road Maintenance, Operations and Fleet to the Council Meeting of February 5, 2025, re: **Request to Begin Procurement for Public Works Repairs East Side – Wards 3, 7, 8, 9 and 10**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for Public Works Repairs East Side.

12.1.

1. That the **Minutes of the Committee of Council Meeting of January 29, 2025**, to the Council Meeting of February 5, 2025, be received; and,
2. That Recommendations CW034-2025 to CW045-2025 be approved as outlined in the minutes.

14.2.

That the correspondence from Regional Councillor Medeiros, dated January 31, 2025, re. **Notice of Leave of Absence**, to the Council Meeting of February 5, 2025, be received.

15.1.

Whereas: The City of Brampton currently recognizes COR2020 as the sole verification of an occupational health and safety management system.

Whereas: The Ministry of Labour, Immigration, Training, and Skills Development recognizes both COR and ISO 45001 as accredited standards under the Supporting Ontario's Safe Employers (SOSE) program;

Whereas: Promoting health and safety, ensuring fairness, and providing equitable access to the market are fundamental pillars of the City's procurement process.

Therefore, be it resolved that: The City of Brampton shall now accept both COR2020 and ISO 45001 as valid standards for demonstrating competency and compliance with an occupational health and safety management system.

15.2.

Whereas soccer is the most popular sport for young Canadians to play, according to a recent study (2023 Canadian Youth Sports Report), and the growth of soccer in Brampton for those of all ages continues to increase;

Whereas seven players on Canada’s National soccer team that played in the recent World Cup are originally from Brampton, Ontario,

Whereas Atiba Hutchinson is a Brampton born professional soccer player and former Captain of the Men’s Team Canada National Soccer Team who began his career playing with Brampton Youth Soccer Club on Brampton recreational fields, including those at Century Gardens Recreation Centre;

Whereas Atiba Hutchinson has had a renowned international soccer career, representing Brampton talent on the world athletic stage;

Whereas in 2022, Council approved the naming of the Century Gardens boxed soccer court to honor Atiba Hutchinson’s remarkable athletic achievements and ongoing contributions to the Brampton community;

Whereas Atiba Hutchinson remains actively engaged in supporting the Brampton community, particularly in advancing youth athletics and soccer development;

Whereas the City of Brampton remains committed to fostering healthy and active lifestyles through investments in sports infrastructure and programs that engage youth and residents, in alignment with the City’s Corporate Strategic Plan.

Therefore be it resolved that:

1. Council authorize the Commissioner of Community Services to initiate an exploration into the feasibility of creating an urban sports park or similar multipurpose sports venue(s) in Brampton;
2. This exploration should include the potential for a partnership with Atiba Hutchinson and Fusion Sports Parks Incorporated to design and develop the facility, inspired by successful urban sports parks around the world, including but not limited to LA Galaxy Park (<https://lagalaxypark.com/>) and;
3. The Commissioner of Community Services report back to Council with findings, including options for location, design concepts, estimated costs, funding opportunities, and community engagement strategies.

15.3.

Whereas the United Achievers' Club of Brampton Inc. was established in 1980 and incorporated as a non-profit organization in 1987; and

Whereas United Achievers' Club is dedicated to raising the profile and consciousness of Black and Caribbean communities in the wider society; and

Whereas the United Achievers' Club's community involvement has increased over the years to include a community services centre (now United Achievers' Community Services Inc.) and non-profit housing (United Achievers' Non-Profit Housing Corporation); and

Whereas the City of Brampton has supported United Achievers' Club through waiving facility rental fees for the 2024 Celebrity Men Who Cook event; and

Whereas the 2025 Celebrity Men Who Cook event is scheduled for April 26, 2025, at Century Gardens Recreation Centre;

Therefore Be It Resolved:

That the City's facility rental fees, for the annual Celebrity Men Who Cook event in support of United Achievers' Club, be waived for the scheduled 2025 event and planned 2026 event, during the current term of Council.

16.1.

That the Referred Matters List, to the Council Meeting of February 5, 2025, be acknowledged.

19.1.

That the following Closed Session minutes be acknowledged and the directions therein be deemed given:

19.1. Closed Session Minutes - City Council - January 22, 2025

19.2 and 19.3

That the following Closed Session items be acknowledged and the directions therein be deemed given:

19.2. New License Agreement

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

19.3. Update re: Proposed Property Acquisition

Open Meeting exception under Section 239 (2) (c) and (k) of the Municipal Act, 2001:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

See Resolution C042-2025 with respect to Item 19.2 and Resolution C043-2025 with respect to Item 19.3.

6. Announcements (2 minutes maximum)

6.1 Proclamations:

a) National 211 Day – February 11, 2025

b) World Interfaith Harmony Week – February 1-7, 2025

c) Peel Memorial's 100th Anniversary – February 2, 2025 (see Item 7.2)

d) Black History Month – February 2025 (see Item 7.3)

Council agreed to vary the order of business to deal with the proclamation for Black History Month first.

Regional Councillor Brar acknowledged and read the proclamation for Black History Month.

Deputy Mayor Singh acknowledged and read the proclamation for National 211 Day.

Mayor Brown acknowledged and read the proclamations for World Interfaith Harmony Week and Peel Memorial's 100th Anniversary.

Rev. Joanne Hedge, Brampton Faith Leaders & Interfaith Council of Peel, provided remarks in response to the proclamation for World Interfaith Harmony Week and thanked Council for the proclamation.

7. Public Delegations and Staff Presentations (5 minutes maximum)

Note: Council agreed to vary the order of delegations such that Item 7.3 was dealt with first, Item 7.2 was dealt with second, and 7.1 was dealt with last.

7.1 Possible Delegations re. Notice of the Intention to Amend Residential Rental Licensing By-law 216-2023

Public Notice regarding this matter was given on the City's website on January 30, 2025.

Genevieve Scharback, City Clerk, confirmed that no delegation requests were received with respect to this matter.

See By-law 14-2025

7.2 Delegations from William Osler Health System and Osler Foundation re. Item 6.1 c) – Proclamation – Peel Memorial's 100th Anniversary - February 2, 2025:

See Item 6.1 c)

Council agreed to provide additional time for this delegation.

Pardeep Singh Gill, Chair and Treasurer, Osler Board of Directors, Dr. Frank Martino, President and CEO, Osler, and Ken Mayhew, President and CEO, Osler Foundation, provided a presentation and remarks on Peel Memorial's transformation over the past 100 years, and acknowledged support from Mayor Brown, Members of Council and the community at large.

The following motion was considered.

C038-2025

Moved by Regional Councillor Vicente

Seconded by Regional Councillor Kaur Brar

That the following delegations from William Osler Health System and Osler Foundation re. **Item 6.1c) – Proclamation – Peel Memorial's 100th Anniversary – February 2, 2025**, to the Council Meeting of February 5, 2025, be received:

1. Pardeep Singh Gill, Chair and Treasurer, Osler Board of Directors
2. Dr. Frank Martino, President and CEO, Osler

3. Ken Mayhew, President and CEO, Osler Foundation

Carried

7.3 Delegations from Notre Dame Secondary School Grade 11 and 12 Students re. Item 6.1 d) – Proclamation – Black History Month – February 2025:

Daniel Williams, Isabella Williams, Avonte Reid, Tafari Harrison, Emmanuella Olobade, and Soraya Nguendo-Yongsi

See Item 6.1 d)

Grade 11 and 12 students from Notre Dame Secondary School shared their reflections on what Black History Month means to them, emphasizing its importance in fostering understanding, unity and progress within their community.

Mayor Brown and Councillor Brar extended thanks to the students and outlined the events and activities taking place to recognize Black History Month.

The following motion was considered.

C039-2025

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Keenan

That the following delegations from Notre Dame Secondary School Grade 11 and 12 Students re. **Item 6.1 d) – Proclamation – Black History Month – February 2025**, to the Council Meeting of February 5, 2025, be received:

Daniel Williams, Isabella Williams, Avonte Reid, Tafari Harrison, Emmanuella Olobade, and Soraya Nguendo-Yongsi.

Carried

8. Government Relations Matters

8.1 ^ Staff Update re. Government Relations Matters

Dealt with under Consent Resolution C037-2025

9. Reports from the Head of Council

Nil

10. Reports from Corporate Officials

10.1 Office of the Chief Administrative Officer

Nil

10.2 Legislative Services Operating

Nil

10.3 Corporate Support Services

Nil

10.4 Planning and Economic Development

Nil

10.5 Community Services

10.5.1 ^ Staff Report re. Request to Begin Procurement – Design, Supply and Installation of Park Shade Shelters, Playground Equipment and Playground Surfacing at Various Locations Citywide

Dealt with under Consent Resolution C037-2025

10.5.2 ^ Staff Report re. Request to Begin Procurement – Design, Supply and Construction of Park Amenities at Chinguacousy Sandalwood Park and Creditview Sandalwood Park – Ward 6

Dealt with under Consent Resolution C037-2025

10.6 Public Works

10.6.1 ^ Staff Report re. Request to Begin Procurement – Decorative Streetlight Rebuild in Toronto Gore Rural Estate Area – Ward 10

Dealt with under Consent Resolution C037-2025

10.6.2 ^ Staff Report re. Request to Begin Procurement for 2025 Recreation Trail Repairs – All Wards

Dealt with under Consent Resolution C037-2025

10.6.3 ^ Staff Report re. Request to Begin Procurement for Public Works Repairs East Side

Dealt with under Consent Resolution C037-2025

10.7 Brampton Transit

Nil

10.8 Fire and Emergency Services

Nil

11. Reports from Accountability Officers

Nil

12. Committee Reports

12.1 ^ Minutes – Committee of Council – January 29, 2025

Dealt with under Consent Resolution C037-2025

The recommendations approved under Consent are as follows.

CW034-2025

That the agenda for the Committee of Council Meeting of January 29, 2025 be approved, as amended, as follows:

To Add:

7.2. Discussion Item at request of Regional Councillor Santos, re: Municipal Allocation of Land Transfer Tax and GST on Property Transactions

7.3. Discussion Item at request of Regional Councillor Santos, re: Preparing a “Made in Canada” Approach to Procurement in Response to US Tariff Threats

7.4. Correspondence from Minister Prabmeet Sarkaria, MPP Brampton South, re: Peel Village and Rooming Houses

CW035-2025

That the following items to the Committee of Council Meeting of January 29, 2025 be approved as part of Consent: **8.2.1, 8.2.2, 12.2.1, 13.1**

CW036-2025

That the presentation from Chris Ethier, Director, Municipal Transportation and Integration, Office of the CAO, to the Committee of Council Meeting of January 29, 2025, re: **Government Relations Matters**, be received.

CW037-2025

Whereas:

- Municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and
- Current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands and costs for infrastructure investment and services; and
- Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and
- Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and
- Redistributing a portion of the Provincial LTT and GST to municipalities would provide a predictable and sustainable source of funding that is tied to growth, without creating a new tax burden on residents or homebuyers; and
- Redistribution of a portion of the existing LTT and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents; and
- For decades, the City of Brampton and the Region of Peel, have been chronically underfunded by other orders of government and continues to advocate for fair share funding, and joins municipalities across the

province and country to advocate for a revised funding model and additional revenue tools; and

- The Federal and Provincial governments continue to enable the proliferation of ARUs (additional resident units) in the City of Brampton through criteria for funding programs and mandated legislation; and
- The City of Brampton is the 3rd most populous City in Ontario and 2nd in the GTHA, accommodating growth through mandated ARU provision, which requires additional infrastructure and city services such as fire and emergency services, bylaw enforcement, garbage collection, etc.; and
- ARU supply has “good intentions” – but can generate “unintended consequences” through additional strain on services (i.e. by-law enforcement, fire) to ensure quality and safe housing;

Now therefore be it resolved that:

1. The City of Brampton Council, join over 100 municipalities in formally requesting the Provincial Government to consider redistributing a portion of the LTT collected on property transactions to municipalities; and
2. The City of Brampton Council, calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. This redistribution of the LTT and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in city services and infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure and service needs; and
4. Specific for the City of Brampton, requesting the redistribution of the Provincial LTT and GST to ensure Brampton get's it's fair share to pay for additional services associated with ARU accommodation to support Brampton's significant growth; and
5. Copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, Leaders of the official opposition and third parties, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
6. Copies of this resolution be forwarded to the Region of Peel Council, Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

CW038-2025

Whereas possible tariffs from the United States of America (US), would threaten local jobs and the economy in Brampton; and

Whereas other orders of government are preparing to respond to such threats; and

Whereas all municipalities like The City of Brampton, are major purchasers of goods and services; and

Whereas The City of Brampton purchasing bylaw upholds respect for trade agreements, with specific reference to CETA (between Canada and the EU), but nothing specific to the US.

Therefore be it resolved that, City staff report back as soon as possible, on a “Made in Canada” procurement policy exception in response to tariff threats from the US, should they be implemented; and this motion be forwarded to the Region of Peel Council, FCM and AMO; and

That a preliminary list identifying vulnerable sectors within Brampton be developed by February 6, 2025.

CW039-2025

That the correspondence from Minister Prabmeet Sarkaria, MPP Brampton South, to the Committee of Council Meeting of January 29, 2025, re: **Peel Village and Rooming Houses**, be **referred** to the February 24, 2025 Planning and Development Committee meeting for consideration.

CW040-2025

1. That the report from Dale Turpin, Supervisor, Contracts and Client Services, Facilities, Operations and Maintenance, Public Works and Engineering, to the Committee of Council Meeting of January 29, 2025, re: **Request to Begin Procurement for Preventative and Demand Maintenance Services for Arena Refrigeration Equipment at Various City Locations for a Three-Year Period – All Wards**, be received; and

2. That the Purchasing Agent be authorized to commence the procurement for Preventative and Demand Maintenance Services for Arena Refrigeration Equipment at various City locations for a three-year period with the renewal options for two additional one-year periods.

CW041-2025

1. That the report from Mohammad H. Rahman, Project Manager, Capital Works, Public Works and Engineering, to the Committee of Council Meeting of January 29, 2025, re: **Request to Begin Procurement for Road Resurfacing Projects – All Wards (RM 85-2024)**, be received;
2. That the Purchasing Agent be authorized to commence the procurement for Road Resurfacing projects for one (1) year beginning in 2025 with an option for two (2) additional one (1) year renewal periods at the sole discretion of the City including Contract Administration Services.

CW042-2025

That the report from Shawnica Hans, Deputy Clerk, City Clerk's Office, Legislative Services, to the Committee of Council Meeting of January 29, 2025, re: **Ward Boundary Review – Summary of Public Consultation (RM 65/2024)**, be **deferred** to the first Committee of Council meeting following the upcoming provincial election.

CW043-2025

1. That the report from Majbah Ahmed, Manager, Banking and Investments, Corporate Support Services, to the Committee of Council Meeting of January 29, 2025, re: **2025 Temporary Borrowing By-Law**, be received;
2. That a by-law be enacted in accordance with Section 407 of the *Municipal Act, 2001* and in the form attached to this report as Appendix A, to authorize the temporary short-term borrowing of funds, if considered necessary by the Treasurer, to meet current expenditures for the year 2025, until sufficient taxes are collected and other non-tax revenue are received.

CW044-2025

That the report from Kasia Bielska, Manager, Corporate Collections, Corporate Support Services, to the Committee of Council Meeting of January 29, 2025, re: **Status of General Accounts Receivable**, be received.

CW045-2025

That the Committee of Council do now adjourn to meet again on Wednesday, February 19, 2025, or at the call of the Chair.

13. **Unfinished Business**

Nil

14. **Correspondence**

- 14.1 Correspondence from Louroz Mecader, Executive Director, Downtown Brampton BIA, dated January 30, 2025, re. Board Vacancy and Election of New Chair

At this time, Council took a brief recess to consult with the City Solicitor with respect to the subject correspondence.

A motion, moved by Regional Councillor Keenan and subsequently seconded by Regional Councillors Santos and Vicente, was introduced to receive the correspondence and appoint Carrie Percival to fill a vacancy on the Downtown Brampton BIA Board of Directors.

The motion was displayed, considered and voted on as follows.

C040-2025

Moved by Regional Councillor Keenan

Seconded by Regional Councillors Santos and Vicente

1. That the correspondence from Louroz Mecader, Executive Director, Downtown Brampton BIA, dated January 30, 2025, re. Board Vacancy and Election of New Chair, to the Council Meeting of February 5, 2025, be received; and,
2. That the re-appointment of Carrie Percival, as a member of the Board of Directors, Downtown Brampton BIA, be approved.

Carried

- 14.2 ^ Correspondence from Regional Councillor Medeiros, dated January 31, 2025, re. Notice of Leave of Absence

Dealt with under Consent Resolution C037-2025

15. **Notices of Motion**

- 15.1 ^ Notice of Motion - To Accept COR2020 & ISO45001 as Valid Standards of Compliance with an Occupational Health and Safety Management System

Dealt with under Consent Resolution C037-2025

- 15.2 ^ Notice of Motion - Potential Partnership with Atiba Hutchinson and the Feasibility of an Urban Sports Park in Brampton

Dealt with under Consent Resolution C037-2025

- 15.3 ^ Notice of Motion – Facility Rental Fee Waiver for Annual Celebrity Men Who Cook in Support of United Achievers’ Club

Dealt with under Consent Resolution C037-2025

16. Other Business/New Business

- 16.1 ^ Referred Matters List

Dealt with under Consent Resolution C037-2025

17. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk’s Office or in person regarding any decisions made during the meeting.

No questions were put forward from members of the public.

18. By-laws

The following motion was considered.

C041-2025

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Santos

That By-laws 14-2025 to 29-2025 inclusive, before Council at its Regular Meeting of February 5, 2025, be given the required number of readings, taken as read, and signed by the Mayor and City Clerk, and the Corporate Seal affixed thereto.

Carried

The by-laws were passed as follows.

By-law 14-2025 – To amend the Licensing Program for the Regulation of Residential Rental Housing in the City of Brampton in Wards 1,3,4, 5 and 7, By-law 216-2023, as amended

See Special Council Resolution C020-2025 (outlined in item 4.1) and Item 7.1

By-law 15-2025 – To authorize the temporary borrowing of funds for the Year 2025 The Corporation of the City of Brampton

See Item 12.1 – Committee of Council Recommendation CW043-2025 – January 29, 2025

By-law 16-2025 – To adopt Amendment Number OP 2023-267 to the Official Plan of the City of Brampton Planning Area – Gagnon Walker Domes Ltd. – 2811135 Ontario Inc. – 2803832 Ontario Inc. – 1283, 1298, 1300, and 1306 Queen Street West – Ward 5 File: OZS-2023-0024

See Planning and Development Committee Recommendation PDC220-2024 - December 9, 2024, approved by Council on December 11, 2024 pursuant to Resolution C237-2024 and By-law 17-2025

By-law 17-2025 – To amend Zoning By-Law 270-2004, as amended – Gagnon Walker Domes Ltd. – 2811135 Ontario Inc. – 2803832 Ontario Inc. – 1283, 1298, 1300, and 1306 Queen Street West – Ward 5 (File: OZS-2023-0024)

See Planning and Development Committee Recommendation PDC220-2024 - December 9, 2024, approved by Council on December 11, 2024 pursuant to Resolution C237-2024 and By-law 16-2025

By-law 18-2025 – To adopt Amendment Number OP 2023-268 to the Official Plan of the City of Brampton Planning Area – Glen Schnarr and Associates Inc. – 2424203 Ontario Ltd. – 0 McLaughlin Road – Ward 6 (File: OZS-2024-0046)

See Council Resolution C029-2025 – January 22, 2025 (outlined in Item 4.2) and By-law 19-2025

By-law 19-2025 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr and Associates Inc. – 2424203 Ontario Ltd. – 0 McLaughlin Road – Ward 6 (File: OZS-2024-0046)

See Council Resolution C029-2025 – January 22, 2025 (outlined in Item 4.2) and By-law 18-2025

By-law 20-2025 – To amend Zoning By-law 270-2004, as amended – Opal Valley Developments – Candevcon Limited – 11185 Airport Road – Ward 10 (File: OZS-2021-0046)

See Planning and Development Committee Recommendation PDC215-2024 – December 9, 2024, approved by Council on December 11, 2024 pursuant to Resolution C237-2024

By-law 21-2025 – To establish certain lands as part of the public highway system (Circleview Crescent) – Ward 6

By-law 22-2025 – To establish certain lands as part of the public highway system (Nathaniel Crescent) – Ward 6

Lots 161, 162, 194, 195, 196 and Blocks 223, 239 and 240 on Plan 43M-1590

By-law 23-2025 – To establish certain lands as part of the public highway system (Nathaniel Crescent) – Ward 6

Reserve Blocks 239 and 240 on Plan 43M-1590

By-law 24-2025 – To establish certain lands as part of the public highway system (Icewater Terrace) – Ward 9

By-law 25-2025 – To establish certain lands as part of the public highway system (Inspire Boulevard and Duxbury Road) – Ward 9

By-law 26-2025 – To establish certain lands as part of the public highway system (Mosswood Trail, Donwoods Court and Altamira Road – Ward 10

By-law 27-2025 – To amend By-law 308-2012, being the “Building Division Appointment By-law”

By-law 28-2025 – To adopt Amendment Number OP 2023–268 to the Official Plan of the City of Brampton Planning Area – Senwood Development Inc. – Candevcon Limited – 10159 The Gore Road – Ward 10 (File: OZS-2021-0038)

See Planning and Development Committee Recommendation PDC214-2024 – December 9, 2024, approved by Council on December 11, 2024 pursuant to Resolution C237-2024 and By-law 29-2025

By-law 29-2025 – To amend Zoning By-law 270-2004, as amended – Senwood Development Inc. – Candevcon Limited – 10159 The Gore Road – Ward 10 (File: OZS-2021-0038)

See Planning and Development Committee Recommendation PDC214-2024 – December 9, 2024, approved by Council on December 11, 2024 pursuant to Resolution C237-2024 and By-law 28-2025

19. Closed Session

Note: All items were approved on consent, and therefore a Closed Session of Council was not convened at this meeting.

The following motion was considered with respect to Item 19.2.

C042-2025

Moved by City Councillor Power

Seconded by Regional Councillor Santos

1. That the report from Kelly Zore, Manager, Executive Operations and Special Projects, be received; and
2. That the Commissioner of Community Services be directed to negotiate and execute the agreement and other documents for the new Lease Agreement with the Honey Badgers LP as substantially set out in this report, on terms and conditions acceptable to the Commissioner of Community Services and in a form acceptable to the City Solicitor or designate.

Carried

The following motion was considered with respect to Item 19.3.

C043-2025

Moved by Regional Councillor Vicente

Seconded by Regional Councillor Santos

1. That the Chief Administrative Officer be delegated authority to execute any agreement and other documents in connection with the City's acquisition of properties at 48 and 52 Main Street North, Brampton on such terms acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate;
2. That a by-law be enacted authorizing The Corporation of the City of Brampton, as expropriating authority, to make an application for approval to expropriate all right, title and interest in the properties in Attachment 1, for the municipal purposes of implementing the City's redevelopment initiatives in the north-east quadrant of Downtown Brampton and all ancillary works in connection therewith;
3. That the by-law authorize the Chief Administrative Officer to execute, and cause to be served and published on behalf of The Corporation of the City of Brampton as expropriating authority, all notices, applications, advertisements and other documents required by the Expropriations Act, R.S.O. 1990, c. E.26 as amended, in a form approved by the City Solicitor or designate in order to effect the expropriation of the said property interests; and
4. That a budget amendment be approved and a new capital project be established in the aggregate amount of \$ 5,650,000 (inclusive of all taxes, due diligence costs, legal fees, and other ancillary costs and applicable HST) for the

acquisition of 48 and 52 Main Street North, Brampton with the funding sources to be determined by the Treasurer.

Carried

20. Confirming By-law

20.1 By-law 30-2025 – To confirm the proceedings of Council at its regular meeting held on February 5, 2025

The following motion was considered.

C044-2025

Moved by Regional Councillor Fortini

Seconded by Regional Councillor Keenan

That the following by-law before Council at its Regular Meeting of February 5, 2025, be given the required number of readings, taken as read, and signed by the Mayor and the City Clerk, and the Corporate Seal affixed thereto:

By-law 30-2025 – To confirm the proceedings of Council at its Regular Meeting held on February 5, 2025.

Carried

21. Adjournment

The following motion was considered.

C045-2025

Moved by Regional Councillor Kaur Brar

Seconded by City Councillor Power

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, February 5, 2025 at 9:30 a.m. or at the call of the Mayor.

Carried

P. Brown, Mayor

G. Scharback, City Clerk

Announcement Request

For Office Use Only:
Meeting Name:
Meeting Date:

Please complete this form for your request to make an Announcement at a future Council Meeting. An announcement can relate to an event of interest to the general public. Your request must include the name of the Member of Council sponsoring the Announcement. Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate agenda. **Announcements are limited two (2) minutes at the meeting.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
 Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: City Council Planning and Development Committee
 Committee of Council Other Committee:

Attendance: In-person Remote

Meeting Date Requested: February 26, 2025

Name of Individual(s): WEN Executive

Position/Title: CoB Employee Resource group

Organization/Person being represented: WEN (Women Empowerment Network)

Full Address for Contact: City Hall
2 Wellington St W Brampton

Telephone:

Email:

wen@brampton.ca

Event or Subject Name/Title/ Date/Time/Location:	International Women's Day
Additional Information:	WEN in partnership with Equity Office will be hosting an staff event to network with their peers on Thursday, March 6 from 1 to 3 pm in the City Hall Conservatory. The event will feature light refreshments, keynote speaker Dr. Fariha Khan and panel discussion. March 8th at the Rose theater, the City of Brampton will also host a free program in the evening including Bif Naked.
Name of Member of Council Sponsoring this Announcement:	Councillor Santos and Councillor Brar

A formal presentation will accompany my Announcement: Yes No

Presentation format: PowerPoint File (.ppt) Adobe File or equivalent (.pdf)
 Picture File (.jpg) Video File (.mp4) Other: _____

Additional printed information/materials will be distributed with my Announcement: Yes No Attached

Note: Persons are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Notice of Intention to Amend “Tariff of Fees By-Law with Respect to Planning and Other Municipal Applications” (By-Law 85-96) Housekeeping Amendment

Pursuant to By-law 160-2004, as amended, take notice that at its meeting on **Wednesday, February 26, 2025, at 9:30 a.m.**, in the Council Chambers at City Hall (with the option of electronic participation), City Council intends to consider a proposed amendment to Schedule A of the Tariff of Fees By-Law with Respect to Planning and Other Municipal Applications (By-Law 85-96, as amended).

Proposed By-law Amendment:

The proposed housekeeping amendment adds language to existing notes and also adds new notes to sections of ‘Schedule A to By-Law 85-96’ to provide clarity on how fees are to be calculated. In addition to the proposed amendment to ‘Notes’, the **Removal of Holding (H) Symbol** fee and the **Zoning By-Law Amendment Base Fee** are proposed to be amended. The amendment to these fees are further explained below:

TYPE OF APPLICATION	CURRENT FEE	PROPOSED FEE	RATIONALE
Removal of Holding (H) Symbol	\$28,316	\$8,316	This application type should not be subject to a pre-consultation, and therefore that fee should not be increased to incorporate the pre-consultation cost of \$20,000 as explained in Recommendation Report PBGM-2024-796.
Zoning By-Law Amendment Base Fee	\$62,602	\$42,602	The \$20,000 pre-consultation fee was incorporated twice into this fee, whereas it should have only been added once to the application base fee as explained in Recommendation Report PBGM-2024-796. The base fee was intended to be the amount that is now proposed.

Members of the public may attend the Council meeting in person or watch the meeting live from the City of Brampton website at:

<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>

Anyone interested in speaking to this matter at the Council meeting, either in-person or remotely, should contact the City Clerk's Office; and any written submissions related to this matter may be submitted via email to the City Clerk at cityclerksoffice@brampton.ca by 4:30 p.m. on Tuesday, February 25th, 2025.

A copy of the proposed by-law amendment, as part of the Council meeting agenda, will be available from the City's website (linked below), as of Friday, February 21st, 2025.
<https://www.brampton.ca/en/city-hall/meetings-agendas/Pages/Welcome.aspx>

In the event that Council chooses to refer or defer consideration of the matter, no further public notice will be given.

Dated: February 20, 2025

G. Scharback, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905.874.2172 cityclerksoffice@brampton.ca

Delegation Request

For Office Use Only: Meeting Name: Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
 Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: City Council Planning and Development Committee
 Committee of Council Other Committee:

Meeting Date Requested: Agenda Item (if applicable):

Name of Individual(s):

Position/Title:

Organization/Person being represented:

Full Address for Contact: Telephone:
 Email:

Subject Matter to be Discussed:	Management and Operation Agreement between Friends of Historic Boviard House and the City of Brampton.
Request to Council/Committee:	Request for an extension to August 31, 2025 to negotiate and finalize the draft revised agreement between the Friends of Historic Boviard House and the City of Brampton.

Attendance: In-person Remote
 A formal presentation will accompany my delegation: Yes No
 Presentation format: PowerPoint File (.ppt) Adobe File or equivalent (.pdf) Video File (.mp4) Other:

Additional information/materials will be distributed with my delegation: Yes No Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the City Clerk's Office, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2100, email:cityclerksoffice@brampton.ca.



Report
Staff Report
 The Corporation of the City of Brampton
 2/26/2025

Date: 2025-02-07

Subject: **Passing of a Deeming Bylaw to De-register Block 2, Plan 43M1907**

Contact: Eugenia Bashura, Legal Counsel, 905-874-2682

Report number: Legislative Services-2025-143

RECOMMENDATIONS:

1. That the report from Eugenia Bashura, Legal Counsel to the City Council Meeting of February 26, 2025, re: **Passing of a Deeming Bylaw to De-register Block 2, Plan 43M1907**, be received;
2. That Council enact a by-law to deem Block 2 of Plan 43M1907 not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act; and,
3. That the City provide notice of passage of the by-law as required by subsection 50(29) of the Planning Act.

OVERVIEW:

- **Polco Investments Limited owns two adjacent parcels of land, out of which one parcel is a whole Block 2 and the other is a Part of Block 3 on a registered plan of subdivision Plan 43M1907.**
- **Polco Investments Limited has submitted a Consent Application, the purpose of which is to sever a portion from Part of Block 3 and merge it with Block 2 (the newly created lands will be referred to herein as the “Resultant Lands”).**
- **As a condition of Consent Application approval, the City of Brampton required Polco Investments Limited to submit a solicitor’s undertaking confirming that the Resultant Lands will be in fact legally merged (Condition # 4).**

- The intention is that the Resultant Lands will be redeveloped with two car dealerships, for which Polco Investments Limited has submitted a Site Plan Application in parallel with the Consent Application.
- Polco Investments Limited is unable to clear Condition # 4 until Council, by bylaw, deem Block 2 on Plan 43M1907 not to be a part of a registered plan of subdivision.
- Polco Investments Limited consents to the passing of such deeming bylaw.
- Passing of such deeming bylaw will assist Polco Investments Limited with clearing Condition # 4 and will facilitate with the legal merger of the Resultant Lands.

BACKGROUND:

Polco Investments Limited (“**Owner**”) is the registered owner of two adjacent parcels of land in the City of Brampton (“**City**”), out of which one is a whole Block 2 and the other is a Part of Block 3 on a registered plan of subdivision Plan 43M1907 (“**Subject Lands**”).

The Subject Lands are legally described below:

# Parcels	PIN	Legal Description
1	14225-0127	BLOCK 2, PLAN 43M1907; CITY OF BRAMPTON
2	14225-2675	PART BLOCK 3, PLAN 43M1907; CITY OF BRAMPTON

The Owner has submitted a Consent Application (municipal file # B-2023-0008) and a Site Plan Application (municipal file # SPA-2022-0037) in order to redevelop a portion of the Subject Lands with 2 car dealerships.

Specifically, the lands that will be redeveloped will consist of the whole of Block 2 and a portion taken from Part of Block 3 (the “**Severed Lands**”). The newly created lands will be referred to herein as the “**Resultant Lands**”.

A copy of the Site Plan is attached as **Appendix 1**.

The purpose of the Consent Application is to sever a portion from Part of Block 3 and create the Severed Lands. A copy of the Reference Plan 43R-41105 is attached as **Appendix 2**. Parts 5, 16, and 17 on the Reference Plan are the Severed Lands, which will be merged with Block 2.

On April 18, 2023, the Committee of Adjustment approved the Consent Application subject to the Owner complying with the conditions of approval. The Committee of Adjustment's Notice of Decision is attached as **Appendix 3**. In Condition # 4, the Committee of Adjustment required the Owner to submit a solicitor's undertaking confirming that the Resultant Lands will be in fact be legally merged.

Block 2 is a whole Block on a registered plan of subdivision Plan 43M1907. Without a deeming bylaw the Resultant Lands will not legally merge. Moreover, without the legal merger, the Owner will be able to sell or charge Block 2 at any time without having to obtain a further consent from the Committee of Adjustment. If the Owner sells or charges Block 2 only, it will fracture the Resultant Lands and may lead to various issues, such as issues with servicing, access, parking, zoning, etc.

The Owner consents to the passing of the deeming bylaw.

CURRENT SITUATION:

Subsection 50(4) of the *Planning Act* enables Council by by-law to designate any plan of subdivision, or part thereof, that has been registered for at least eight years, and deem it not to be a registered plan of subdivision for the purpose of subsection 50(3) of the *Planning Act*.

The enactment of the Deeming By-law in this case will assist the Owner with clearing Condition # 4 and will assist with the legal merger of the Resultant Lands from two parcels into one legal parcel.

Plan 43M1907 was registered on November 9, 2012. As such, the eight-year registration requirement has been met. Furthermore, the City's Planning Department is in favour of this request for de-registration and has concluded that it represents good planning and conforms to the policies and regulations for the area.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications.

Legal Implications:

The enactment of the Deeming By-law in this case will assist the Owner with clearing Condition # 4 and will assist with the legal merger of the Resultant Lands from two parcels into one legal parcel.

STRATEGIC FOCUS AREA:

This report furthers the following strategic focus area:

- Growing Urban Centres & Neighbourhoods: Focusing on an economy that thrives with communities that are strong and connected.

CONCLUSION:

It is recommended that Block 2 on Plan 43M1907 be de-registered to facilitate clearance of Condition # 4 and the future legal merger of the Resultant Lands. This represents good planning and conforms to the policies and regulations for the area.

Authored by:

Reviewed by:

Eugenia Bashura, Legal Counsel
Real Estate and Planning Law

Sameer Akhtar
City Solicitor, Legal Services

Approved by:

Approved by:

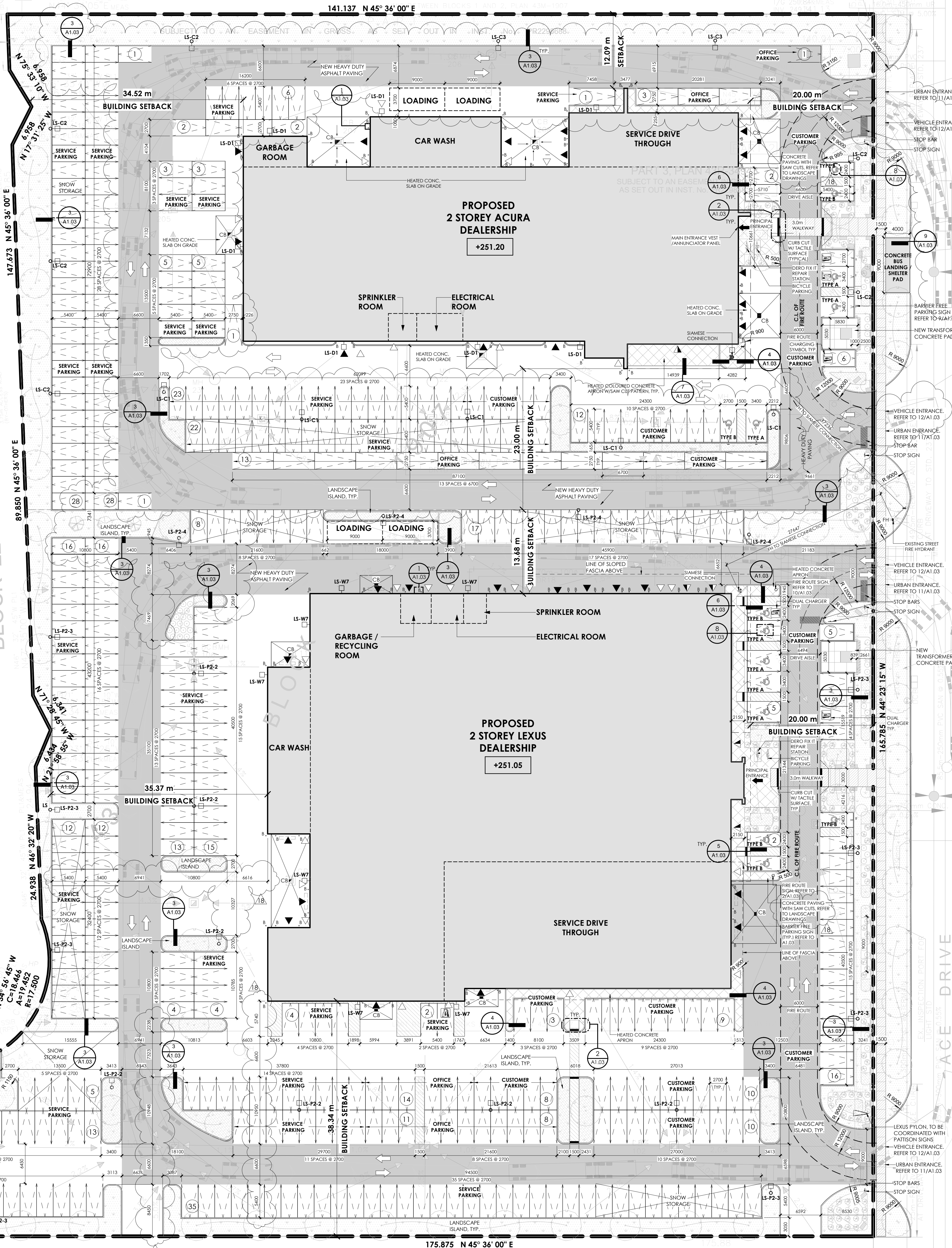
Laura Johnston
Commissioner of Legislative Services

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Appendix 1 – Site Plan
- Appendix 2 – Reference Plan 43R-41105
- Appendix 3 – Notice of Decision for the Consent Application

APPENDIX 1
SITE PLAN



SITE STATISTICS:

ADDRESS:	ACE DRIVE	ACURA LOT AREA:	11,260 SM
ZONING:	M1-2257	LEXUS LOT AREA:	17,001 SM
LOT AREA:	2,83 HA (8,262 SM)	ACURA LOT AREA:	11,260 SM
LEXUS LOT AREA:	17,001 SM	ACURA LOT AREA:	2.78 ACRES
BUILDING CODE CLASSIFICATION:		ACURA	
MAJOR OCCUPANCY 1:	3.2.2.57 GROUP E	MAJOR OCCUPANCY 1:	3.2.2.60 GROUP E
MAJOR OCCUPANCY 2:	3.2.2.70(B) GROUP F2	MAJOR OCCUPANCY 2:	3.2.2.70(B) GROUP F2
TOTAL GROSS FLOOR AREA (EXCLUSIVE OF ALL VOIDS):		TOTAL GROSS FLOOR AREA (EXCLUSIVE OF ALL VOIDS):	
GROUND:	4,689 SM	GROUND:	2,754 SM
SECOND:	1,160 SM	SECOND:	275 SM
TOTAL AREA (EXCLUSIVE OF ALL VOIDS):	5,849 SM	TOTAL AREA (EXCLUSIVE OF ALL VOIDS):	3,029 SM
BUILDING COVERAGE:		BUILDING COVERAGE:	
ACTUAL:	27.96% COVERAGE	ACTUAL:	24.82% COVERAGE
ALLOWABLE MAXIMUM:	NOT DEFINED	ALLOWABLE MAXIMUM:	NOT DEFINED
HEIGHT:		HEIGHT:	
ACTUAL:	8.325 M	ACTUAL:	8.570 M
ALLOWABLE MAXIMUM:	NO RESTRICTION	ALLOWABLE MAXIMUM:	NO RESTRICTION
SETBACKS:		SETBACKS:	
FRONT (EAST):	REQUIRED 20.00 M (MAX)	PROVIDED 20.00 M (MAX)	20.00 M
SIDE (SOUTH):	REQUIRED 2.0 M	PROVIDED 2.0 M	2.0 M
SIDE (NORTH):	REQUIRED 2.0 M	PROVIDED 2.0 M	2.0 M
REAR (WEST):	REQUIRED 3.0 M	PROVIDED 3.0 M	3.0 M
PARKING:		PARKING:	
PARKING REQUIRED:	282 SPACES	PARKING REQUIRED:	147 SPACES
OFFICE: 485 SM	13 SPACES	OFFICE: 365 SM	13 SPACES
VEHICLE DEALERSHIP: 1,540 SM	1 SPACES / 30 SM GFA	VEHICLE DEALERSHIP: 645 SM	1 SPACES / 30 SM GFA
VEHICLE SERVICE SHOP: 3,561 SM	1 SPACES / 25 SM GFA	VEHICLE SERVICE SHOP: 2,260 SM	1 SPACES / 25 SM GFA
	198 SPACES		126 SPACES
	1 SPACES / 18 SM GFA		1 SPACES / 18 SM GFA
*50% OF REQUIRED SPACES PERMITTED TO BE TANDEM SPACES		*50% OF REQUIRED SPACES PERMITTED TO BE TANDEM SPACES	
B.F. PARKING REQUIRED:	2 BARRIER FREE SPACES PLUS 8% OF REQUIRED PARKING SPACES	B.F. PARKING REQUIRED:	1 BARRIER FREE SPACES PLUS 8% OF REQUIRED PARKING SPACES
TYPE A:	4 SPACES	TYPE A:	3 SPACES
TYPE B:	4 SPACES	TYPE B:	3 SPACES
PARKING PROVIDED:		PARKING PROVIDED:	
	291 SPACES		167 SPACES
(INCLUDING: 8 BARRIER FREE SPACES		(INCLUDING: 6 BARRIER FREE SPACES	
62 TANDEM INVENTORY SPACES)		62 TANDEM INVENTORY SPACES)	
LOADING SPACES:		LOADING SPACES:	
LOADING SPACES REQUIRED:	2 LOADING SPACES	LOADING SPACES REQUIRED:	2 LOADING SPACES
OFFICE: 482 SM	3.7m X 9.0m STALL SIZE	OFFICE: 365 SM	3.7m X 9.0m STALL SIZE
VEHICLE DEALERSHIP: 1,540 SM	2,350 SM OR LESS	VEHICLE DEALERSHIP: 645 SM	2,350 SM OR LESS
VEHICLE SERVICE SHOP: 3,561 SM	1 SPACE	VEHICLE SERVICE SHOP: 2,260 SM	1 SPACE
	2,350 SM OR LESS		2,350 SM OR LESS
	280 SM UP TO 7,450 SM		280 SM UP TO 7,450 SM
LOADING SPACES PROVIDED:		LOADING SPACES PROVIDED:	
	2 LOADING SPACES		2 LOADING SPACES

GENERAL NOTES:

- SURVEY INFORMATION TAKEN FROM SURVEYORS CERTIFICATE - DATE: MAY 4, 2017 PLAN NO. LSC-4597-2 AS PREPARED BY: SCHWARTZ DADLOFF BERNIER LTD.
- IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER - ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGING OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSE.
- THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS (MCEP) WITH REGARD TO ANY PROPOSED WATERING.
- BEFORE COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT.
- STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPLETE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION. IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL, OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTION, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THE APPLICANT.
- REFER TO THE ACCEPTED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY URBICH ENGINEERING INC., FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.

SITE PLAN LEGEND

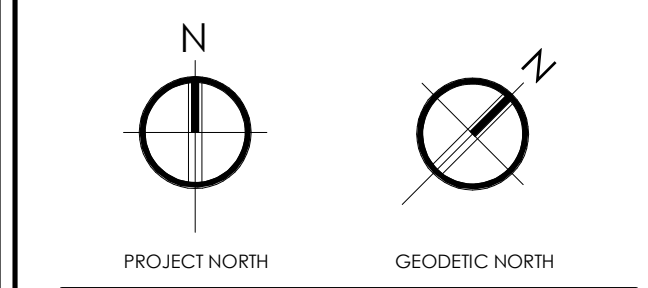
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	BOLLARD	○	FIRE ROUTE SIGN
○	BOLLARD LIGHT	XX	PARKING COUNT
■	CATCH BASIN	■	CONCRETE SURFACE
■	ELECTRIC VEHICLE CHARGING STATION	■	CONCRETE PAVING WITH RADIANT HEATING
■	FIRE HYDRANT	■	LIGHT DUTY ASPHALT
■	FIRE DEPARTMENT CONNECTION	■	HEAVY DUTY ASPHALT
○	HYDRO POLE	○	SOD
○	LIGHT STANDARD	■	PAINTED LINES
○	MAN HOLE	■	CONCRETE PAVES: REFER TO LANDSCAPE DRAWING
■	MAIN BUILDING ENTRANCE	■	FENCE
■	MAN DOOR	■	ACCESSIBLE ENTRANCE
■	VEHICLE DOOR		
■	VEHICLE/MAN DOOR		



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DO NOT SCALE DRAWING. CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE PRIOR TO DISCUSSION OF THE WORK.



PROJECT NORTH	GEODETIC NORTH
---------------	----------------

18. ISSUED FOR SPA RE SUBMISSION	2024.05.13
17. RE-ISSUED FOR SPA COORDINATION	2024.08.06
16. ISSUED FOR COORDINATION	2024.04.18
15. ISSUED FOR SPA RE SUBMISSION	2023.12.20
14. ISSUED FOR SPA COORDINATION	2023.11.22
13. ISSUED FOR JDS PRELIMINARY REVIEW SET	2023.08.09
12. ISSUED FOR PRELIMINARY BUDGET	2023.05.01
11. REVIEW & ISSUED FOR CLIENT REVIEW	2023.04.17
10. ISSUED FOR SPA & COPIA APPLICATION	2023.03.03
9. ISSUED FOR SPA SUBMISSION	2022.12.19
8. ISSUED FOR SERVICE EQUIPMENT COORDINATION	2022.02.19
7. ISSUED FOR JDS COMPLIANCE REVIEW	2022.02.14
6. REVIEW & REISSUED FOR SPA COORDINATION	2022.02.04
5. ISSUED FOR SPA COORDINATION	2022.01.26
4. REVIEW & REISSUED FOR PFR	2022.01.20
3. ISSUED FOR PFR	2021.11.05
2. REVIEW & REISSUED FOR CLIENT REVIEW	2021.10.22
1. ISSUED FOR SPA	2021.09.08

Prepared: 5/14/2024 5:26:25 PM



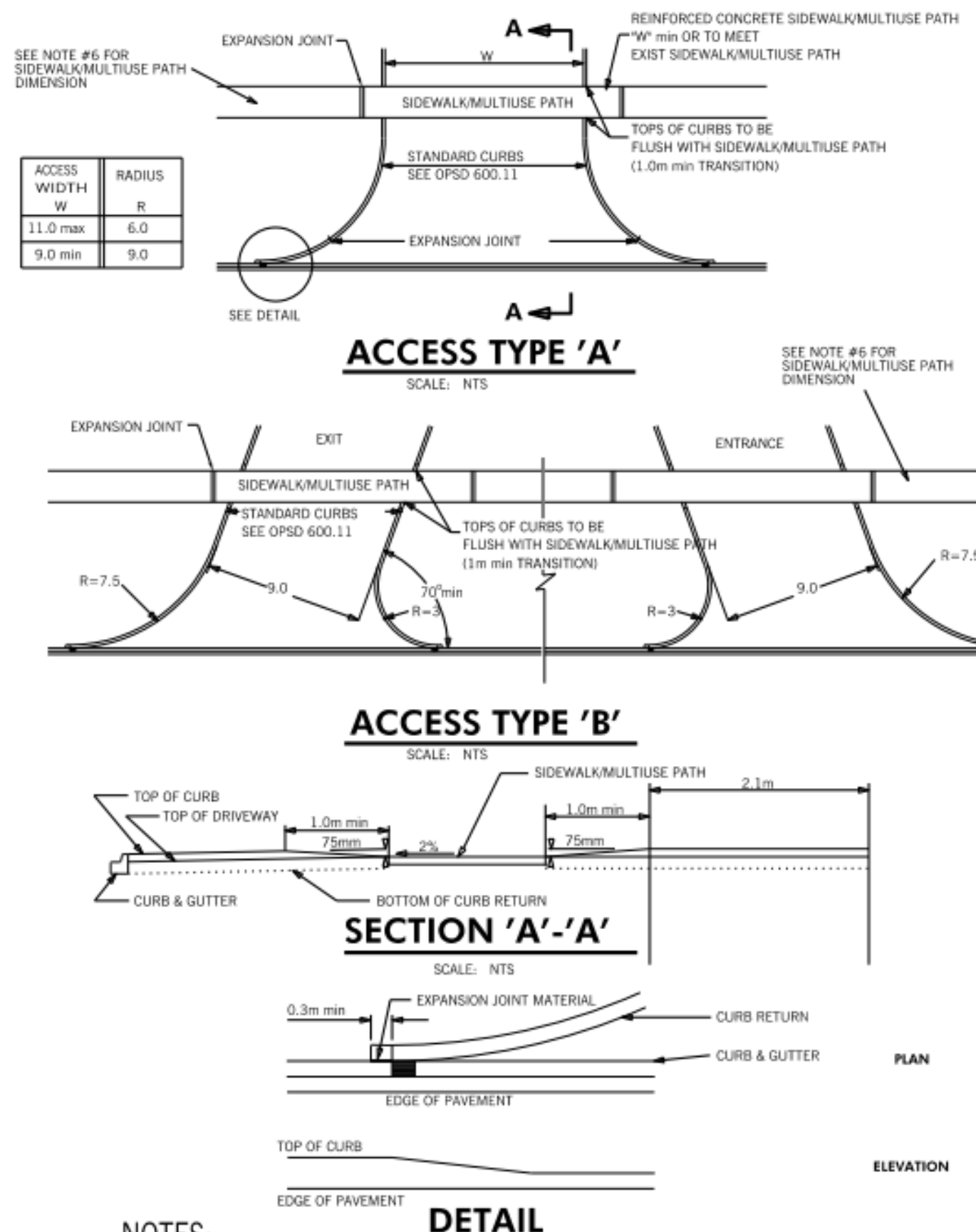
RH CARTER ARCHITECTS
2329 Bloor St. West, Suite 400, Toronto, Ontario M8X 2Y9
P: 416.223.2559 F: 416.223.2555 www.rhcarter.com

NORTHWEST LEXUS AND ACURA

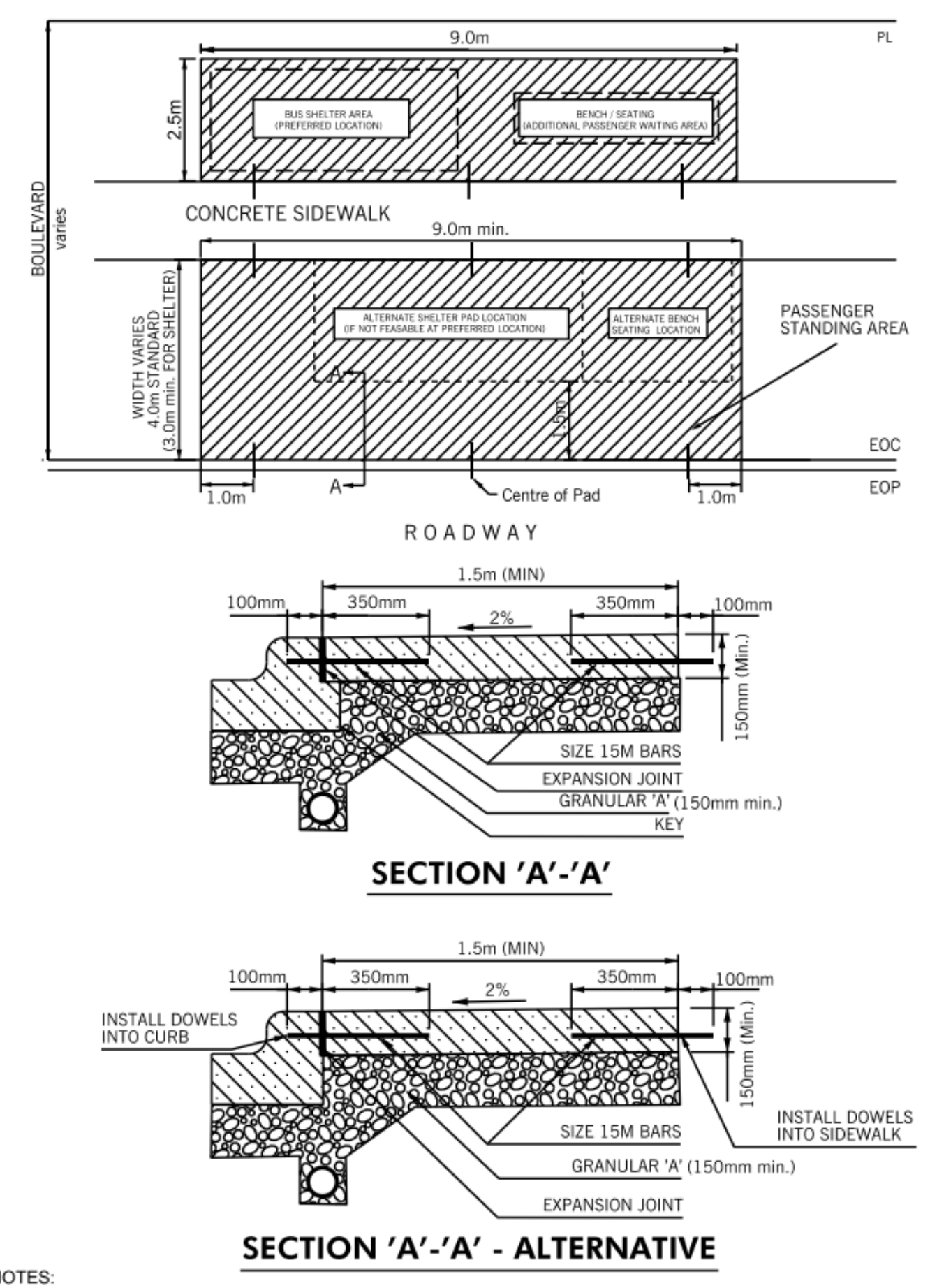
ACE DRIVE, BRAMPTON, ON

SITE PLAN

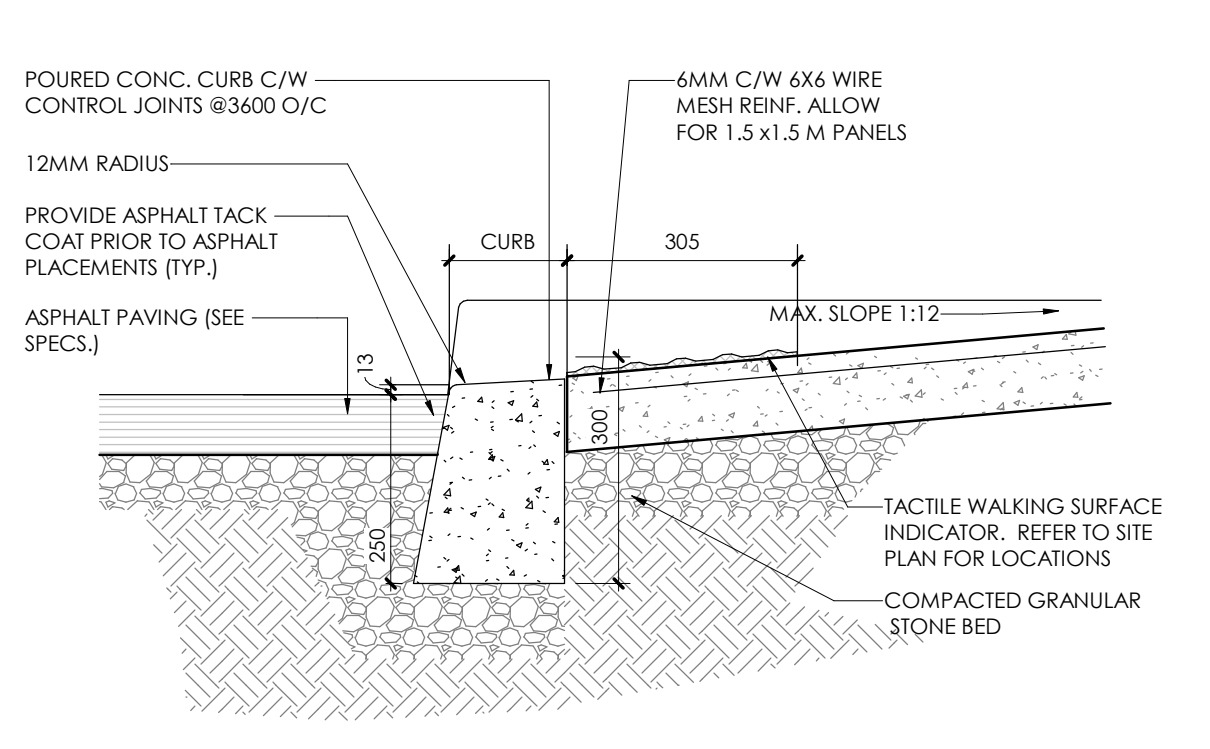
PROJECT No:	2021.011
SCALE:	As Indicated
DATE:	JULY 2021
DRAWING No:	A1.02
SITE PLAN APPLICATION No:	000000000



12 CITY OF BRAMPTON VEHICLE ENTRANCE DETAIL DWG. 237
N.T.S.



9 CITY OF BRAMPTON CONCRETE BUS PAD DWG. 260
N.T.S.

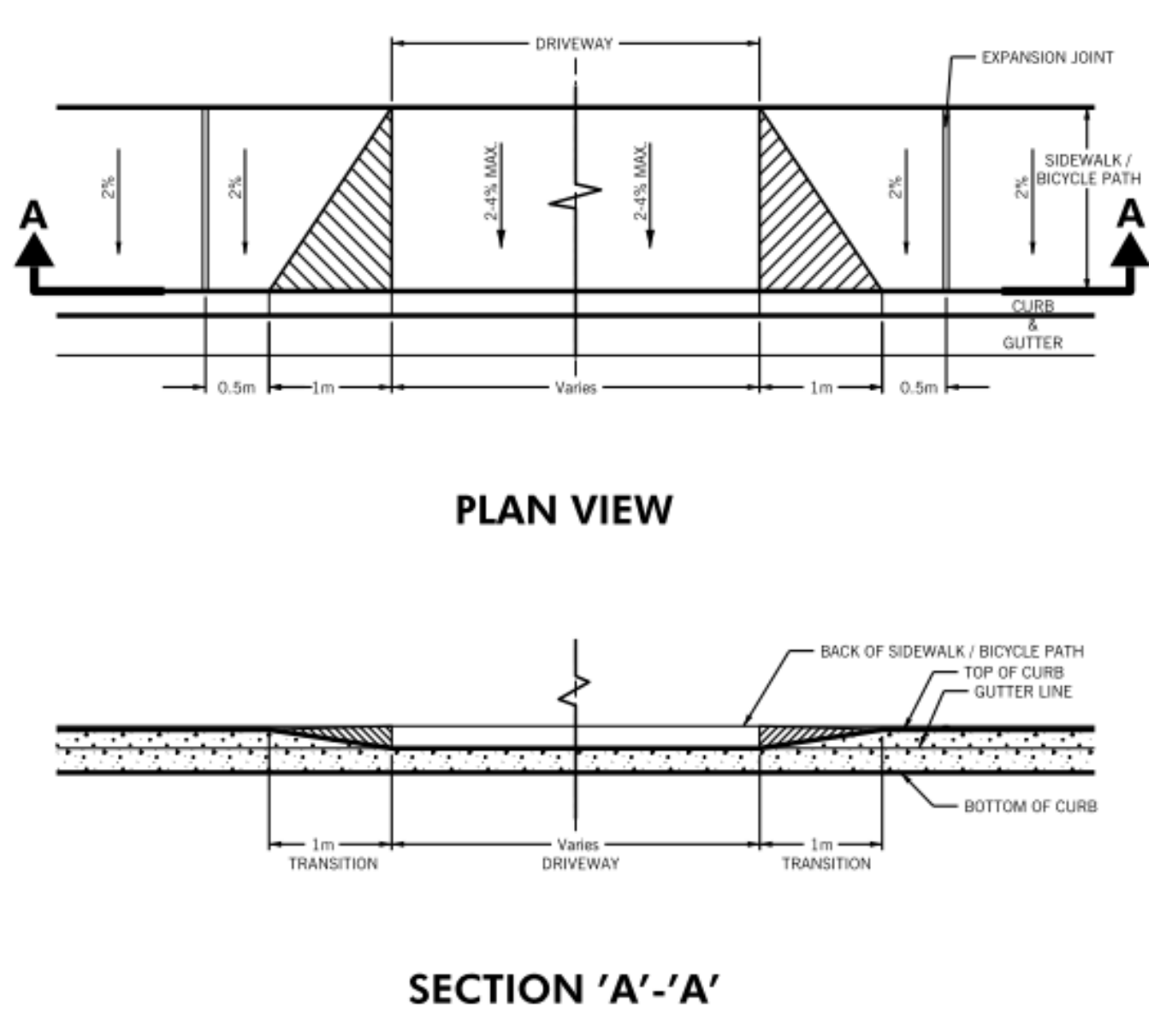


5 SECTION DETAIL - CONCRETE CURB CUT
1:10

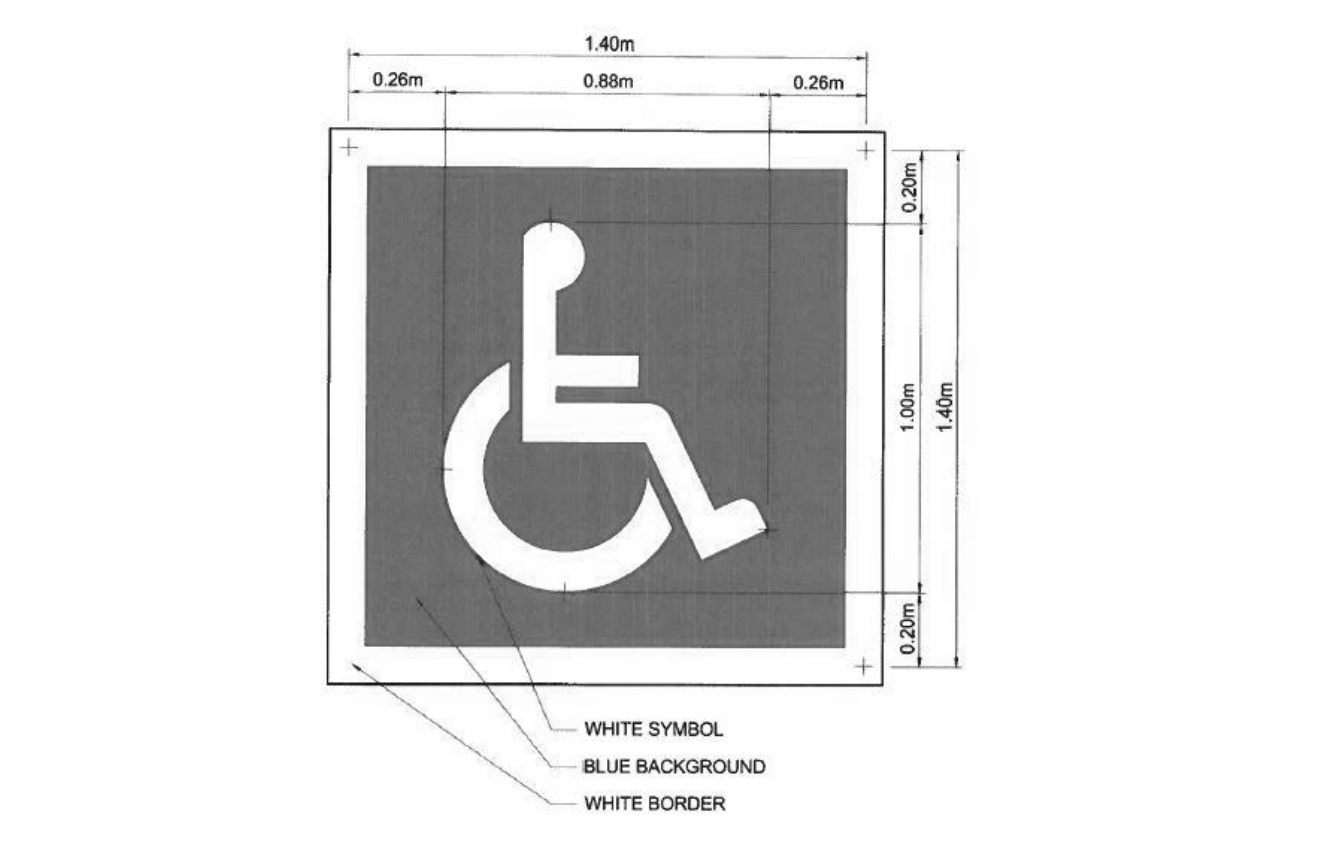
4 SECTION DETAIL - PAVER SIDEWALK
1:10



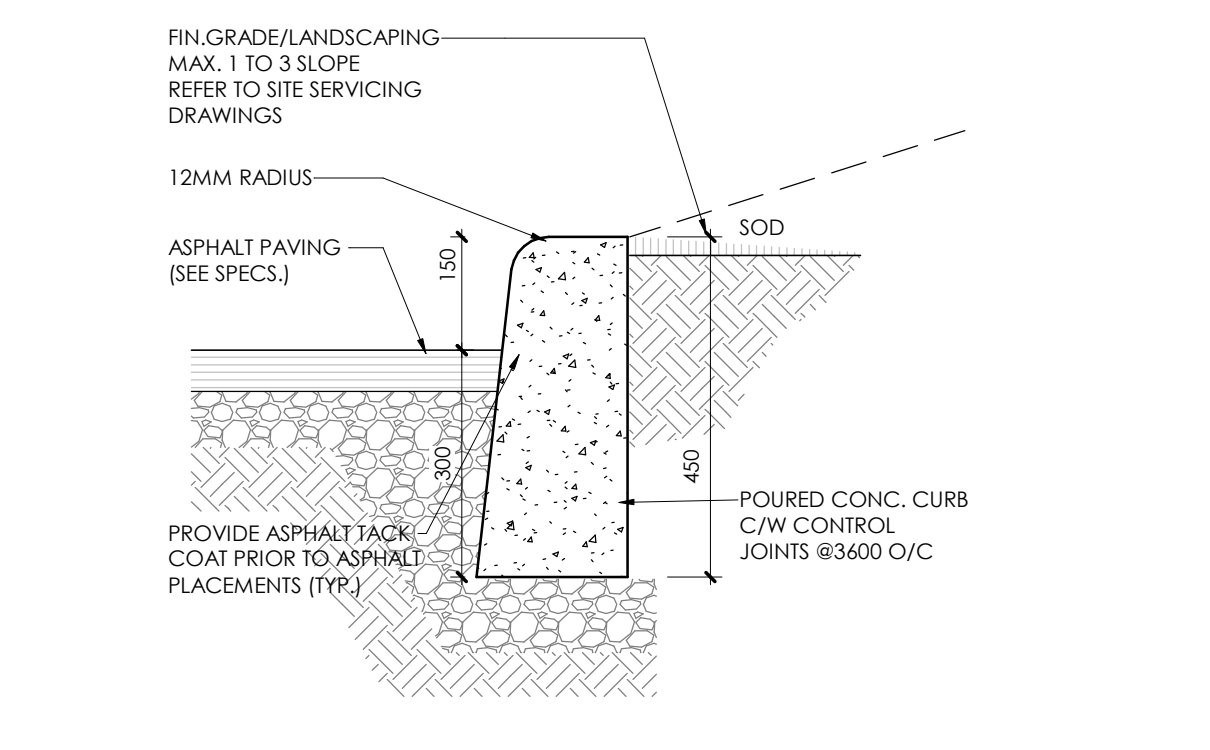
11.4 ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



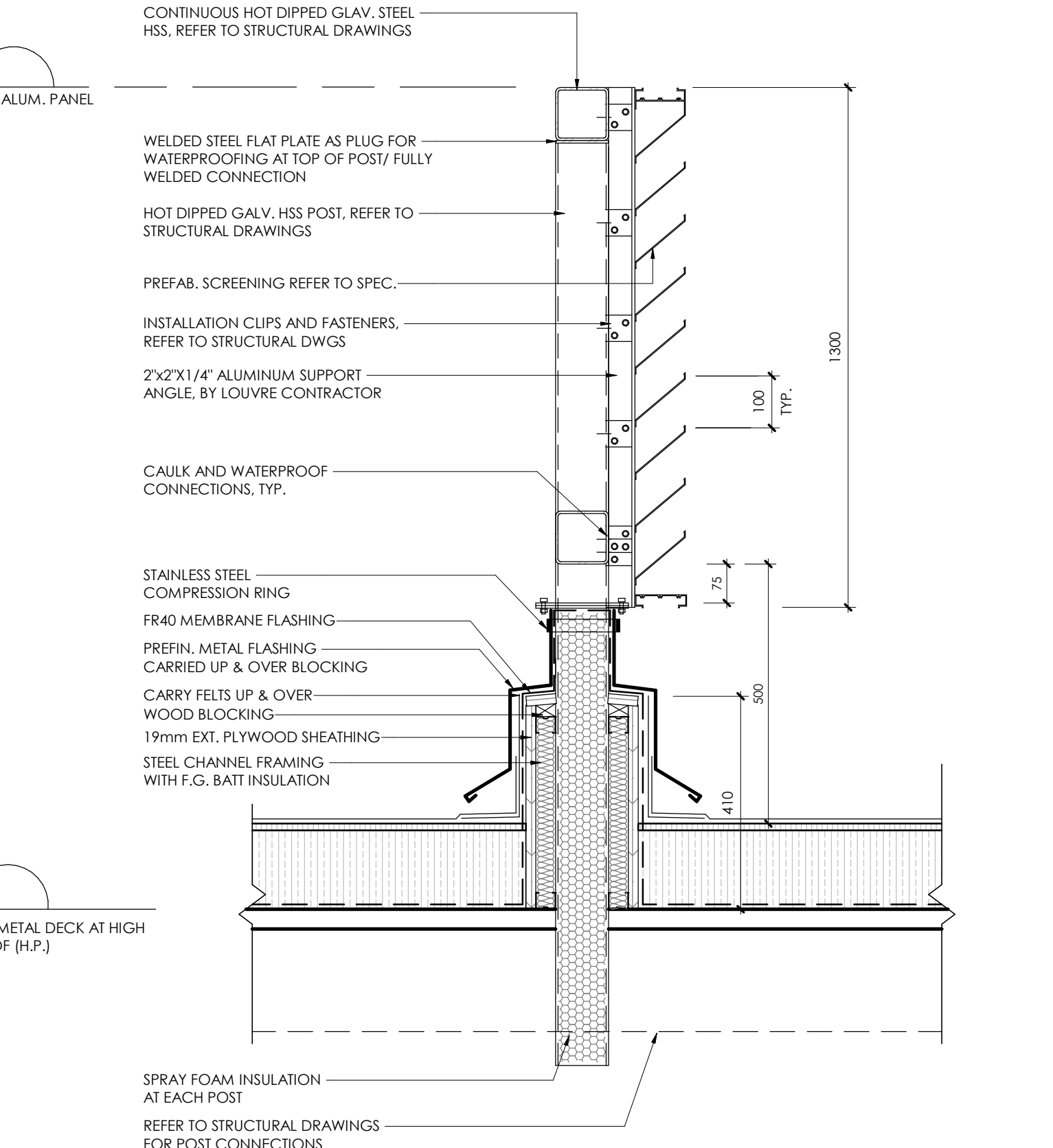
11 CITY OF BRAMPTON URBAN ENTRANCE DETAIL DWG. 238
N.T.S.



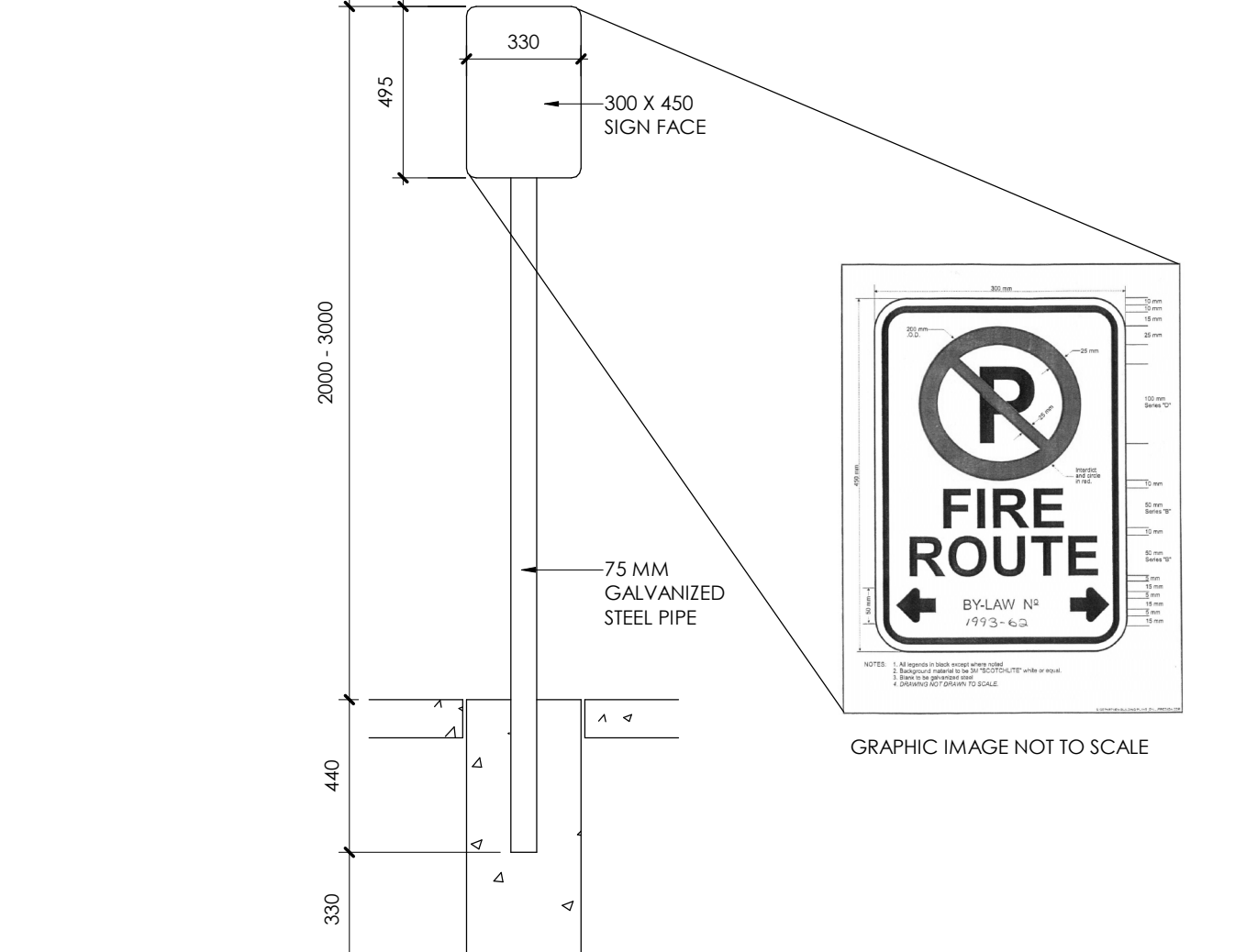
8 ACCESSIBLE PAVEMENT MARKING DETAIL
N.T.S.



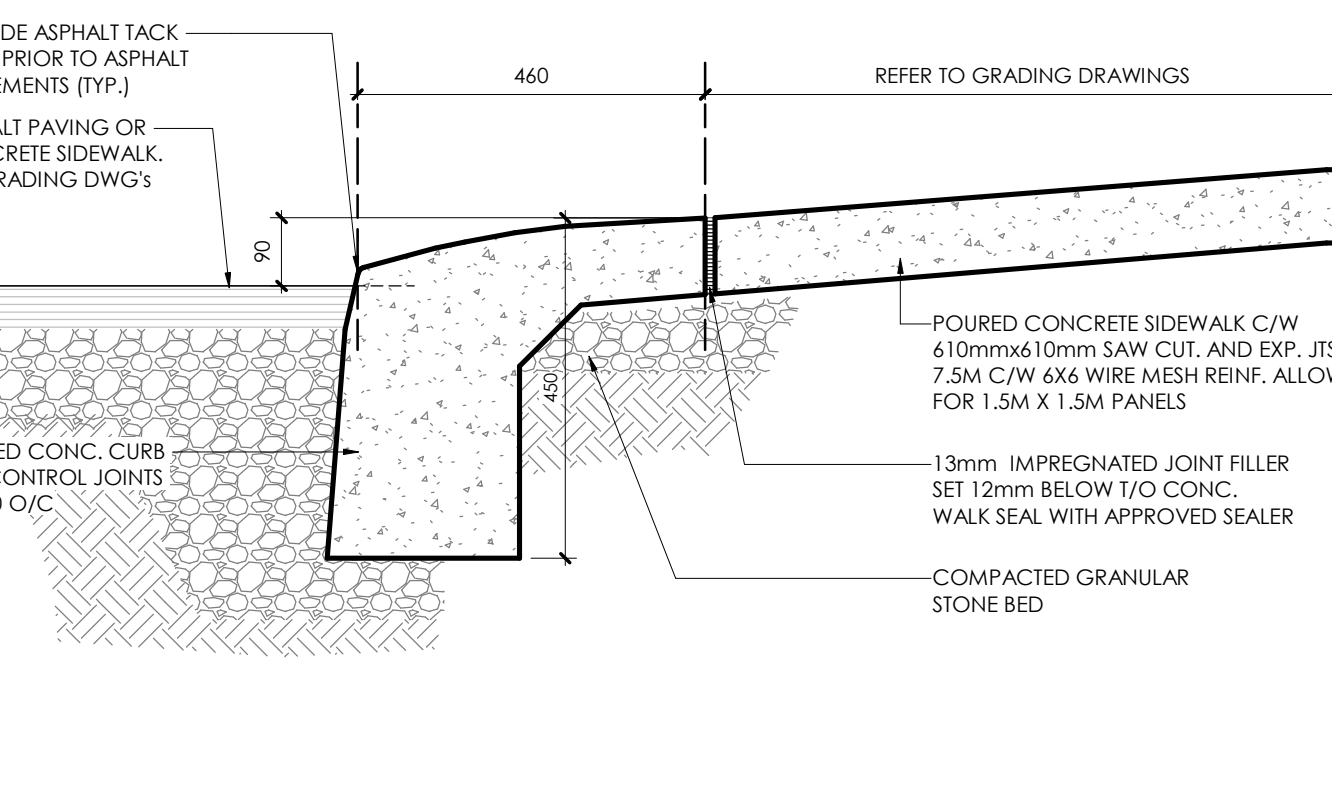
3 SECTION DETAIL - LANDSCAPE CURB
1:10 REF: (V) A1.02



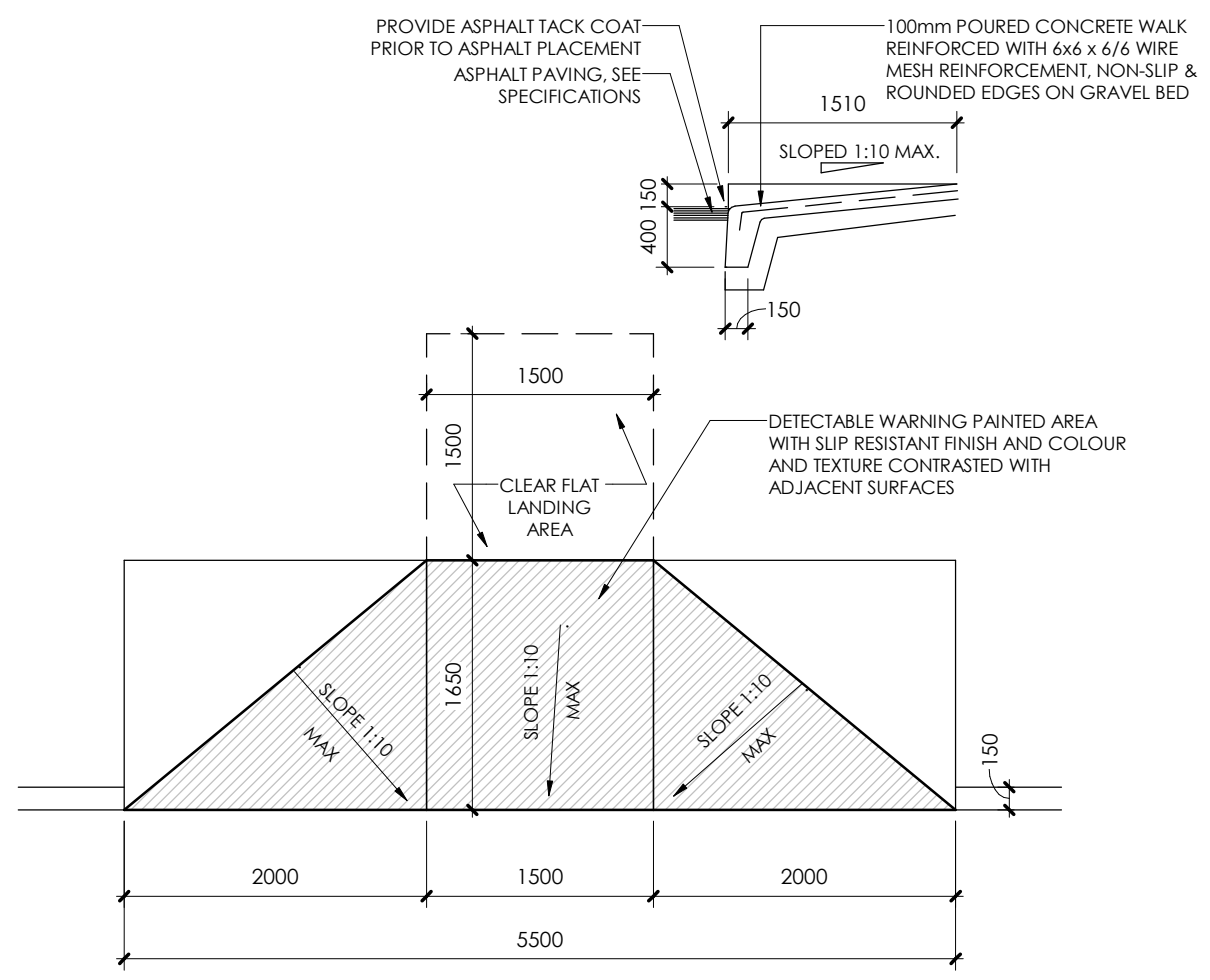
13 PREFIN. ALUM. ROOF SCREEN
1:20



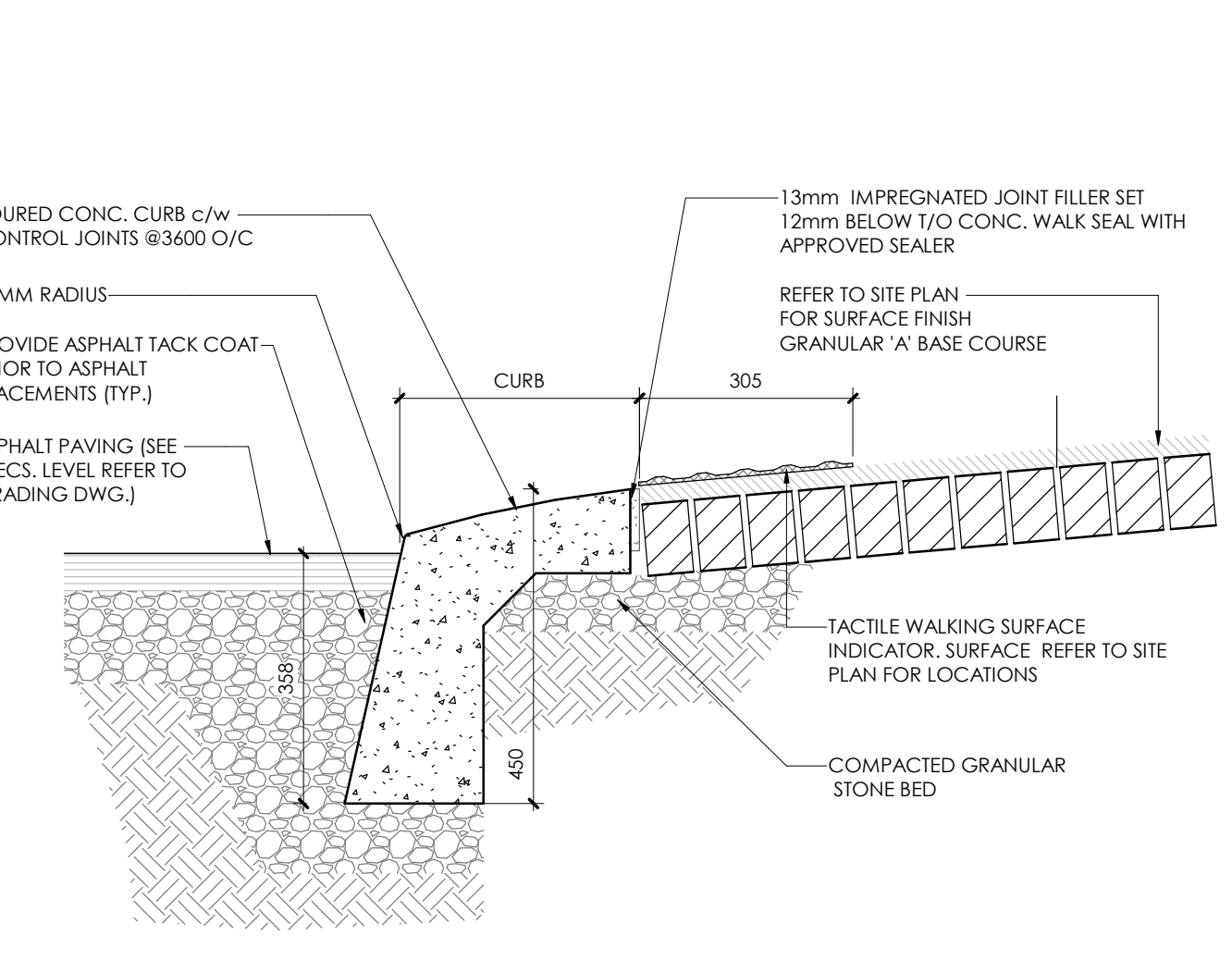
10 SECTION DETAIL - FIRE ROUTE SIGN
1:20



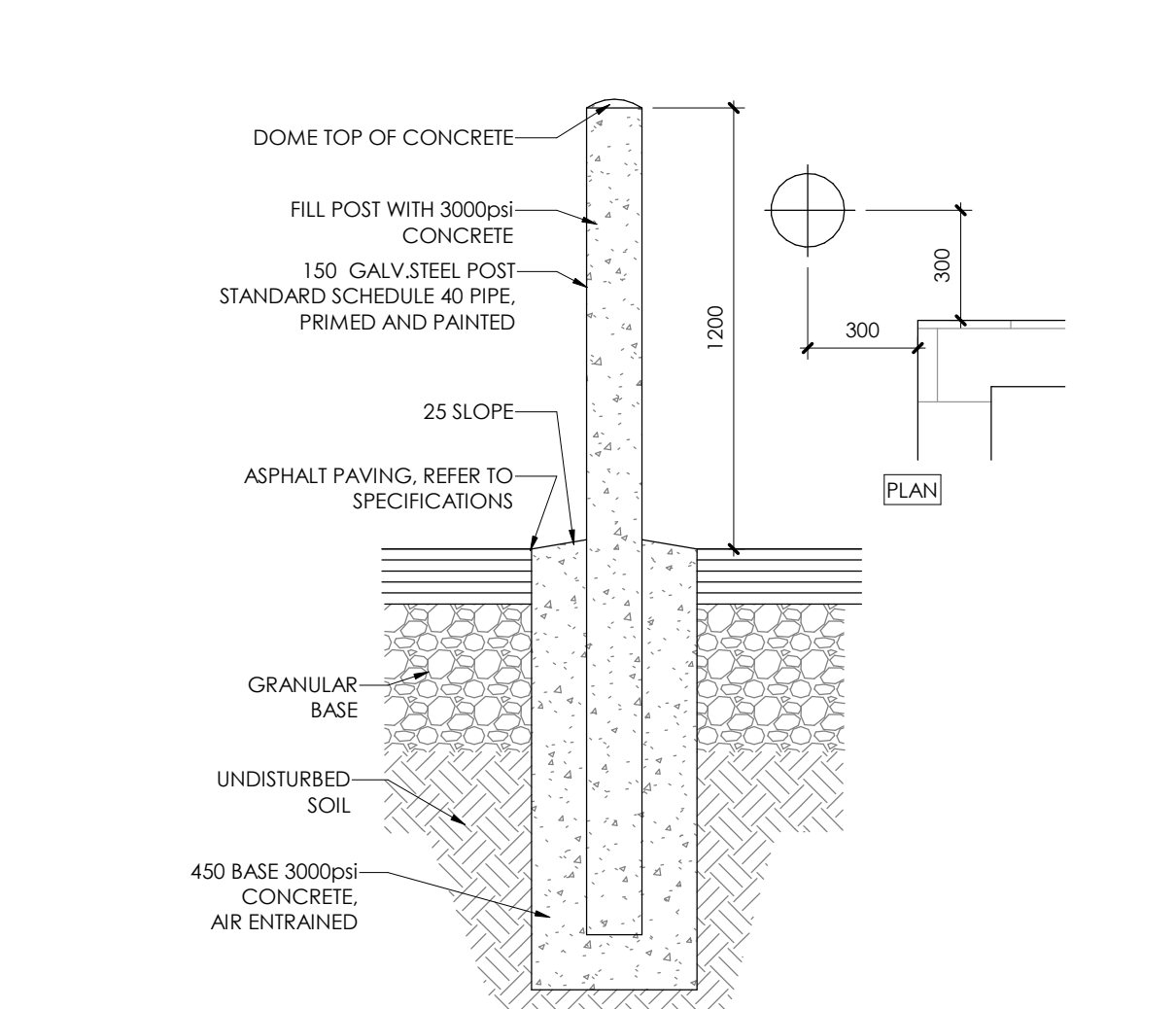
7 SECTION DETAIL - ROLLED CONCRETE CURB
1:10



2 SECTION DETAIL - CONCRETE CURB/SIDEWALK DEPRESSION
1:50



6 SECTION DETAIL - ROLLED CONCRETE CURB
1:10



1 SECTION DETAIL - BOLLARD
1:20

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DO NOT SCALE DRAWINGS. CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE PRIOR TO DISCUSSION OF THE WORK.

Rev.	Description	Issue/Revision
1	ISSUED FOR SPA SUBMISSION	2024.05.13
2	ISSUED FOR SPA SUBMISSION	2024.05.16
3	ISSUED FOR SPA COORDINATION	2024.06.06
4	ISSUED FOR SPA SUBMISSION	2024.06.18
5	ISSUED FOR SPA SUBMISSION	2024.07.20
6	ISSUED FOR SPA SUBMISSION	2024.08.01
7	ISSUED FOR SPA SUBMISSION	2024.08.01
8	ISSUED FOR SPA SUBMISSION	2024.08.01
9	ISSUED FOR SPA SUBMISSION	2024.08.01
10	ISSUED FOR SPA SUBMISSION	2024.08.01
11	ISSUED FOR SPA SUBMISSION	2024.08.01
12	ISSUED FOR SPA SUBMISSION	2024.08.01
13	ISSUED FOR SPA SUBMISSION	2024.08.01
14	ISSUED FOR SPA SUBMISSION	2024.08.01
15	ISSUED FOR SPA SUBMISSION	2024.08.01
16	ISSUED FOR SPA SUBMISSION	2024.08.01
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18	ISSUED FOR SPA SUBMISSION	2024.08.01
19	ISSUED FOR SPA SUBMISSION	2024.08.01
20	ISSUED FOR SPA SUBMISSION	2024.08.01
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24	ISSUED FOR SPA SUBMISSION	2024.08.01
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27	ISSUED FOR SPA SUBMISSION	2024.08.01
28	ISSUED FOR SPA SUBMISSION	2024.08.01
29	ISSUED FOR SPA SUBMISSION	2024.08.01
30	ISSUED FOR SPA SUBMISSION	2024.08.01
31	ISSUED FOR SPA SUBMISSION	2024.08.01
32	ISSUED FOR SPA SUBMISSION	2024.08.01
33	ISSUED FOR SPA SUBMISSION	2024.08.01
34	ISSUED FOR SPA SUBMISSION	2024.08.01
35	ISSUED FOR SPA SUBMISSION	2024.08.01
36	ISSUED FOR SPA SUBMISSION	2024.08.01
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39	ISSUED FOR SPA SUBMISSION	2024.08.01
40	ISSUED FOR SPA SUBMISSION	2024.08.01
41	ISSUED FOR SPA SUBMISSION	2024.08.01
42	ISSUED FOR SPA SUBMISSION	2024.08.01
43	ISSUED FOR SPA SUBMISSION	2024.08.01
44	ISSUED FOR SPA SUBMISSION	2024.08.01
45	ISSUED FOR SPA SUBMISSION	2024.08.01
46	ISSUED FOR SPA SUBMISSION	2024.08.01
47	ISSUED FOR SPA SUBMISSION	2024.08.01
48	ISSUED FOR SPA SUBMISSION	2024.08.01
49	ISSUED FOR SPA SUBMISSION	2024.08.01
50	ISSUED FOR SPA SUBMISSION	2024.08.01



NORTHWEST LEXUS AND ACURA

ACE DRIVE, BRAMPTON, ON

SITE PLAN DETAILS

PROJECT No: 2021.011 / 2022.025
SCALE: As Indicated
DATE: JULY 2021
DRAWING No: **A1.03**
SITE PLAN APPLICATION No: 000000000

APPENDIX 2
REFERENCE PLAN 43R-41105

**PLAN OF SURVEY OF
BLOCK 2 AND PART OF BLOCK 3,
PLAN 43M-1907
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:500
10m 5m 0 10m 20m 30metres

R-PE SURVEYING LTD., O.L.S.
THE INTENDED PLOT SIZE OF THIS PLAN IS 715 mm IN WIDTH BY 777 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000.
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES**
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - SSB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - PL1 DENOTES PLAN 43M-1907
 - PL2 DENOTES PLAN 43R-34943
 - PL3 DENOTES PLAN 43R-40026
 - MEAS DENOTES MEASURED
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (HJV) DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
 - (RPE) DENOTES R-PE SURVEYING L.T.D., O.L.S.
 - WF DENOTES WIRE FENCE

ALL SET MONUMENTS ARE PLASTIC BARS DUE TO LACK OF OVERBURDEN UNLESS NOTED OTHERWISE.

INTEGRATION NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B USING CAN-NET REAL TIME NETWORK (RTN) No. 20120150069, UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP (A)	4845501.80	597247.56
ORP (B)	4845206.00	597417.22
RTN 20120150069	4831194.52	620688.11

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999676.

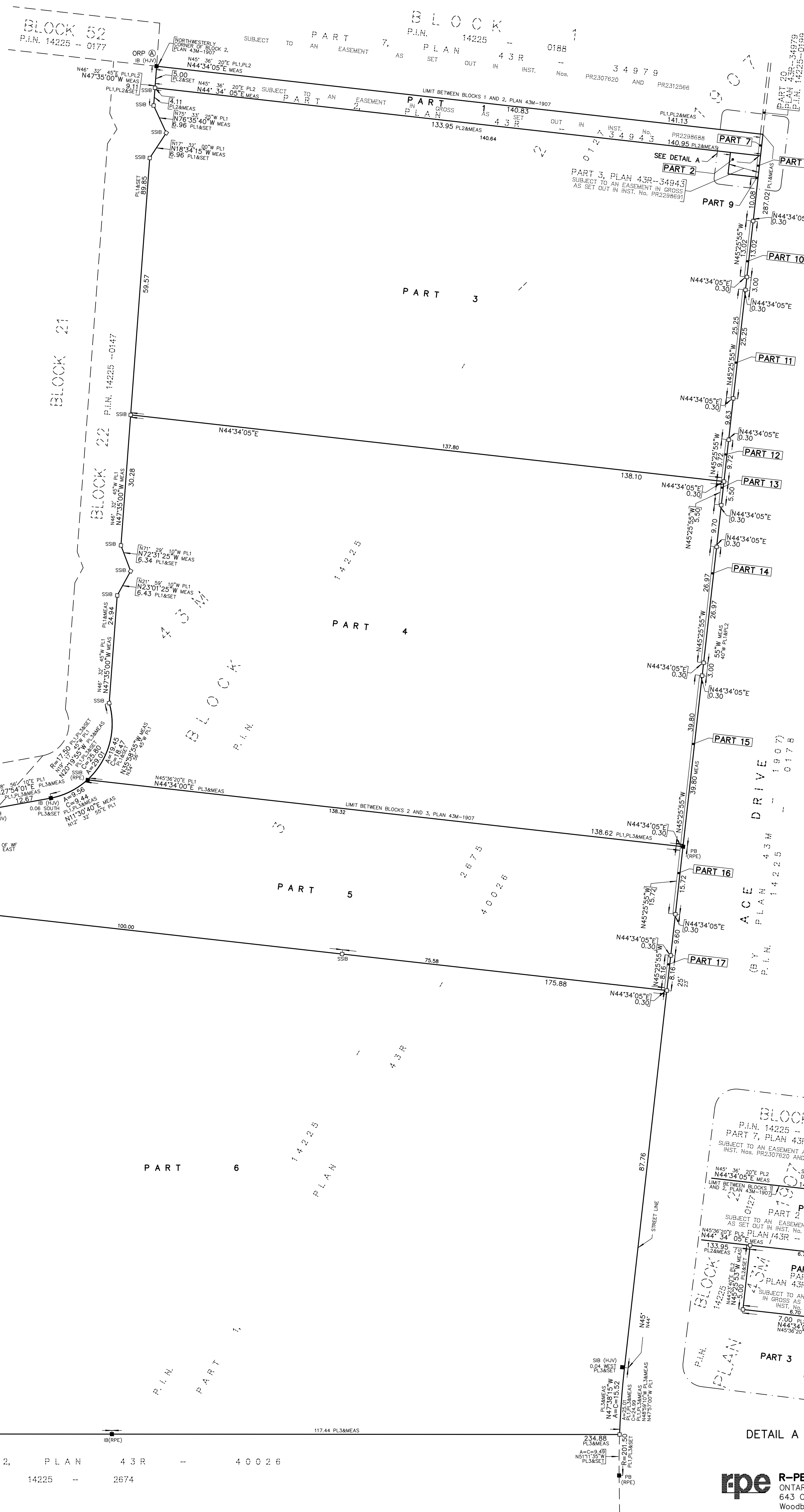
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 07th DAY OF NOVEMBER, 2023.

DATE NOVEMBER 9th, 2023

S. Goonewardena
S. GOONWARDENA
ONTARIO LAND SURVEYOR

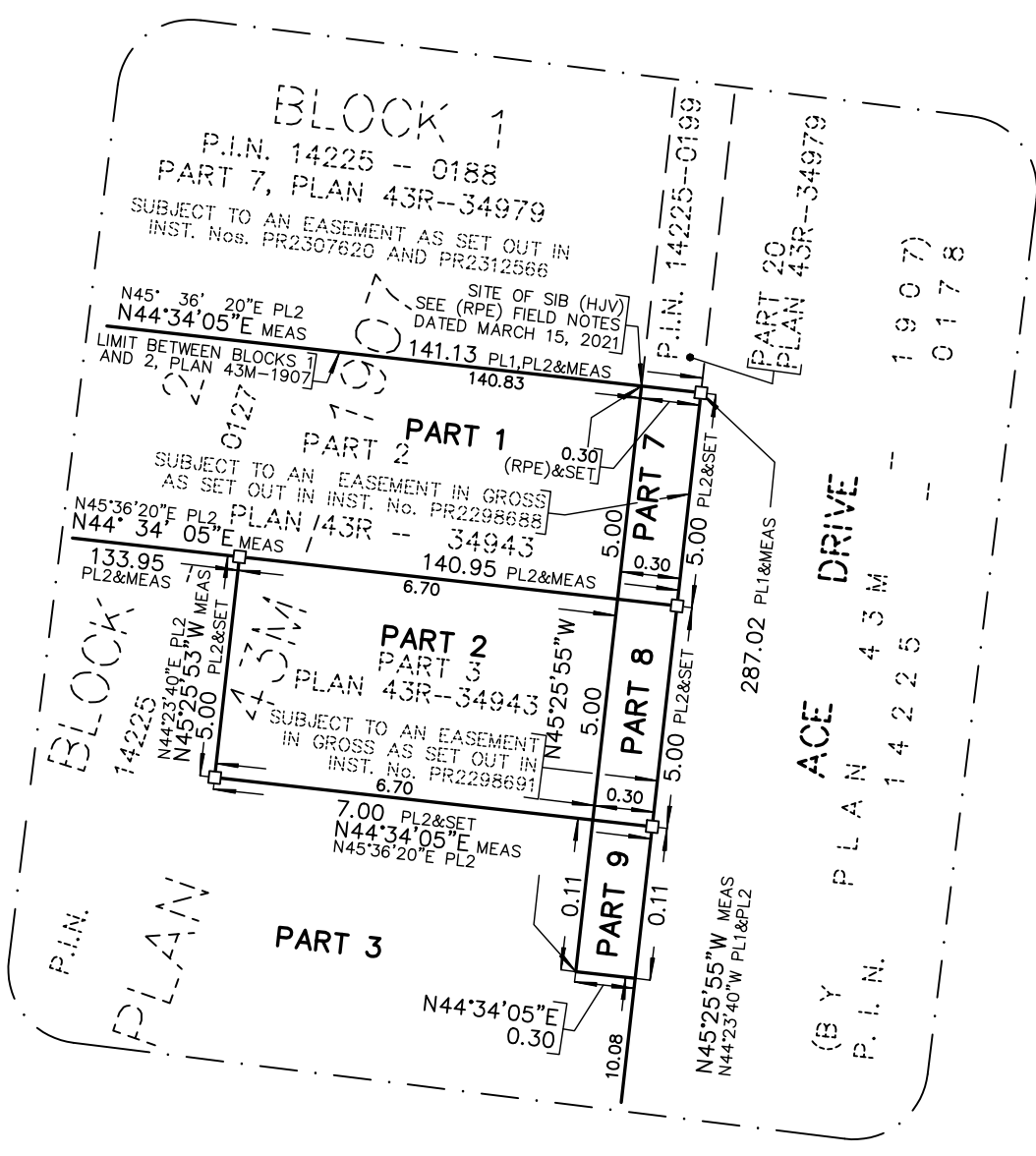
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-63141.



PLAN 43R-41105
Received and deposited
November 17th, 2023
Elaine Hallowell
Representative for the
Land Registrar for the
Land Titles Division of
Peel (No.43)

SCHEDULE			
PARTS	BLOCK	PLAN	P.I.N.
1 TO 4, BOTH INCLUSIVE	2	43M-1907	ALL OF 14225-0127
7 TO 15, BOTH INCLUSIVE			ALL OF 14225-2675
5, 6, 16 AND 17	PART OF 3		

PARTS 1 & 7 ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. PR2298688
PART 2 & 8 ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. PR2298691



DETAIL A (NOT TO SCALE)

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrisleo Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: E.G./S.F. CHECKED: S.G.
JOB No. 21-038 CAD FILE No. 21-038-R02b

APPENDIX 3
NOTICE OF DECISION FOR THE CONSENT APPLICATION

AN APPLICATION HAS BEEN MADE BY **1552262 ONTARIO INC.**

The applicant(s) request(s) consent sever a parcel of land currently having a total area of approximately 2.96 hectares (7.33 acres). The proposed severed lot has a frontage of approximately 33.48 metres (109.84 feet); a depth of approximately 175.88 metres (577.03 feet) and an area of approximately 0.54 hectares (1.34 acres). The land is located at 0 Ace Drive. (West Side of Ace Drive). The land is designated “Industrial” in the Official Plan and “Prestige Industrial” in the Countryside Villages Secondary Plan (Area48 a). The land is zoned “Industrial One (M1-2256). It is proposed that the severed parcel be merged with the adjacent parcel to the north. (Concurrent Consent Application B-2023-0009)

THE REQUEST IS HEREBY APPROVED, THIS DECISION:

IF **APPROVED**: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF **REFUSED**: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY A. C. Marques SECONDED BY: D. Colp

DATED THIS 18th day of APRIL, 2023

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON APRIL 18, 2023

RON CHATHA, MEMBER

DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Brampton City Hall, Committee of Adjustment Office, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Telephone No. (905) 874-2117 and Fax No. (905) 874-2119.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only the applicant, the Minister, a specified person or a public body may appeal decisions or any condition in respect of applications for consent to the Ontario Land 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 group.

An appeal form is available on the Environment and Land Tribunals Ontario website at <http://elto.gov.on.ca/> or at the office of the Secretary-Treasurer. The notice of appeal accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is \$400 per person/ per appeal. Please visit <http://elto.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/> for information on related appeals. Cheques are to be made payable to the Minister of Finance. **TURN TO PAGE TWO (2) FOR THE Ontario Land Tribunal APPEAL DATE.**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

PLANNING ACT – PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY **1552262 ONTARIO INC.**

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: (AS AGREED TO BY THE APPLICANT(S)/AGENT(S) AT THE MEETING).

The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within two years of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. That the owner finalize site plan approval under City File SPA-2022-0037, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. Subsection 50(3) and/or (5) of the Planning Act R.S.O 1990 as amended, shall apply to any subsequent conveyance or transaction involving the parcel of land that is the subject of this consent;
4. A solicitor's undertaking shall be received indicating that the "severed" land and the abutting land, being Block 2 on Plan 43M 1907, shall be "merged" for Planning Act purposes at the time of the registration of the Transfer to which the Secretary-Treasurer's Certificate is affixed;
5. An undertaking shall be received from a solicitor confirming that the legal description of the "resultant" lot and the legal description in any mortgage(s) encumbering the "resultant" lot will be identical within four (4) weeks of the date of the Secretary-Treasurer's Certificate under the Planning Act; or alternatively, that no part of the "resultant" lot is encumbered by any mortgage(s); and,
6. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.
2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

LAST DATE FOR FILING AN APPEAL TO THE ONTARIO LAND TRIBUNAL
MAY 8, 2023

DATE OF MAILING APRIL 18, 2023



Report
Staff Report
 The Corporation of the City of Brampton
 2/26/2025

Date: 2025-02-13

Subject: **Toronto Metropolitan University (TMU) Brampton Venture Zone Funding Agreement**

Contact: Devin Ramphal, Sector Manager, Innovation & Technology, Economic Development

Report number: CAO's Office-2025-160

RECOMMENDATIONS:

1. That the report from Devin Ramphal, Sector Manager, Innovation & Technology, Economic Development to the City Council Meeting of February 26, 2025 re: **Toronto Metropolitan University (TMU) Brampton Venture Zone Funding Agreement**, be received; and
2. That Council delegate authority to the Chief Administrative Officer (CAO) to execute on behalf of the City of Brampton a second funding agreement with TMU to grant funding in support of the operations of the Brampton Venture Zone (BVZ) in the amount of up to \$1,000,000 per year over a five-year term and to execute any amending agreements, addendums or other documents relating thereto over the term, on terms and conditions satisfactory to the Director of Economic Development and in a form approved by the City Solicitor or designate.

OVERVIEW:

- **Established in 2020, the Brampton Venture Zone (BVZ), operated by Toronto Metropolitan University (TMU), is a key member of the Brampton Innovation District.**
- **Since its inception, BVZ has established itself by delivering innovation services to local entrepreneurs and plays a vital role in positioning Brampton as a hub for technology companies.**
- **This report seeks delegated authority to enter into a second funding agreement with TMU to continue BVZ operations, allocating up to \$1 million per year over a five-year term ending December 31, 2029, in support of Brampton's tech entrepreneur ecosystem.**

- **There is no financial impact resulting from the adoption of the recommendations in this report.**

BACKGROUND:

The City of Brampton maintains a strong relationship with Toronto Metropolitan University (TMU) and has been working extensively with the university in expanding its presence in Brampton, including the upcoming opening of the new medical school.

Brampton Venture Zone

The City is committed to fostering a vibrant and inclusive business environment by supporting innovation, attracting investment and expanding economic opportunities for residents, including youth and newcomers. Through strategic partnerships and initiatives, the City works to create the conditions for business growth, job creation and a resilient, competitive economy. Given the evolving economic relationship with the United States, it is crucial for the City to prioritize the development of a diversified economy.

Over the past five years, TMU has designed, developed and operated the Brampton Venture Zone (BVZ) to advance these goals in collaboration with the City of Brampton, other Innovation District members and partner organizations. During the first agreement term (2020-2024), BVZ has played a key role in strengthening Brampton's entrepreneurial ecosystem. It has mentored, incubated or accelerated 69 companies, engaged 206 new industry partners and delivered 1,731 training and information sessions to local businesses. BVZ's programming has attracted 5,633 individual participants and supported 245 high-potential start-ups and subject matter experts. These achievements underscore BVZ's impact in driving innovation, collaboration and business growth in the region.

The programs developed drew on over a decade of experience from TMU and the founding staff of the Brampton Venture Zone training entrepreneurs and incubating high-potential ventures. The launch of the program during a global pandemic reinforced the need to adapt to changing market conditions, evolving entrepreneurial needs and emerging opportunities.

Over the next five years, programming is expected to evolve, with refinements to existing initiatives and the potential development of new programs to address needs and opportunities. TMU will work with the City of Brampton to regularly assess the program outcomes and City priorities, ensuring continuous improvement in the zone's impact. Additionally, TMU will share best practices developed internally and through its network of partner organizations across Canada, leveraging collaborations with other TMU units where appropriate to enhance support for Brampton entrepreneurs and ventures.

BVZ plays a crucial role in the City's Innovation District, which is anchored in the downtown area. The Innovation District has contributed to downtown revitalization by filling vacant spaces and driving increased activity. Designed as a hub for innovation and

research, the Innovation District fosters collaboration among post-secondary institutions, start-ups and established businesses. This synergy promotes innovation, attracts top talent and strengthens the city's reputation as a dynamic centre for growth and development.

Examples of Brampton founders that have leveraged resources through the Brampton Venture Zone include:

Biofect

Biofect Innovation is a startup that emerged from Brampton, founded by a local entrepreneur with a passion for advancing biotechnology. Founder, Ralph Christian Delos Santos, attended high school in Brampton, and pursued a career in molecular biology at the Toronto Metropolitan University. Soon after, he co-founded Biofect Innovations and joined the Brampton Venture Zone and leveraged mentorship, resources, and the startup ecosystem to accelerate its growth. The company specializes in developing bio-based manufacturing solutions, including its flagship product, a precision fermentation platform that enables sustainable and scalable production of high-value biochemicals. In 2023, Biofect Innovations participated in the InvestBrampton Startup Island at the Collision Conference. In 2024, Biofect was a pitch finalist at the Collision 2024 Start-up Pitch Competition.

Medaki

Medaki is a health-tech startup working towards transforming patient care through digital solutions. The company's platform leverages AI-driven technology to streamline patient management and enhance healthcare delivery. As a client of Brampton Venture Zone, Medaki benefited from mentorship, networking opportunities, and a supportive ecosystem that helped accelerate its growth. Medaki has participated in events and programs organized by the Brampton Innovation District ecosystem, most recently as a mentor in the City's BramHacks Hackathon, where 150 post-secondary students tackled local transportation issues by developing innovative solutions using technology and data-driven approaches.

CURRENT SITUATION:

In 2020, Council directed staff to enter into a five-year \$5 million funding agreement to establish the Brampton Venture Zone ([C410-2019](#)). This agreement concluded on December 31, 2024. Economic Development's Council-approved 2025 budget allocates up to \$5 million over another five-year term for a second funding agreement with TMU to continue BVZ operations.

Under the second funding agreement, BVZ will focus on five key start-up priorities:

1. **Early-stage Incubation** - Programs like *Brampton INNOVATOR* (sector agnostic, 4-6 weeks, in person) to support emerging entrepreneurs

2. **Market-Ready High-Potential Start-ups** – Initiatives like *BVZ LAUNCH* (sector-specific, 4-5 months, hybrid) to attract and accelerate start-up activity.
3. **Community Engagement** - Events such as the annual BVX Fest (1-2 days, in-person, conference/trade show style) to foster local entrepreneurship.
4. **Corporate and Institutional Connections** - Strengthening relationships among established Brampton companies, start-ups, academic institutions, corporate partners and support organizations to drive business growth.
5. **Integration into Broader Networks** - Leveraging TMU's regional, national and international incubation networks to embed BVZ within the wider entrepreneurial ecosystem.

The intent is for TMU to be in a position to sustain BVZ operations beyond the second funding agreement without requiring further City funding. To support this goal the Agreement allows up to \$100,000 of unspent funds to be retained by TMU at the expiry of the agreement, conditional upon TMU providing evidence relating to the continuance of such operations, such evidence to be acceptable to the City in its sole discretion, failing which TMU must return those funds.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial impacts resulting from the adoption of the recommendations in this report. The total five-year funding commitment of up to \$5 million is included in the City's 2025 budget and financial forecast, with an annual allocation of up to \$1 million, subject to Mayor's consideration in future years. The first-year allocation has been approved as part of the 2025 budget and is available from the following source:

Project	Project Description	Available Funding
251209-001	Brampton Venture Zone	\$1,000,000

STRATEGIC FOCUS AREA:

This report aligns with the City's Focus Area of Growing Urban Centres and Neighbourhoods and the Strategic Priority of "Stimulate Innovation, Create Jobs & Grow Investment" by strengthening partnerships with post-secondary institutions to foster entrepreneurship, innovation, and workforce development.

It also supports the Strategic Priority to "Invest in Strategic Growth Areas (Unlock Downtown and Strategic Growth Areas)" by advancing the Brampton Innovation District and positioning downtown as a hub for business growth and collaboration.

CONCLUSION:

This report recommends delegated authority to enter into a second funding agreement with TMU, providing up to \$1 million per year over a five-year term ending December 31, 2029, to support Brampton’s growing tech entrepreneur ecosystem.

Authored by:

Reviewed by:

Devin Ramphal
Sector Manager, Innovation &
Technology
Economic Development

Paul Aldunate
A/Senior Manager
Economic Development

Approved by:

Approved by:

Denise McClure
A/Director
Economic Development

Marlon Kallideen
Chief Administrative Officer



Report
Staff Report
 The Corporation of the City of Brampton
 2/26/2025

Date: 2025-02-14

Subject: **Terry Fox Memorial at Chinguacousy Park – Ward 7**

Contact: Kelly Stahl, Director, Cultural Services

Report number: Community Services-2025-163

RECOMMENDATIONS:

1. That the report from Kelly Stahl, Director, Cultural Services to the Council Meeting of February 26, 2025, re: **Terry Fox Memorial at Chinguacousy Park**, be received;
2. That Council approve Christiano De Araujo’s proposal, “Terry Fox: A Legacy of Hope,” as the winning submission for the Request for Proposal (“RFP”) Terry Fox Memorial at Chinguacousy Park, as recommended by the Art Selection Committee; and
3. That Council delegate authority to the Commissioner, Community Services, to execute such agreement and/or other documents as may be required to implement Council’s resolutions and directions regarding the Terry Fox Memorial, including such terms and conditions as may be satisfactory to the Director, Cultural Services and in a form acceptable to the City Solicitor or designate.

OVERVIEW:

- **The report recommends approval of Christiano De Araujo’s proposal, “Terry Fox: A Legacy of Hope,” for the Terry Fox Memorial at Chinguacousy Park to commemorate the 45th anniversary of the Marathon of Hope in 2025.**
- **Council directed staff in September 2022 (C274-2022) and September 2023 (C214-2023) to design and fabricate a memorial sculpture, with a \$150,000 budget approved in the 2024 capital plan.**
- **A two-stage Request for Proposal (RFP) process was conducted, and four shortlisted artists submitted concepts that were reviewed by an Art Selection Committee, incorporating feedback from focus groups.**
- **The memorial will include an interpretive panel or panels and serve as a permanent addition to the City’s collection of Monuments and Memorials.**

- **Sufficient funding is available in the Cultural Services capital budget.**
- **Subject to Council approval, installation is planned for fall 2025, coinciding with the anniversary of the Marathon of Hope.**

BACKGROUND:

Terry Fox entered Brampton on July 24, 1980, during his Marathon of Hope. His route included Bovaird Drive, Hurontario Street, downtown Brampton, Queen Street, and Highway 50.

The City honours Terry Fox's legacy through various initiatives, including the Terry Fox Stadium, a commemorative tree and plaque at Norton Place Park, and community events. Additionally, the Peel District School Board has named an elementary school in his honour.

At the September 12, 2022, Special Meeting of City Council, staff were directed to explore ways to memorialize Terry Fox through a monument ([C274-2022](#)). On September 13, 2023, Council directed staff to include a 2024 capital budget request to design and fabricate a memorial sculpture near Terry Fox Stadium in Chinguacousy Park ([C214-2023](#)). Funding was approved through the 2024 budget process.

This initiative aligns with Brampton's Culture Master Plan and Public Art Strategy by commissioning a professional artist to create a meaningful and permanent public art piece.

CURRENT SITUATION:

Issuance of RFP

Council approved a \$150,000 capital budget for the project in 2024. The first stage of the public art competition was issued on July 24, 2024, and 28 eligible submissions were received. Four shortlisted artists received an invitation to participate in the Stage Two RFP on October 18, 2024.

In January 2025, concept proposals were shared with the Fox family, and three focus groups were conducted with local Councillors, including those representing the relevant ward and the community member who initially proposed the project to Council. Additional participants included artists, park users, track groups, representatives from the PDSB, Bramalea SNAP community members, and parks, recreation, and library staff who work directly in or in proximity to Chinguacousy Park. These focus groups provided valuable feedback on what would be most effective and meaningful for the community. The consolidated feedback was then shared with the Art Selection Committee to inform their decision-making process.

Recommendation of Winning Proposal

The Art Selection Committee, composed of professional artists, a historian/archivist from PAMA, a local community member from the Chinguacousy Park area representing Bramalea SNAP, a representative from the Brampton Arts Organization (BAO), and Terry Fox's older brother Fred Fox, representing the family, convened to review the proposals. Based on technical evaluations provided by Public Art staff and input from focus groups, the Committee recommends Christiano De Araujo's proposal, "Terry Fox: A Legacy of Hope," as the winning submission for Council's approval.

The statue of Terry Fox will be cast in bronze with added colour (**Figures 1 and 2**). The base pedestal will feature a relief depicting a forest landscape with native animals and trees, representing the terrain Fox traveled on his journey. The asphalt pathway surrounding the memorial will include embedded bronze strips symbolizing the yellow broken lines of a road, inscribed with noteworthy details about Fox's journey (**Figure 3**).

Fox is depicted wearing attire that closely resembles what he wore during his run through Brampton, based on archival photographs. The artwork is being created by De Araujo in collaboration with his team at Toronto Artists Studio, including Baris Direnc Altinay, Austin Simpson, and Robert Devin Jones.

The artwork's circular asphalt pathway, embedded with commemorative bronze plaques, will be seamlessly connected to the walking path at Chinguacousy Park, ensuring accessibility. It will be accompanied by an interpretive panel (or panels) sharing educational information about Fox's journey, with a particular focus on his run through Brampton.



Figure 1 Frontal view of the Terry Fox Memorial



Figure 2 Three-quarter view (right-side angle) of the Terry Fox Memorial

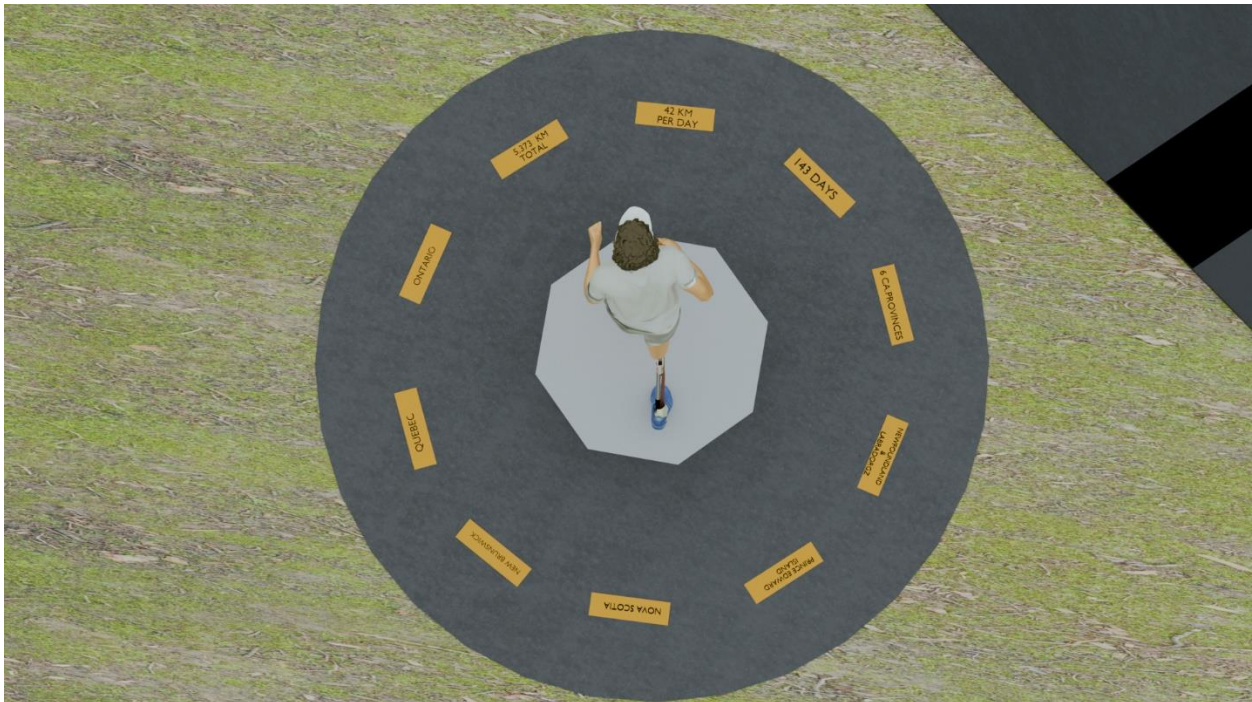


Figure 3 Top-down (aerial) view of the Terry Fox Memorial

Pending Council approval, the selected artist will proceed with planning and begin fabrication. Installation is scheduled for fall 2025, coinciding with the 45th Anniversary of the Marathon of Hope.

CORPORATE IMPLICATIONS:

Financial Implications: Sufficient funding is available for this initiative from the following capital project:

Project	Initiative
246860-005	Public Art Investment – Terry Fox Memorial

Legal Implications – Legal will review, provide advice on, and approve as to form any Agreement(s) related to this public art project.

STRATEGIC FOCUS AREA:

This initiative aligns with the Strategic Focus Area of Culture and Diversity by emphasizing cultural diversity, fostering cross-cultural understanding, and promoting artistic expression.

CONCLUSION:

The Terry Fox Memorial at Chinguacousy Park will be a lasting tribute to Terry Fox's legacy, inspiring future generations and commemorating a significant milestone in Brampton's and Canada's history. Upon Council approval, staff will work with the selected artist to finalize designs, obtain necessary approvals, and begin fabrication. Installation is targeted for fall 2025.

Authored by:

Reviewed by:

Carly Anderson
Senior Manager, Cultural
Programming & Planning
Cultural Services

Kelly Stahl
Director
Cultural Services

Approved by:

Approved by:

Bill Boyes
Commissioner, Community Services
Community Services

Marlon Kallideen
Chief Administrative Officer



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 10, 2025

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Nicole Hanson, Principal Planner/Supervisor, Development Services
Yinzhou Xiao, Principal Planner/Supervisor, Development Services
David DeGroot, Urban Design Manager, Development Services
Nelson Cadete, Manager, Transportation Planning
Hanu Sadanandan Dilip, Urban Designer, Development Services
Rowaidah Chaudhry, Transportation Planner, Integrated City Planning
Ross Campbell, Manager, Zoning and Sign By-law Services
Damanpreet (Preet) Mathouda, Planner, Downtown Revitalization
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk

1. Call to Order

The meeting was called to order at 7:02 p.m. and adjourned at 7:21 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance, as follows:

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Palleschi, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini (arrived - 7:04 p.m.), and City Councillor Power.

Members absent during roll call: Regional Councillor Santos, Regional Councillor Medeiros, Regional Councillor Toor, and Mayor Brown (ex officio).

2. Approval of Agenda

PDC010-2025

That the agenda for the Planning and Development Committee Meeting of February 10, 2025 be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 8.1, 8.2, and 8.3)

The following motion was considered:

PDC011-2025

That the following items to the Planning and Development Committee Meeting of February 10, 2025, be approved as part of Consent:

7.1, 8.1, 8.2, and 8.3

Carried

5. General Delegations

Nil

6. Statutory Public Meetings

6.1 File: OZS-2024-0057 - Public Meeting

6.1.1 Staff Presentation by Nicole Hanson, Planner, Development Services

6.1.2 Delegations

6.1.3 Correspondence

Nicole Hanson, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Grazia and Robert Aquino, Brampton Residents, referenced correspondence included in the agenda and reiterated the following concerns, suggestions, and questions of clarification with respect to the subject application:

- lack of transparency in communication to residents
- clarification surrounding the mention of "part-lots" and "low-density" in the proposal
- proposal is incongruent with the existing characteristics of the neighbourhood
- safety concerns
- suggestion for further public engagement

Staff clarified the terms "part lots" and "low-density" with regards to the subject application and noted that the proposal refers to the development of single detached dwellings.

Committee directed staff to reach out to the delegate to further address the questions and concerns raised.

The following motion was considered:

PDC012-2025

1. That the presentation from Nicole Hanson, Planner, Development Services, to the Planning and Development Committee Meeting of February 10, 2025, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**;
2. That the delegation from Grazia and Robert Aquino, Brampton Residents, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**; and
3. That the correspondence from Grazia Aquino, Brampton Resident, dated February 5, 2025, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**.

Carried

7. Planning Applications

7.1 File: City-initiated - Report 2025-072

7.1.1 Staff Report by Yin Xiao, Planner, Development Services

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

The following motion was approved on consent:

PDC013-2025

1. That the report from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of February 10, 2025, re: City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, City File 2025-072, **be received**;

2. That a **Public Meeting be held** to consider the proposed removal of the 'Employment Area' Designation on Schedule E-4 of the Region of Peel Official Plan from the subject lands, as shown in Attachment 1; and
3. That **staff report back** to Planning and Development Committee following the Public Meeting to share feedback received, as well as recommendations for consideration.

Carried

8. **Staff Reports**

- 8.1 Staff Report and Presentation by David de Groot, Urban Design Manager, and Nelson Cadete, Transportation Planning Manager, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4

The following motion was approved on consent:

PDC014-2025

1. That the presentation from Hanu S. Dilip, Urban Designer, Development Services, and Rowaidah Chaudhry, Transportation Planner, Integrated City Planning, to the Planning and Development Committee Meeting of February 10, 2025, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4; **be received**;
2. That the report from Hanu S. Dilip, Urban Designer, Development Services, and Rowaidah Chaudhry, Transportation Planner, Integrated City Planning, to the Planning and Development Committee Meeting of February 10, 2025, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4; **be received**; and
3. That **staff be directed to complete a feasibility study** (within the existing approved capital budget) for potential improvements to the Steeles Avenue streetscape the City's Uptown and report back with project milestones, anticipated costs, and a financial strategy to fund the improvements.

Carried

8.2 Staff Report by Ross Campbell, Manager, Zoning and Sign By-law Services, re: Additional Residential Unit (ARU) Registration Process - Electrical Safety Code Compliance – All Wards

The following motion was approved on consent:

PDC015-2025

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, to the Planning and Development Committee Meeting of February 10, 2025, re: Additional Residential Unit (ARU) Registration Process - Electrical Safety Code Compliance – All Wards, **be received**; and
2. That **staff be directed to implement the proposed process change** to streamline ARU registration and provide direct notification to the Electrical Safety Authority (as the approval authority for works undertaken under the Electrical Safety Code) of all registered additional residential units.

Carried

8.3 Staff Report by Damanpreet Mathouda, Planner, Downtown Revitalization, re: Building and Façade Improvement Grant Programs Close-Out - Wards 1 and 3

The following motion was approved on consent:

PDC016-2025

1. That the report from Damanpreet Mathouda, Planner, Downtown Revitalization, to the Planning and Development Committee Meeting of February 10, 2025, re: Building and Façade Improvement Grant Programs Close-Out - Wards 1 and 3, **be received**;
2. That the close-out of the Building and Façade Improvement Grant Programs, effective February 10, 2025, acknowledging the Program's success to date in balance with administrative challenges, and the ongoing and planned major capital investments to revitalize Downtown Brampton, **be approved**;
3. That as part of the close-out of the Building and Façade Improvement Programs, all active, under review applications and all approved, in process applications that receive subsequent Council endorsement, which advance to construction completion **are processed and paid** accordingly;

4. That **no new applications be accepted or considered** after the close-out of the programs on February 10, 2025; and
5. That once all projects are completed and all applicants have been paid accordingly, **any remaining budget in capital project accounts #197827-001, #197827-002, #247827-001 and #247827-002 be returned to their original funding source.**

Carried

9. **Committee Minutes**

Nil

10. **Other Business/New Business**

Nil

11. **Referred/Deferred Matters**

Nil

12. **General Correspondence**

Nil

13. **Councillor Question Period**

Nil

14. **Public Question Period**

Nil

15. **Closed Session**

Nil

16. Adjournment

PDC017-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 24, 2025 at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair

Wednesday, February 19, 2025

2. Approval of Agenda

CW046-2025

That the agenda for the Committee of Council Meeting of February 19, 2025 be approved, as amended, as follows:

To Add:

- 8.3.3 Discussion Item at the request of Regional Councillor Keenan, re:
Towing of Vehicles During Snow Clearing Operations
- 10.3.1 Discussion Item at the request of Regional Councillor Vicente re:
Parking around Masjids in the Month of Ramadan
- 12.3.2 Discussion Item at the request of Regional Councillor Palleschi re:
Advocacy for the Establishment of a Third Hospital in Brampton
- 12.3.3 Discussion Item at the request of Regional Councillor Palleschi re:
Development Charges for Office
- 12.3.4 Discussion Item at the request of Regional Councillor Palleschi re:
Council Leave of Absence

Carried

4. Consent

CW047-2025

That the following items to the Committee of Council Meeting of February 19, 2025 be approved as part of Consent:

7.1, 8.2.2, 8.3.1, 8.3.2, 8.4.1, 9.2.1, 10.2.1, 10.2.2, 10.2.3, 10.2.4, 12.2.1, 12.2.2, 12.2.3, 12.2.4, 12.2.5, 12.3.1, 15.1, 15.2

Carried

6. Public Delegations

6.1 CW048-2025

That the delegation from Fardan Khan, Programs Manager, Brampton Venture Zone (BVZ) by TMU, to the Committee of Council Meeting of February 19, 2025, re: **Update on Various BVZ Initiatives for 2025**, be received.

Carried

6.2/11.2.1

CW049-2025

That the delegation from Daniel Lacey, Associate Vice President, CBRE, to the Committee of Council Meeting of February 19, 2025, re: **Item 11.2.1 - Findings from the Wet Lab Feasibility Study**, be received.

Carried

CW050-2025

1. That the report from Martin Bohl, Sector Manager, Economic Development, Office of the CAO, to the Committee of Council Meeting of February 19, 2025, re: **Wet Lab Feasibility Study**, be received;
2. That Council endorse the attachment to this report titled Identifying the Needs for Lab Space in Brampton, dated November 7, 2024, prepared by CBRE and Santis Health; and
3. That staff be directed to work with medical ecosystem partners to apply to funding programs (either federal or provincial) to support the infrastructure development for wet labs in Brampton.

Carried

6.3 CW051-2025

That the delegation from Gloria Berger, Board Member, Friends of Historic Bovaird House, to the Committee of Council Meeting of February 19, 2025, re: **Historic Bovaird House Agreement**, be received.

Carried

6.4 **CW052-2025**

That the delegation from Donna Boucher, Chair, and Cathy Corsetti, Co-Chair, Making Prom Happen, to the Committee of Council Meeting of February 19, 2025, re: **Making Prom Happen Event - Turner Fenton High School - April 10, 2025**, be received.

Carried

6.5 **CW053-2025**

That the delegation from Latifat Mumassabba, Chief Operations Officer, Yes Youth & Women Can, and Dismas Kibungei, President, Diaspora Youth Network, on behalf of Amb. Mariam Adam, Executive Director, Yes Youth & Women Can, to the Committee of Council Meeting of February 19, 2025, re: **Brampton Swahili Heritage Month**, be received.

Carried

6.6 **CW054-2025**

That the delegation from Sylvia Roberts, Brampton resident, to the Committee of Council Meeting of February 19, 2025, re: **Item 8.2.1 - Request to Begin Procurement – Steeles Avenue Corridor Higher Order Transit Master Plan - Wards 3, 4, 6, 7 and 8**, be **referred** to staff for consideration.

Carried

CW055-2025

1. That the report from Compton Bobb, Senior Project Engineer, Transit Development, Transit, to the Committee of Council Meeting of February 19, 2025, re: **Request to Begin Procurement – Steeles Avenue Corridor Higher Order Transit Master Plan – Wards 3, 4, 6, 7 and 8**, be received; and
2. That the Purchasing Agent be authorized to commence procurement, in accordance with the Purchasing By-Law for the Steeles Avenue Higher Order Transit Corridor Master Plan.

Carried

7. Government Relations Matters

^7.1 CW056-2025

That the presentation by Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, to the Committee of Council Meeting of February 19, 2025, re: **Government Relations Matters**, be received.

Carried

8. Public Works and Engineering Section

8.2.1 Dealt with under Item 6.6 - Recommendation CW055-2025

^8.2.2 CW057-2025

1. That the report from Doug Rieger, Director, Transit Development, Transit, to the Committee of Council Meeting of February 19, 2025, re: **Hazel McCallion Line Project Update**, be received;
2. That Council delegate authority to the General Manager, Transit, or designate to take all actions and execute all documents on behalf of the City in connection with the transfer to and acceptance by the City of improvements, and City Infrastructure and any associated lands, easements and licenses in accordance with the terms and conditions of the Implementation Agreement between the City and Metrolinx, such documents to include terms and conditions as may be satisfactory to the Director, Transit Development, or designate and in a form acceptable to the City Solicitor or designate; and
3. That staff report back to Council on the status of the negotiations with Metrolinx and the City of Mississauga on the Operations and Maintenance Agreement for the Hazel McCallion Line and provide additional information on what assistance the City of Brampton may request from the Province to help support the operation of the LRT.

Carried

^8.3.1 Minutes - Environment Advisory Committee - February 4, 2025

CW058-2025

That the **Minutes of the Environment Advisory Committee Meeting of February 4, 2025**, Recommendations EAC001-2025 to EAC004-2025, to the Committee of Council Meeting of February 19, 2025, be approved.

Carried

The recommendations were approved as follows:

EAC001-2025

That the agenda for the Environment Advisory Committee Meeting of February 4, 2025, be approved.

EAC002-2025

That the verbal update from Pam Cooper, Manager, Environmental Planning, to the Environment Advisory Committee Meeting of February 4, 2025, re: Grass and Weed Cutting By-law, be received.

EAC003-2025

That the verbal update from Tooba Shakeel, Policy Planner - Environment, to the Environment Advisory Committee Meeting of February 4, 2025, re: Grow Green Festival, be received.

EAC004-2025

That the Environment Advisory Committee do now adjourn to meet again on Tuesday, April 1, 2025 at 6:00 p.m., or at the call of the Chair.

^8.3.2 Minutes - Brampton School Traffic Safety Council - February 6, 2025

CW059-2025

That the **Minutes of the Brampton School Traffic Safety Council Meeting of February 6, 2025**, Recommendations SC001-2025 to SC008-2025, to the Committee of Council Meeting of February 19, 2025, be approved.

Carried

The recommendations were approved as follows:

SC001-2025

That the agenda for the Brampton School Traffic Safety Council meeting of February 6, 2025 be approved, as published and circulated.

SC002-2025

1. That the correspondence from Mala Takhar, Principal, to the Brampton School Traffic Safety Council meeting of February 6, 2025, re: **Review Traffic Congestion at intersection of Riseborough Drive and Oshawa Street and Crossing Guard inquiry - Sir Isaac Brock Public School, 45 Meltwater Cres, Brampton - Ward 10** be received; and,
2. That a site inspection be undertaken.

SC003-2025

That the update by Enforcement and By-law Services, to the Brampton School Traffic Safety Council meeting of February 6, 2025, re: **School Patrol Statistics - November 23 - December 19, 2024** be received.

SC004-2025

That the update by Enforcement and By-law Services, to the Brampton School Traffic Safety Council meeting of February 6, 2024, re: **School Patrol Statistics - December 24, 2024 - January 22, 2025** be received.

SC005-2025

1. That the Site Inspection report for **Royal Orchard Middle School**, be received; and,
2. That the Principal be requested to:
 - Arrange for the Kiss and Ride pavement markings to be refreshed
 - Arrange for the stop bar to be repainted at the school exit and stop signs to be installed
 - Provide pedestrian safety education to the students
 - Provide safety reminder to drivers to yield to pedestrians
 - Suggest to parents that they not park in the bus drop area
 - Arrange for the school Planning department to review the exit from the school and possibly eliminate right turns.

SC006-2025

1. That the Site Inspection report for **Grenoble Public School** be received;
2. That the Principal of the school be requested to:

- Ask the school Planning department to review the property to determine if a Kiss and Ride located on the northern most portion of the asphalt playground is feasible
 - Remind students to utilize the All Way Stop sign at the southerly intersection of Gondola Crescent and Greenbriar Road to cross the roadway
3. That a crossing guard is not warranted in front of Grenoble Public School as there were sufficient gaps in traffic and to cross without any pedestrian/vehicular conflicts; and,
 4. That the Brampton School Traffic Safety Council conduct a follow up site inspection in the spring of 2025.

SC007-2025

1. That the Site Inspection report for **Our Lady of Peace Catholic School** be received; and,
2. That a crossing guard is not warranted at the intersection of William Sharpe Drive and Gowland Gate as there are sufficient gaps in traffic to cross.

SC008-2025

That Brampton School Traffic Safety Council do now adjourn to meet again on Thursday, March 6, 2025 at 9:30 a.m.

^8.4.1 CW060-2025

That the correspondence from Raly Chakarova, Executive Director, Toronto and Area Road Builders Association (TARBA), to the Committee of Council Meeting of February 19, 2025, re: **Request for Policy Changes relating to Recycled Crushed Aggregate (RCA)**, be received.

Carried

9. Community Services Section

^9.2.1 CW061-2025

1. That the report from Hanu S. Dilip, Urban Designer, Development Services and Design, Planning, Building and Growth Management, to the Committee of Council Meeting of February 19, 2025, re: **Urban Community Hubs – Project Update and Next Steps - Ward 3**, be received; and

2. That Council delegate signing authority to the Commissioner of Planning, Building and Growth Management, and the Commissioner of Community Services to execute the Initial Memorandum of Understanding (MoU) with identified external stakeholders for the Urban Community Hubs project, and further authorize the Commissioners to sign any subsequent renewals or renegotiations of the said MoUs, and any future MoUs.

Carried

10. Legislative Services Section

^10.2.1

CW062-2025

That the report from Kevin Lindegaard, Manager, Licensing Enforcement, Legislative Services, to the Committee of Council Meeting of February 19, 2025, re: **City of Brampton Refreshment Vehicles (Food Trucks) – Current Environment**, be received.

Carried

^10.2.2

CW063-2025

1. That the report from Robert Higgs, Enforcement and By-law Services, Legislative Services, to the Committee of Council Meeting of February 19, 2025, re: **SOP Overview for Parking and Property Standards Violations (RM 77/2024)**, be received; and
2. That the Administrative Penalty By-law 333-2013 be amended to include the proposed schedule of graduated fines for repeat parking offences that occur on the same street within a six-month rolling timeframe.

Carried

^10.2.3

CW064-2025

1. That the report from Robert Higgs, Director, Enforcement and By-law Services, Legislative Services, to the Committee of Council Meeting of February 19, 2025, re: **Election Sign Enforcement**, be received;

2. That staff be directed to enforce election signs utilizing the Administrative Penalty System and implement a \$2000 cap per candidate;
3. That staff be directed to implement an authorized storage and disposal process with a 30-day cycle that allows for unclaimed signs to be destroyed without notice or compensation; and
4. That, in an effort to provide stakeholders with clear direction in a timely format, staff be directed to create the approved components in a stand-alone "Election Sign By-law".

Carried

^10.2.4

CW065-2025

1. That the report from Shawnica Hans, Deputy Clerk, Elections, Accessibility and Lottery Licensing, City Clerk's Office, Legislative Services, to the Committee of Council Meeting of February 19, 2025, re: **2026 Municipal Election – Voting Methods**, be received; and,
2. That the by-law attached as Appendix 2, to provide for the use of an alternative voting method – a home voting service for electors who are unable to leave their home due to illness, injury or disability – for the 2026 Municipal Election, be passed.

Carried

10.3.1 **CW066-2025**

That staff be requested to investigate potential additional parking locations surrounding Masjids during the month of Ramadan, and report back to the February 26, 2025 meeting of Council.

Carried

11. Economic Development Section

11.2.1 **Dealt with under Item 6.2 - Recommendation CW050-2025**

12. Corporate Services Section

^12.2.1

CW067-2025

1. That the report from Yvonne Kwiecien, Manager, Taxation and Assessment, Finance, Corporate Support Services, to the Committee of Council Meeting of February 19, 2025, re: **By-Law to Establish Tax Ratios for 2025**, be received; and;
2. That a by-law to authorize the following tax ratios for the purpose of establishing tax rates be enacted:
 - 1.0000 for the residential property class
 - 1.7050 for the multi-residential property class
 - 1.0000 for the new multi-residential property class
 - 1.2971 for the commercial property class
 - 1.4700 for the industrial property class
 - 0.9239 for the pipeline property class
 - 0.25 for the farm class, and
 - 0.25 for the managed forest class.

Carried

^12.2.2

CW068-2025

1. That the report from Cynthia Ogbarmey-Tetteh, Director, Human Resources, Corporate Support Services, to the Committee of Council Meeting of February 19, 2025, re: **Update to the Reservist Leave Policy HRM-220**, be received;
2. That the updated Reservist Leave Policy HRM-220 as set out in Appendix A be approved;
3. That staff be authorized to implement and administer the updated policy; and
4. That the Reservist Leave Policy HRM-220 C164-2024, dated August 9, 2023, be rescinded.

Carried

^12.2.3

CW069-2025

1. That the report from Douglas Elsmore, Director, Technology and Cybersecurity, Information Technology, Corporate Support Services, to the Committee of Council Meeting of February 19, 2025, re: **Request to Begin Procurement for Landline Telecommunications Products and Services**, be received;
2. That the Purchasing Agent is authorized to issue a competitive Tender as the method of procurement; and
3. That the Purchasing Agent is authorized to proceed to procurement for the Supply of Landline Telecommunications Products and Services within the Council approved budget.

Carried

^12.2.4

CW070-2025

That the report from Bennett Kim, Real Estate Coordinator, Realty Services, Office of the CAO, to the Committee of Council Meeting of February 19, 2025, re: **Agreements Executed by Administrative Authority for October 1, 2024 to December 31, 2024**, be received.

Carried

^12.2.5

CW071-2025

1. That the report from Clifton Johnson, Real Estate Coordinator, Strategic Services and Initiatives, Office of the CAO, to the Committee of Council Meeting of February 19, 2025, re: **Property Interest to be Expropriated for the Downtown Brampton Flood Protection Project (DBFP) at 53 Church Street, Brampton**, be received;
2. That Council acting as the Approving Authority, pursuant to the Expropriations Act, R.S.O. 1990, c.E.26, as amended, enact a by-law approving the expropriation of those parts of 53 Church Street, Brampton as described in Attachment 1 to this report, for the purposes of implementing the Downtown Brampton Flood Protection Project and all works ancillary thereto; and

3. That the by-law provide that the Commissioner, Planning, Building and Growth Management, be authorized to execute all agreements and other documents, and serve and publish on behalf of The Corporation of the City of Brampton, all notices, applications, advertisements, agreements and other documents required by the Expropriations Act, R.S.O. 1990, c.E.26, as amended, in order to complete the expropriation of and settle the compensation for the said property based on terms and conditions acceptable to the Senior Manager, Realty Services, and in a form acceptable to the City Solicitor or designate.

Carried

^12.3.1

CW072-2025

That the **Minutes of the Brampton Women's Advisory Committee Meeting of January 16, 2025**, Recommendations BWAC001-2025 to BWAC004-2025, to the Committee of Council Meeting of February 19, 2025, be approved.

Carried

The recommendations were approved as follows:

BWAC001-2025

That the agenda for the Brampton Women's Advisory Committee meeting of January 16, 2025 be approved, as published and circulated.

BWAC002-2025

That the delegation by Rebecca Pacheco, Development and Education Manager, Embrave Agency to End Violence, to the Brampton Women's Advisory Committee meeting of January 16, 2024, re: **Status update on Gender Based Violence (GBV) in Peel** be received.

BWAC003-2025

That the presentation by Shanika Johnson, Manager, Equity Office, and Cindy-Ann Lewis, Coordinator, Equity Office, Corporate Support Services, to the Brampton Women's Advisory Committee meeting of January 16, 2025, re: **Brampton Women's Advisory Committee - Survey Results** be received.

BWAC004-2025

That Brampton Women's Advisory Committee do now adjourn to meet again on Thursday, April 17, 2025 at 7:00 p.m.

12.3.2 CW073-2025

Whereas, municipalities across the Province of Ontario, including Hamilton, London, and the Region of Waterloo, with populations smaller than the City of Brampton, are equipped with three or more hospitals to effectively deliver critical healthcare services to their residents;

Whereas, the City of Brampton, now the third-largest city in Ontario, is experiencing rapid population growth and a significant increase in demand for healthcare services, resulting in overcrowded hospital beds even after the construction of the second hospital, which is unable to meet the current and future demand;

Whereas, Brampton’s healthcare infrastructure is significantly strained, with hospital bed availability per 100,000 residents markedly below the provincial average, and the city has approximately 56% fewer hospital beds per person than the provincial average. Specifically, the provincial average is 220 hospital beds per 100,000 residents, while Brampton only has 96 beds per 100,000 residents, less than half the provincial figure, highlighting a pressing need for increased healthcare capacity;

Whereas, Brampton’s population is projected to grow by 300,000 to 400,000 new residents due to new housing targets, which will necessitate a proportional increase in healthcare services, including at least 660 new hospital beds to meet the rising demand;

Whereas, securing a provincial planning grant for a third hospital would send a strong signal to Brampton residents that their healthcare needs are a priority, helping to address the current strain on hospital capacity;

Therefore, be it resolved that:

1. Council advocate to the provincial government for the identification and acquisition of lands necessary for the establishment of a third hospital in Brampton;
2. Council requests that the provincial government prioritize the planning and funding for a third hospital, ensuring timely delivery of healthcare services to meet the needs of Brampton’s residents and address the current strain on hospital capacity.

Carried

12.3.3 **CW074-2025**

That the following item be **referred** to February 26, 2025 Council meeting:

Discussion Item at the request of Regional Councillor Palleschi re:
Development Charges for Office

Carried

12.3.4 **CW075-2025**

That Deputy Mayor Singh serve as Proxy for representation to the Region of Peel Council for the Leave of Absence period of Regional Councillor Medeiros.

Carried

15. **Closed Session**

15.2. **CW076-2025**

1. That the report from Cynthia Ogbarmey-Tetteh, Director, Human Resources, and Medhanie Tekeste, Chief Information Officer, Information Technology, Corporate Support Services, to the Committee of Council Meeting of February 19, 2025, re: **Budget Amendment and Request to Begin Procurement – Applicant Tracking System (ATS) for a Three (3) Year Period – Ward All**, be received;
2. That staff be authorized to proceed with the use of an existing enterprise system, as set out in this report, for the Applicant Tracking System (ATS);
3. That Council approve the return of surplus capital funds totaling \$295,584 as detailed in the financial section of this report;
4. That a budget amendment be approved for project #201480-041 Employee Applicant Tracking System to increase the project by the amount of \$295,584, with funding to be transferred from Reserve #4 Asset R&R; and,
5. That the Purchasing Agent be authorized to begin the limited tendering procurement for the Applicant Tracking System (ATS) for a Three (3) Year Period.

Carried

16. **Adjournment**

CW077-2025

That the Committee of Council do now adjourn to meet again on Wednesday, March 19, 2025, or at the call of the Chair.

Carried



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Amend the Tariff of Fees By-law 85-96

WHEREAS section 69 of the Planning Act permits the Council of the municipality to pass by-laws prescribing a tariff of fees for the processing of applications made in respect of planning matters.

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 85-96, as amended, is hereby further amended by deleting and replacing Schedule A with the Schedule A attached to this By-law.
2. Any fees imposed prior to this effective date shall reflect the Schedule A fees in effect prior to adoption of this By-law.

ENACTED and PASSED this 26th day of February, 2025.

Approved as to
form.
2025/Feb/13
SDSR

Patrick Brown, Mayor

Approved as to
content.
2025/Feb/13
AAP

Genevieve Scharback, City Clerk

Schedule A to By-Law 85-96

1. Application for Pre-Consultation		Fee	
1.1	Pre-Consultation	\$20,000	Per Application
<p><i>Note 1: Pre-Consultation fees will be credited, in their entirety, towards the total fee (including from the Maximum Fee) of the future related full application (Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Condo and Site Plan) for the same address, if such application is submitted within one year from the date of the pre-consultation application. The Director of Development Services & Design, at their discretion, can consider credits beyond the one-year timeframe or in instances where it is clear the limited scope of a project would not require a Pre-Consultation application.</i></p>			

2. Flat Fee Applications		Fee	
2.1	Official Plan Amendment	\$68,558	Per Application
2.2	Temporary Use Zoning By-Law Amendment	\$58,118	Per Application
2.3	Removal of Holding (H) Symbol	\$8,316	Per Application

3. Zoning By-Law Amendments		Fee	
3.1	Base Fee	\$42,602	
Additional Per Unit/Hectare Fees			
3.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$308	201 Units and Above
3.3	All Other Residential	\$1,547	Per Dwelling Unit
3.4	All Non-Residential	\$15,511	Per Net Hectare
3.5	Maximum Fee (See Note 4)	\$88,821	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: Per unit/hectare fees noted in Table 3 are only to be applied once to a development project through a Zoning By-Law Amendment, Plan of Subdivision, or Plan of Condominium Application (Site Plans excluded). If a subsequent application has a higher maximum fee, the applicant shall be required to pay the difference between the two fees at the time of the submission of the subsequent application.</i></p> <p><i>Note 3: For residential mixed-use buildings, non-residential fees apply to the gross floor area of the non-residential use at a rate of \$1.55/sq.m.</i></p> <p><i>Note 4: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p>			

4. Plan of Subdivision		Fee	
4.1	Base Fee	\$35,350	
Additional Per Unit/Hectare Fees			
4.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$308	201 Units and Above
4.3	All other Residential	\$1,547	Per Dwelling Unit
4.4	All Non-Residential	\$15,511	Per Net Hectare
4.5	Maximum Fee (See Note 4)	\$139,935	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: Per unit/hectare fees noted in Table 4 are only to be applied once to a development project through a Zoning By-Law Amendment, Plan of Subdivision, or Plan of Condominium Application (Site Plans excluded). If a subsequent application has a higher maximum fee, the applicant shall be required to pay the difference between the two fees at the time of the submission on the subsequent application.</i></p> <p><i>Note 3: For residential mixed-use buildings, non-residential fees apply to the gross floor area of the non-residential use at a rate of \$1.55/sq.m.</i></p> <p><i>Note 4: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p>			

Concurrent Application Fee Reductions:

The following applications, when received together, will receive a 25% reduction on the total application fee amount, excluding the sign deposit fee:

- Zoning By-law Amendment and Draft Plan of Subdivision.
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.
- Official Plan Amendment and Zoning By-law Amendment.

Note 1: For concurrent applications where the Director of Development Services & Design has approved a Pre-Consultation credit, the credit for the first application is to be deducted from the total fee (including the Maximum Fee), and the credit for the additional applications is to be deducted from their base fees.

Note 2: For concurrent applications where the applicant has chosen to not submit a Pre-Consultation and the Director of Development Services & Design has not approved a credit, the applicant shall pay the full base fee for one application and the base fee for all other applications shall be reduced by the amount of a Pre-Consultation application fee.

Note 3: For concurrent applications per unit/hectare fees are based on the application (ZBA/Subdivision) with the greater maximum fee.

Note 4: For concurrent applications where the Director of Development Services & Design has approved a Pre-Consultation credit, the Pre-Consultation credit shall apply to the total fee prior to the concurrent application fee reduction.

5. Plan of Condominium		Fee	
5.1	Base Fee	\$30,870	
Additional Per Unit/Hectare Fees			
5.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$308	201 Units and Above
5.3	All Other Residential	\$1,547	Per Dwelling Unit
5.4	All Non-Residential	\$15,511	Per Net Hectare
5.5	Maximum Fee (See Note 4)	\$57,215	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: Per unit/hectare fees noted in Table 5 are only to be applied once to a development project through a Zoning By-Law Amendment, Plan of Subdivision, or Plan of Condominium Application (Site Plans excluded). If a subsequent application has a higher maximum fee, the applicant shall be required to pay the difference between the two fees at the time of the submission on the subsequent application.</i></p> <p><i>Note 3: For residential mixed-use buildings, non-residential fees apply to the gross floor area of the non-residential use at a rate of \$1.55/sq.m.</i></p> <p><i>Note 4: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p>			

6. Draft Plan Approval (Condominiums and Subdivisions) and Assumptions		Fee	
6.1	Revision of Draft Plan after Draft Approval (when requested by applicant/owner)	\$6,139	Per Revision
6.2	Revisions to Conditions of Draft Plan Approval (when requested by applicant/owner)	\$6,139	Per Revision
6.3	Extension of Draft Plan Approval	\$6,139	Per Application
6.4	Registration of Each Phase of a Plan (cost per phase beyond first phase)	\$6,139	Per Phase
6.5	Subdivision Release and Assumption	\$689	Flat Fee

7: Site Plan Applications		Fee	
7.1	Base Fee	\$29,080	
Additional Per Unit/Hectare Fees			
7.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$378	201 Units and Above
7.3	All Other Residential	\$1,547	Per Dwelling Unit
7.4	Non-Residential (New Build)	\$15,511	Per Net Hectare
7.5	Non-Residential (Addition, Alteration, Conversion, Mixed Use)	\$9.12	Per Square Meter of Gross Floor Area
7.6	Maximum Fee (See Note 3)	\$89,865	Per Application
7.7	Minor Revisions to Site Plans (See Note 4)	\$1,436	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: For residential mixed-use developments, non-residential fees apply to the gross floor area of the non-residential use.</i></p> <p><i>Note 3: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p> <p><i>Note 4: At the discretion of the Director of Development Services and Design.</i></p>			

8. Committee of Adjustment

8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
<p>Committee of Adjustment Application Refunds:</p> <ul style="list-style-type: none"> • 75% refund if withdrawn prior to internal circulation • 50% refund if withdrawn prior to circulation of public notice of a hearing. • No refund if withdrawn once the circulation of the public notice of a hearing has occurred 			

9. Removal of Part Lot Control		Fee	
9.1	Per application, per registered plan of subdivision, for the creation of lots or blocks, plus \$242 for each lot or block being created;	\$3,051	Per Application
9.2	Creation of Maintenance Easements	\$3,051	Per Application, Per Registered Plan of Subdivision
9.3	Applications Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$1,686	Per Notice
9.4	For existing land leases involving a single dwelling unit and requiring an application for exemption	\$242	Per Application

10. Community Block Plan		Fee	
Base Fee		\$14,605	
10.1	Per Gross Hectare	\$1,313	

11. Other Fees		Fee	
11.1	Proposal Signs Temp Sales Trailers	\$1,499	Per Application
11.2	Ontario Land Tribunal	\$689	Per Application
11.3	Mailing Labels	\$3.06	Per Label
11.4	Resubmissions/Re-circulations of Applications past 3 submissions/circulations	\$5,000	Per Submission
Resubmission/re-circulation fees apply to the following application types: <ul style="list-style-type: none"> • Official Plan Amendments • Zoning By-law Amendments • Plan of Subdivision and/or Condominium • Site Plan Applications 			

NOTES:

1. Any resubmission by someone other than the original owner shall be deemed a new application. The Director of Development Services & Design, at their discretion, can consider maintaining the existing application with a new owner given the following:
 - a. Written correspondence is provided from the previous owner who initiated the application confirming they agree to allow the current owner to proceed with the application as submitted; and
 - b. if the application generally remains consistent with the previous submission.
2. Except as otherwise provided, the Director of Development Services & Design, may, upon written request, authorize a refund of no greater than 50% of an application fee if the application is withdrawn prior to the Public Meeting required by the Planning Act for the application.

3. The fees in Schedule A shall be adjusted annually, effective January 1, in accordance with the rate of increase of the Consumer Price Index-Toronto from the previous year published by Statistics Canada. In the event that a fee is not adjusted by the Consumer Price Index in any year, the cumulative adjustment for the past years may be made in future years.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To deem Block 2 on Plan 43M-1907 as not part of the plan of subdivision for the purpose of subsection 50(3) of the Planning Act

WHEREAS the owner of Block 2, Plan 43M-1907 requires Council by by-law to deem Block 2 on Plan 43M-1907 not to be a part of a registered plan of subdivision in order to clear Condition # 4 of Consent Application B-2023-0008;

AND WHEREAS section 50(4) of the *Planning Act*, R.S.O 1990, c. P. 13 as amended, permits Council by by-law to designate any plan of subdivision, or part thereof, that has been registered for a period of eight years or more, and deem it not to be a registered plan of subdivision for the purpose of subsection 50(3) of the *Planning Act*;

AND WHEREAS Registered Plan 43M-1907 was registered on November 9, 2012;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. The lands described as Block 2, Plan 43M-1907, are hereby designated pursuant to subsection 50(4) of the *Planning Act* and are deemed not to be part of a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*.

ENACTED and PASSED this 26th day of February, 2025.

Approved as to
form.
2025/2/7
EB

Patrick Brown, Mayor

Approved as to
content.
2025/2/7
EB

Genevieve Scharback, City Clerk

(B-2023-0008)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Amend Administrative Penalties (Parking) By-law 333-2013, as amended

WHEREAS By-law 333-2013 "Administrative Penalties (Parking) By-law" was enacted to provide for a system of administrative penalties for Traffic By-law 93-93, as amended;

AND WHEREAS Council passed Resolution _____ to amend Administrative Penalties (Parking) By-law 333-2013, as amended, to provide for increased administrative penalties for parking contraventions of the Traffic By-law;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. That By-law 333-2013 is hereby amended by deleting Schedule "A" of By-law 333-2013 in its entirety and replacing it with Schedule "A" attached hereto.

ENACTED and PASSED this 26th day of February, 2025.

Approved as to
form.

2025/02/10

Colleen Grant

Patrick Brown, Mayor

Approved as to
content.

2025/02/10

Robert Higgs

Genevieve Scharback, City Clerk

SCHEDULE A

**CITY OF BRAMPTON ADMINISTRATIVE PENALTY BY-LAW DESIGNATED
BY-LAW PROVISIONS – TRAFFIC BY-LAW 93-93**

**PART VI – PARKING, STOPPING AND STANDING
(Amended by By-laws 127-2016, 127-2023, 180-2023, 37-2024, XX-2025)**

1. For the purposes of section 3 of this By-law, Column 1 in the following table lists the provisions in the Traffic By-law 93-93, as amended that are hereby designated for the purposes of 3 (1) (b) of the Regulation.
2. Column 2 in the following table sets out the short form wording to be used in a Penalty Notice for the contravention of the designated provisions listed in Column 1.
3. Column 3 in the following table sets out the Administrative Penalty amounts that are payable for contraventions of the designated provisions listed in Column 1.

ITEM	COLUMN 1 Designated Provisions	COLUMN 2 Short Form Wording	COLUMN 3 Administrative Penalty		
			First Offence	Second Offence	Subsequent Offence
1	Sect. 40(1)	Park more than 15 cm from curb	\$30.00	\$45.00	\$60.00
2	Sect. 40(1)	Park facing wrong way	\$30.00	\$45.00	\$60.00
3	Sect. 42(1)	Park obstructing sidewalk	\$40.00	\$60.00	\$80.00
4	Sect. 42(2)	Park within 3 m of fire hydrant	\$100.00	\$150.00	\$200.00
5	Sect. 42(3)	Park in front of driveway	\$40.00	\$60.00	\$80.00
6	Sect. 42(3)	Park in front of laneway	\$30.00	\$45.00	\$60.00
7	Sect. 42(4)	Park within 9 m of intersection	\$45.00	\$67.50	\$90.00
8	Sect. 42(6)	Obstructing traffic	\$40.00	\$60.00	\$80.00
9	Sect. 42(7)	Park on boulevard	\$30.00	\$45.00	\$60.00
10	Sect. 42(7)(a)	Park overhanging curb	\$30.00	\$45.00	\$60.00
11	Sect. 42(8)	Park in excess of 3 hours	\$30.00	\$45.00	\$60.00
12	Sect. 42(10)	Park on crosswalk	\$40.00	\$60.00	\$80.00
13	Sect. 42(10)	Park on pedestrian crossover	\$30.00	\$45.00	\$60.00
14	Sect. 42(11)	Parking 2:00 a.m. to 6:00 a.m. prohibited	\$35.00	\$52.50	\$70.00
15	Sect. 42(12)	Park in prohibited area	\$35.00	\$52.50	\$70.00
16	Sect. 42(13)	Fail to park within designated space	\$30.00	\$45.00	\$60.00
17	Sect. 43(2)	Stop where sign prohibiting stopping is displayed	\$100.00	\$150.00	\$200.00
18	Sect. 43(4)	Park in taxicab stand	\$40.00	\$60.00	\$80.00
19	Sect. 43.1(1)	Park in no parking loading zone	\$50.00	\$75.00	\$100.00
20	Sect. 43.1(2)	Stand in no parking loading zone	\$50.00	\$75.00	\$100.00

21	Section 44	Park interfering with snow removal and/or winter maintenance (By-law 180-2023)	\$125	\$250.00	\$500
22	Sect. 45	Park large motor vehicle on street (By-law 127-2016)	\$125.00	\$125.00	\$125.00
23	Sect. 45	Park detached trailer on street	\$40.00	\$60.00	\$80.00
24	Sect. 46(1)	Park on private property	\$40.00	\$60.00	\$80.00
25	Sect. 47(5)	Park in designated fire route (By-law 127-2016)	\$150.00	\$150.00	\$150.00
25.1	Sect. 48.1	Park in Electric Vehicle Charging Station contrary to sign (By-law 127-2023)	\$125.00	\$125.00	\$125.00
26	Sect. 49	Park prohibited time as posted	\$30.00	\$45.00	\$60.00
27	Sect. 50	Stop prohibited time as posted	\$100.00	\$150.00	\$200.00
28	Sect. 51	Park in excess of posted time limit	\$30.00	\$45.00	\$60.00
29	Sect. 55(1)	Park unlicensed vehicle	\$30.00	\$45.00	\$60.00
30	Sect. 55(2)	Park immobile vehicle	\$30.00	\$45.00	\$60.00
31	Sect. 56(4)	Park at expired meter	\$20.00	\$30.00	\$40.00
32	Sect. 56(10)	Stop vehicle on highway controlled by bagged parking meter	\$40.00	\$60.00	\$80.00
33	Sect. 57(12)	Park on municipal property	\$40.00	\$60.00	\$80.00
34	Sect. 56.1(3)	Park and fail to display receipt	\$20.00	\$30.00	\$40.00
35	Sect. 56.1(3)	Park and display illegible pay and display receipt	\$20.00	\$30.00	\$40.00
36	Sect. 56.1(4)	Park and exceed time displayed on pay and display receipt	\$20.00	\$30.00	\$40.00
37	Sect. 56.1(5)	Park and exceed maximum time permitted in pay and display location	\$20.00	\$30.00	\$40.00
38	Sect. 56.1(10)	Park at bagged pay and display machine	\$20.00	\$30.00	\$40.00
39	Sect. 57(6)(3)	Park and fail to display receipt	\$20.00	\$30.00	\$40.00
40	Sect. 57(6)(3)	Park and display illegible pay and display receipt	\$20.00	\$30.00	\$40.00
41	Sect. 57(6)(4)	Park and exceed maximum time permitted on pay and display receipt	\$20.00	\$30.00	\$40.00
42	Sect. 57(6)(5)	Park at pay and display lot and exceed maximum time permitted	\$20.00	\$30.00	\$40.00
43	Sect. 57(6)(7)	Park at bagged pay and display machine	\$20.00	\$30.00	\$40.00

44	Sect. 28.1(1)	Through traffic – blocked signalized intersection	\$90.00	\$135.00	\$180.00
45	Sect. 46(1)(c)	Park on municipal laneway	\$40.00	\$60.00	\$80.00
46	Sect. 51.2(1)	Park on an authorized residential only area without authorization	\$35.00	\$52.50	\$70.00
47	21(2)(b)	Park/stop in bicycle lane (By-law 37-2024)	\$150.00	\$150.00	\$150.00
48	Sec 43.2	Park/stop in taxi zone	\$50.00	\$75.00	\$100.00
49	Sect. 43(1)(k)	Park accessible parking space on street/no permit (By-law 127-2016)	\$350.00	\$350.00	\$350.00
50	Sect. 48(5)(a)	Park in accessible parking space/no permit (By-law 127-2016)	\$350.00	\$350.00	\$350.00
51	Sect. 55	Obstruct access aisle (By-law 127-2016)	\$300.00	\$300.00	\$300.00

**DESIGNATED BY-LAW PROVISIONS
UNAUTHORIZED PARKING BY-LAW NO. 104-2018
(By-law 122-2018)**

1. For the purposes of section 3 of this By-law, Column 1 in the following table lists the provisions in Unauthorized Parking By-law 104-2018, as amended, that are hereby designated for the purposes of paragraph 3 (1) (b) of O.Reg 333/07.
2. Column 2 in the following table sets out the short form wording to be used in a penalty notice for the contravention of the designated provisions listed in Column 1.
3. Column 3 in the following table sets out the Administrative Penalty amounts that are payable for contraventions of the designated provisions listed in Column 1.

Item	Column 1	Column 2	Column 3
	Designated Provision	Short Form Wording	Administrative Penalty
1	Section 2	Park, stand or stop in an unauthorized area	\$75.00
2	Section 3	Permit parking, standing or stopping in an unauthorized area	\$75.00
3	Section 6	Fail to Comply with Order to Discontinue	\$500.00



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To provide for a home voting service during the advance voting period of the 2026 City of Brampton Municipal and School Board Election

WHEREAS Section 42(1) of the *Municipal Elections Act, 1996*, as amended, provides that the council of a municipality may pass a by-law authorizing electors to use an alternative voting method that does not require electors to attend at a voting place in order to vote;

AND WHEREAS Council has directed that home voting be provided as an alternative voting method for electors who cannot leave their homes due to illness, injury or disability;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. A home voting service as may be offered by the City Clerk to electors who cannot leave their homes due to illness, injury or disability may be used by such electors as an alternative voting method during the advance voting period for the 2026 City of Brampton Municipal and School Board Election, in accordance with such procedures and forms and at such dates and times as may be established by the City Clerk in conformance with the *Municipal Elections Act, 1996*, as amended.
2. Section 43 (advance vote) of the *Municipal Elections Act, 1996*, as amended, shall apply to the alternative voting method contemplated in section 1 of this by-law.
3. Section 44 (voting proxies) of the *Municipal Elections Act, 1996*, as amended, shall not apply to the alternative voting method contemplated in section 1 of this by-law.

ENACTED and PASSED this 26^h day of February, 2025.

Approved as to form.
2025/02/12
Colleen Grant

Patrick Brown, Mayor

Approved as to content.
2025/02/12
S. Danton

Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Establish Tax Ratios For The Year 2025

WHEREAS the Council of The Regional Municipality of Peel, by By-law No. 1-2025, passed the 23 day of January, 2025, delegated the authority to pass a By-law establishing the tax ratios for both lower-tier and upper-tier purposes for the year 2025 to the Council of The Corporation of the City of Brampton:

AND WHEREAS it is necessary for the Council of The Corporation of the City of Brampton, pursuant to section 310 of the Municipal Act, 2001 as amended, to establish the tax ratios for 2025 for the purposes of The Regional Municipality of Peel and The Corporation of the City of Brampton;

AND WHEREAS delegation of tax ratio setting to the lower tier municipalities of Peel continue to apply and the Region submitted a copy of its By-law and the resolutions of its municipalities to the Minister of Municipal Affairs;

AND WHEREAS the tax ratios determine the relative amounts of taxation to be borne by each property class;

AND WHEREAS the property classes have been defined and prescribed by the *Assessment Act* and the Regulations thereto;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. For the taxation year 2025, the tax ratio for the property in:
 - 1.1 the residential property class is 1.0;
 - 1.2 the multi-residential property class is 1.7050;
 - 1.3 the new multi-residential property class is 1.0;
 - 1.4 the commercial property class is 1.2971;
 - 1.5 the industrial property class is 1.4700;
 - 1.6 the pipe line property class is 0.9239;
 - 1.7 the farm property class is 0.25;
 - 1.8 the managed forests property class is 0.25.
2. For the purpose of this By-law:
 - 2.1.1 The commercial property class includes all property within the office building, shopping center and parking lots and vacant land property classes as defined in Ontario Regulation 282/98 as amended;
 - 2.1.2 The industrial property class includes all property within the large industrial property class as defined in Ontario Regulation 282/98 as amended.

3. This By-law shall come into force and take effect immediately upon enactment.

ENACTED and PASSED this 26 day of February, 2025.

Approved as to
form.
2025/01/31
Colleen Grant

Patrick Brown, Mayor

Approved as to
content.
2025/01/31
Nash Damer

Genevieve Scharback, City Clerk

(Corporate Support Services-2025-122)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Approve Expropriation of Land for the Downtown Brampton Flood Protection Project - Ward 1

WHEREAS the Council of The Corporation of the City of Brampton, at its meeting of October 18, 2023, enacted By-law 176-2023 to authorize Applications for Approval to Expropriate certain lands for the purposes of the Downtown Brampton Flood Protection Project (DBFP) and all works ancillary thereto;

AND WHEREAS Notices of Application for Approval to Expropriate the property described in this By-law (the "Subject Property") were served upon all registered owners of the Subject Property in accordance with the provisions of the Expropriations Act, 1990, c.E.26, as amended, and there is no outstanding request from any owner for an Inquiry under s. 6(2) of the said Act;

NOW THEREFORE the Council of The Corporation of the City of Brampton HEREBY ENACTS as follows:

1. That Council, acting as the Approving Authority, pursuant to the Expropriations Act, R.S.O. 1990, c.E.26, as amended, approves the expropriation of that part of the property municipally known as 53 Church Street East, Brampton and legally described as PT BLK L, PL BR13 AS IN R0554436 designated as Parts 1 and 2, Plan 43R41412 being Part of PIN 14124-0055 for the purposes of implementing the Downtown Brampton Flood Protection Project and all works ancillary thereto; and
2. That the Commissioner, Planning, Building and Growth Management, be authorized to execute all agreements and other documents, and serve and publish on behalf of The Corporation of the City of Brampton, all notices, applications, advertisements, agreements and other documents required by the Expropriations Act, R.S.O. 1990, c.E.26, as amended, in order to complete the expropriation of and settle the compensation for the said property based on terms and conditions acceptable to the Senior Manager, Realty Services, and in a form acceptable to the City Solicitor or designate.

ENACTED and PASSED this 26th day of February 2025.

Approved as to
form.
2025/02/20
C. Pratt

Patrick Brown, Mayor

Approved as to
content.
2025/02/19
Rajat G.

Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Authorize Property Interests to be Expropriated for Downtown Brampton
Redevelopment Initiatives – Ward 1

WHEREAS Sections 5(3) and 6(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 require the Council of The Corporation of the City of Brampton to pass a by-law for acquiring or expropriating any land required for the purposes of the corporation;

AND WHEREAS the Council of the Corporation of the City of Brampton has determined that it is necessary and in the interest of The Corporation of the City of Brampton to acquire all right, title and interest in the lands herein described for the City's redevelopment initiatives in the north-east quadrant of Downtown Brampton;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. THAT a by-law be enacted authorizing The Corporation of the City of Brampton, as expropriating authority, to make an application for approval to expropriate all right, title and interest in the properties described in Attachment 1 hereto for the municipal purpose of implementing the City's redevelopment initiatives in the north-east quadrant of Downtown Brampton and all ancillary works in connection therewith.
2. THAT the Chief Administrative Officer be authorized to execute, and cause to be served and published on behalf of The Corporation of the City of Brampton as expropriating authority, all notices, applications, advertisement and other documents required by the *Expropriations Act*, R.S.O. 1990, c. E.26 as amended, in a form approved by the City Solicitor or designate in order to effect the expropriation of the said property interests.

ENACTED and PASSED this 26th day of February, 2025.

Approved as to
form.
2025/02/20
C. Pratt

Patrick Brown, Mayor

Approved as to
content.
2025/02/20
Rajat Gulati

Genevieve Scharback, City Clerk

**Attachment 1
Properties to be Expropriated**

Address and PIN	Approximate Taking Size	Legal Description
48 Main Street North, Brampton PIN 14124-0028	Entire Property	PT LT 7, VODDEN BLK, PL BR10 AS IN RO1109559; BRAMPTON
52 Main Street North, Brampton PIN 14124-0027	Entire Property	PT LT 5, VODDEN BLK, PL BR10 AS IN RO1120423; BRAMPTON



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To amend Comprehensive 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
Agricultural (A) Floodplain (F)	Residential Single Detached F-13.0-Section 2367 (R1F-13.0-2367)
	Residential Single Detached F-9.0-Section 2368 (R1F-9.0-2368)
	Residential Single Detached F-11.6-Section 2987 (R1F-11.6-2987)
	Residential Single Detached F-9.0-Section 3593 (R1F-9.0-3593)
	Residential Single Detached F-11.6-Section 3684 (R1F-11.6-3684)
	Residential Single Detached F-11.6-Section 3829 (R1F-11.6-3829)
	Residential Townhouse-6.0 (R3D-6.0)
	Residential Townhouse D-7.5-Section 2912 (R3D-7.5-2912)
	Residential Townhouse E-4.4-Section 3580 (R3E-4.4-3580)
	Residential Townhouse E-4.5-Section 3685 (R3E-4.5-3685)
Residential Townhouse E-5.5-Section 3830 (R3E-5.5-3830)	
Residential Townhouse E-5.5-Section 3831 (R3E-5.5-3831)	

	Institutional One – Section 3587 (I1-3587) Institutional One – Section 3832 (I1-3832) Open Space (OS) Floodplain (F)
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(2) By adding thereto the following sections:

“3829 The lands designated R1F-11.6–3829 on Schedule A to this By-law:

3829.1 Shall only be used for the purposes permitted in the R1F-x zone.

3829.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	a) Interior Lot – 290 square metres; a) Corner Lot – 335 square metres
(2) Minimum Lot Width	a) Interior Lot – 11.6 metres; b) Corner Lot – 13.4 metres; c) Corner Lot abutting a daylight triangle - 11.6 metres
(3) Minimum Lot Depth	a) 25 metres; b) Where a corner lot abuts a daylight triangle or visibility triangle larger than 10.0 metres by 10.0 metres, the minimum Lot Depth does not apply
(4) Minimum Front Yard Depth	a) 4.5 metres; b) 6.0 metres to a garage door facing the front lot line; c) The main wall of a dwelling may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding; d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle; f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle
(5) Minimum Rear Yard Depth	a) 7.0 metres for an interior lot; b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line; c) 3.5 metres to a deck, open roofed porches and or uncovered terraces;

	<ul style="list-style-type: none"> d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; e) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard
(6) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres; b) Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots; c) 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres or 1.2 metres, for a minimum total of 1.2 metres between buildings; d) A porch and/or balcony with or without foundation or cold cellar may encroach 0.5 metres into the minimum required 1.2 metre interior side yard.
(7) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) 6.0 metres to a garage door facing the exterior side yard or flankage lot line for corner lots; c) The main wall of a dwelling may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding; d) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; e) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard; f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle; i) For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres, exclusive of windows.
(8) Maximum Building Height	12.0 metres

(9) Garage Control	<ul style="list-style-type: none"> a) The maximum cumulative garage door width of an attached garage shall be 5.8 metres or 50% of the Dwelling width whichever is greater; b) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width; d) A garage is permitted to face the flankage lot line.
(10) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) The maximum depth of a bay, bow or box window with or with-out foundation shall be 1.0 metres; c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.

3829.3 Shall also be subject to the requirements and restrictions relating to the R1F-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3829.2.”

“3830 The lands designated R3E-5.5-3830 on Schedule A to this By-law:

3830.1 Shall only be used for the purposes permitted in the R3E-x zone and:

- 1) Rear Lane Townhouse Dwelling;
- 2) Live-Work Townhouse Dwelling;
- 3) Townhouse Dwelling.

3830.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 135 square metres; b) Corner Lot – 210 square metres; c) End Lot – 165 square metres
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 5.5 metres; b) Corner Lot – 8.5 metres; c) End Lot – 6.7 metres; d) For the purpose of this zone, lot width is to be measured 6.0 metres from the rear lot line.
(3) Minimum Dwelling Unit Width	5.5 metres
(4) For the purpose of this zone, the lot line that abuts a lane shall be deemed to be the rear lot line; and, where applicable, the lot line that abuts Torbram Road or Inspire Boulevard shall be deemed the front lot line.	

(5) Minimum Lot Depth	25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle.
(6) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres; b) The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding; c) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; d) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle; e) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; f) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
(7) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres for a lot with an attached garage; b) 6.0 metres to a garage door of an attached garage facing the rear lot line; c) 0.0 metres where there is a detached garage; d) The main wall of a dwelling or a detached garage may encroach into the minimum rear yard to within 0.3 metres of a daylight triangle/rounding; e) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum rear yard for a lot with an attached garage; f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum rear yard to within 0.0 metres of a daylight rounding/triangle, for units with an attached garage.
(8) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres when abutting a side lot line that coincides with a common wall between two dwelling units; c) 0.0 metres when abutting a side lot line that coincides with a common wall between two garages; d) For Lots with a 1.2 metre interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
(9) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 3.0 metres; b) The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metres of a daylight

	<p>triangle and within 1.0 metre of a daylight rounding;</p> <ul style="list-style-type: none"> c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard; e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle. h) For lots with a 1.2 metre exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.
(10) Maximum Building Height	14.0 metres and shall not exceed 3-storeys
(11) Minimum Outdoor Amenity Area	3.5 square metres for each dwelling unit which may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard and roof terrace.
(12) Garage Control	<ul style="list-style-type: none"> a) The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres; b) The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres; c) A two bay garage width shall be permitted on a corner lot; d) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; e) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.
(13) Minimum Detached Garage Setback	<ul style="list-style-type: none"> a) 0.0 metres to the rear lot line; b) 0.2 metres to a curved lot line that abuts the intersection of two lanes or two parts of the same lane; c) 2.0 metres to the flankage lot line; d) 0.3 metres to an interior side lot line except this may be reduced to 0.0 metres

	where the garages of two lots sharing a lot line are designed as one building.
(14) Detached Garage Maximum Gross Floor Area	42 square metres
(15) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) Notwithstanding Section 6.13 Table 6.13A, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
(16) Notwithstanding Section 10.9.1.B(1), the following shall apply to residential driveways:	<ul style="list-style-type: none"> a) The minimum driveway width shall be 2.75 metres; b) The driveway width shall not exceed the width of the garage; c) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1.B(1)(a) or (b) or the width of the garage, whichever is greater.
(17) Parking on a driveway in the rear yard is permitted for a home occupation use located in a rear lane townhouse dwelling, live-work townhouse dwelling, or townhouse dwelling.	
(18) Section 10.4.1(d) shall not apply.	
(19) Section 10.4.1(e) shall not apply.	
(20) Section 10.5(b) shall not apply.	
(21) Section 10.9.1.B(4) shall not apply.	
(22) Section 10.9.1.B(7) shall not apply.	
(23) Section 10.12 shall not apply.	
(24) Section 10.13.2 shall not apply.	
(25) Section 10.13.3 does not apply.	
(26) Section 10.21 shall not apply.	
(27) Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.	
(28) An accessory structure shall not be permitted in any yard, except for the rear yard of a rear lane townhouse with a detached garage.	

3830.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3830.2.”

“3831 The lands designated R3E-5.5-3831 on Schedule A to this by-law:

3831.1 Shall only be used for the purposes permitted in an R3E-x zone.

3831.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 135 square metres; b) Corner Lot – 210 square metres; c) End Lot – 165 square metres
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 5.5 metres; b) Corner Lot – 8.5 metres; c) End Lot – 6.7 metres; d) For the purpose of this zone, lot width is to be measured 6.0 metres from the rear lot line.
(3) Minimum Dwelling Unit Width	5.5 metres
(4) Minimum Lot Depth	25 metres, notwithstanding the minimum lot depth does not apply on lots adjacent to a daylight triangle.
(5) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 4.5 metres; b) 6.0 metres to a garage door facing the front lot line; c) The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding; d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a daylight rounding/triangle; f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
(6) Minimum Rear Yard Depth	<ul style="list-style-type: none"> a) 6.0 metres for an interior lot; b) 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line; c) 3.5 metres to a deck, open roofed porches and or uncovered terraces; d) 0.6 metres to the side wall of a garage, where access to the garage is from the exterior side yard; e) A bay window, bow window or box window with or without foundation and a porch, cold cellar, or chimney may encroach 1.0 metre into the minimum rear yard.
(7) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwelling units;

	<ul style="list-style-type: none"> c) 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages. d) For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
<p>(8) Minimum Exterior Side Yard Width</p>	<ul style="list-style-type: none"> a) 3.0 metres; b) The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metres of a daylight triangle and within 1.0 metre of a daylight rounding; c) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; d) A porch and/or balcony with or without foundation or cold cellar and/or a chimney may encroach 2.0 metres into the minimum exterior side yard; e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle; h) For lots with a 1.2 metre minimum exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows. i) 3.0m between a building and the lot line abutting a gateway/entry feature block.
<p>(9) Maximum Building Height</p>	<p>14.0 metres and shall not exceed 3-storeys</p>
<p>(10) Garage Control</p>	<ul style="list-style-type: none"> a) The maximum cumulative garage door width for an interior lot having a dwelling unit width of less than or equal to 6.0 metres shall be 3.7 metres. b) The maximum cumulative garage door width for a corner lot having a dwelling unit width greater than 6.0 metres shall be 5.5 metres; c) A two bay garage shall be permitted on a corner lot; d) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; e) No encroachment shall be permitted into a required parking space within a garage,

	except for one step (2 risers) into the minimum garage length or width.
(11) The following shall apply to a bay, bow or box windows:	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) Notwithstanding Section 6.13 Table 6.13A, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres shall contain side windows.
(12) Notwithstanding Section 10.9.1.B(1), the following shall apply to residential driveways:	<ul style="list-style-type: none"> a) The minimum driveway width shall be 2.75 metres; b) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1.B(1) (a) or (b) or the width of the garage, whichever is greater.
(13) Section 10.9.1.B(4) shall not apply.	
(14) Section 10.9.1.B(7) shall not apply.	
(15) Section 10.13.2 shall not apply.	
(16) Section 10.13.3 does not apply.	
(17) Section 10.21 shall not apply.	
(18) Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.	

3831.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone and all the general provisions of this by-law which are not in conflict with those set out in 3831.2.”

“3832 The lands designated I1-3832 on Schedule A to this By-law:

3832.1 Shall only be used for the purposes permitted in Section 3832.1(1) OR 3832.1(2), but not both sections or any combination of both sections:

(1) Those purposes permitted in the I1 zone;

OR

(2) Those purposes permitted in the R3E-5.5-3830 zone, R3E-5.5-3831 zone, and/or Back-To-Back Townhouse Dwellings.

3832.2 Uses permitted under Section I1-3832.1 shall be subject to the following requirements and restrictions:

- 1) The I1 zone for the purposes permitted in the I1 zone;
- 2) The R3E-5.5-3830 zone for the purpose permitted in the R3E-5.5-3830 zone;
- 3) The R3E-5.5-3831 zone for the purpose permitted in the R3E-5.5-3831 zone;

3832.3 Back-to-Back Townhouse Dwellings within an I1-3832 zone shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	<ul style="list-style-type: none"> a) Interior Lot – 75 square metres; b) Corner Lot – 115 square metres; c) End Lot – 95 square metres
(2) Minimum Lot Width	<ul style="list-style-type: none"> a) Interior Lot – 6.0 metres; b) Corner Lot – 9.0 metres; c) End Lot – 7.2 metres
(3) Minimum Lot Depth	13 metres
(4) Minimum Front Yard Depth	<ul style="list-style-type: none"> a) 3.0 metres; b) 5.7 metres to a garage door facing the front lot line; c) The main wall of a dwelling unit may encroach into the minimum front yard to within 0.3 metres of a daylight triangle and within a 1.0 metre of a daylight rounding; d) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard; e) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 0.0 metres of a day-light rounding/triangle; f) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; g) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum front yard to within 1.2 metres of a daylight rounding/triangle.
(5) Minimum Rear Yard Depth	0.0 metres
(6) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> a) 1.2 metres; b) 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwelling units; c) 0.0 metres abutting a side lot line that coincides with a shared common wall between two garages; d) For end lots with a 1.2 metre minimum interior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum interior side yard shall be 0.5 metres, exclusive of windows.
(7) Minimum Exterior Side Yard Width	<ul style="list-style-type: none"> a) 2.0 metres; b) 2.0 metres to a garage door facing the exterior side lot line or flankage lot line for a corner lot with a two bay garage; c) The main wall of a dwelling unit may encroach into the minimum exterior side yard to within 0.3 metre of a daylight triangle and within 1.0 metre of a daylight rounding;

	<ul style="list-style-type: none"> d) 1.2 metres where the exterior side yard abuts a public walkway or a non-residential zone; e) A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum exterior side yard; f) A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 0.0 metres of a daylight rounding/triangle; g) A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; h) A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the minimum exterior side yard to within 1.2 metres of a daylight rounding/triangle; i) For lots with a 1.2 metre minimum exterior side yard adjacent to a public walkway or a non-residential zone, the maximum encroachment of any type into the minimum exterior side yard shall be 0.5 metres, exclusive of windows.
<p>(8) Maximum Building Height</p>	<p>14.0 metres and shall not exceed 3-storeys</p>
<p>(9) Garage Control</p>	<ul style="list-style-type: none"> a) The maximum cumulative garage door width for an interior lot having a dwelling unit width less than or equal to 6.0 metres shall be 4.8 metres; b) The maximum cumulative garage door width for a corner lot having a dwelling unit width equal to or greater than 6.0 metres shall be 5.5 metres; c) A two bay garage width shall be permitted on a corner lot; d) A garage is permitted to face the flankage lot line; e) The minimum interior garage dimension of single vehicle garage shall measure 6.0 metre interior length x 3.1 metre interior width; f) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length or width.
<p>(10) The following shall apply to a bay, bow or box windows:</p>	<ul style="list-style-type: none"> a) Notwithstanding Section 6.13 Table 6.13A, the maximum width of a bay, bow or box window with or without foundation shall be 4.5m metres; b) Notwithstanding Section 6.13 Table 6.13A, the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; c) A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; d) A bay, bow or box window with a depth greater than 0.6 metres up to a maximum

	depth of 1.0 metres shall contain side windows.
(11) Notwithstanding Section 10.9.1.B(1), the following shall apply to residential driveways:	<ul style="list-style-type: none"> a) The minimum driveway width shall be 2.75 metres; b) The driveway width shall not exceed the width of any dwelling unit; c) For a corner lot, the maximum driveway width shall be the width set out in Section 10.9.1.B(1) (a) or (b) or the width of the garage, whichever is greater.
(12) Minimum Landscaped Open Space	Those portions of all yards not occupied by permitted structures, permitted encroachments and permitted driveway shall consist of landscape open space.
(13) Minimum Outdoor Amenity Area	3.5 square metres for each dwelling unit may be provided on a patio, balcony, deck, terrace, landscaped open space in the rear yard, or roof terrace.
(14) Notwithstanding Section 10.13.4, for Back-to-Back Townhouse Dwellings, a maximum of 16 dwelling units may be attached in a contiguous structure, provided the structure is only 8 dwelling units wide and 2 dwelling units deep.	
(15) Section 10.5(a) shall not apply.	
(16) Section 10.9.1.B(4) shall not apply.	
(17) Section 10.9.1.B(7) shall not apply.	
(18) Section 10.9.4 shall not apply.	
(19) Section 10.12 shall not apply.	
(20) Section 10.13.2 shall not apply.	
(21) Section 10.13.3 does not apply.	
(22) Section 10.21 shall not apply.	
(23) Air conditioning units are permitted to be located on a balcony, uncovered terrace, or rear yard.	
(24) An accessory structure shall not be permitted in any yard.	

3832.4 Shall also be subject to the requirements and restrictions:

- 1) The requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in 3832;
- 2) The requirements and restrictions relating to the R3E-x zone and all the general provisions of this By-law which are not in conflict with those set out in 3832.”

ENACTED and PASSED this 26th day of February, 2025.

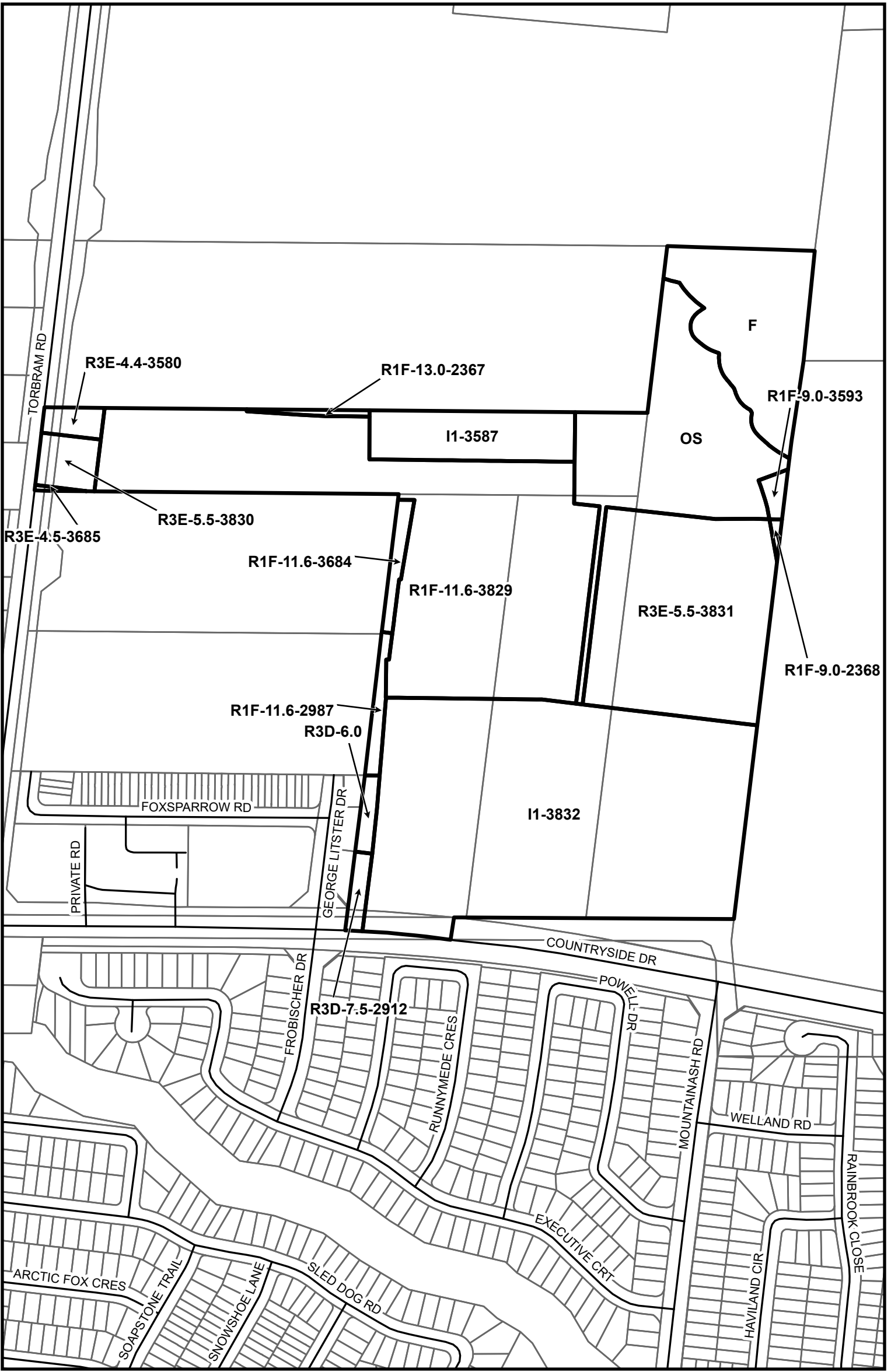
Approved as to
form.
2025/02/13
MR

Patrick Brown, Mayor

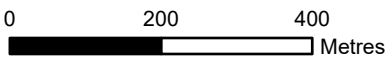
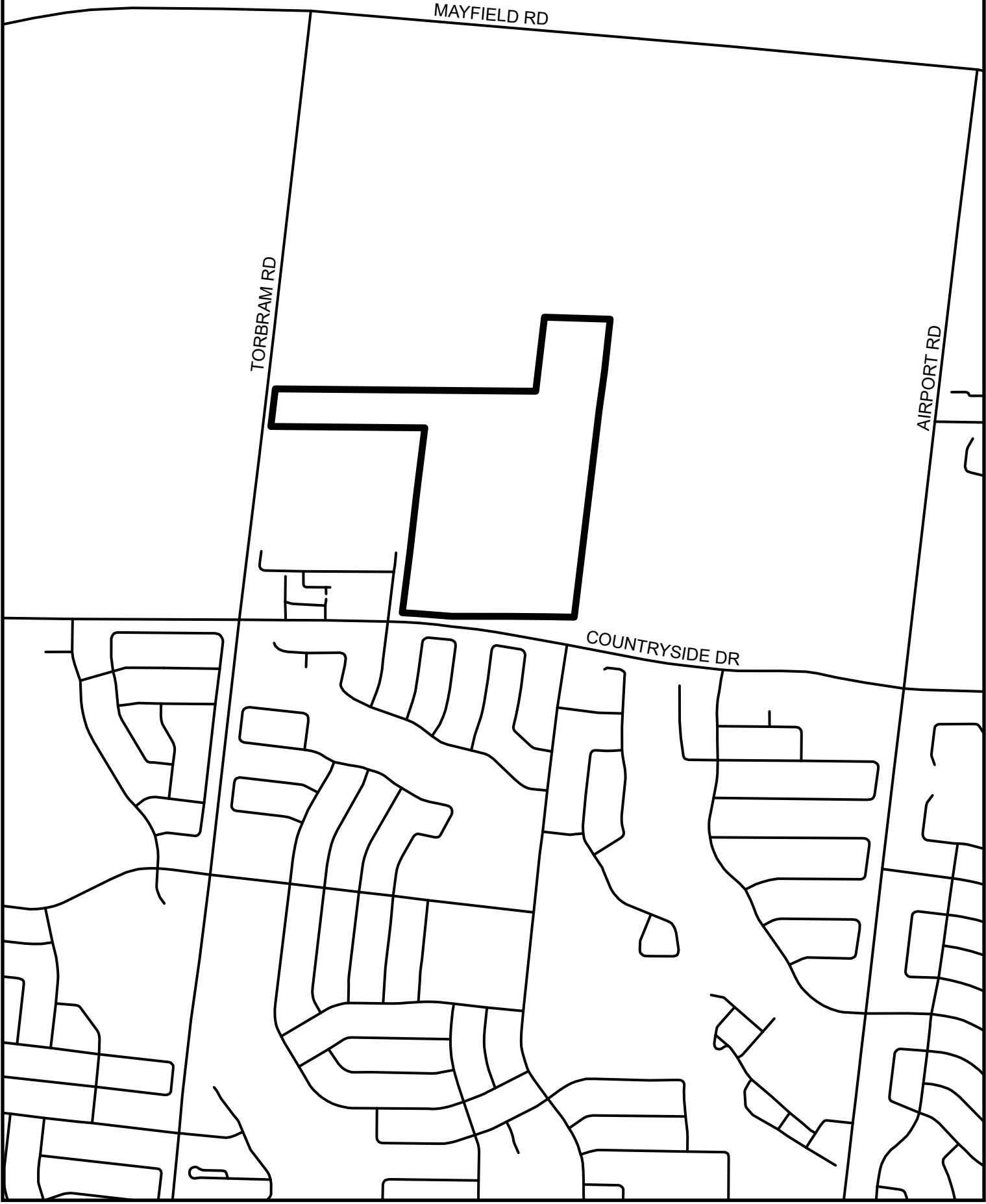
Approved as to
content.
2025/Feb/13
AAP


Genevieve Scharback, City Clerk

(OZS-2021-0065)



TOWN OF CALEDON



 Subject Lands





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To prevent the application of part lot control

to part of Registered Plan 43M –2143

WHEREAS subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

AND WHEREAS pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

AND WHEREAS the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and townhouse units, is to the satisfaction of the City of Brampton;

NOW THEREFORE The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Blocks 1, 2, 3, 7, 8, 12, and 13 all on Registered Plan 43M-2143.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

ENACTED and **PASSED** this 26th day of February, 2025.

Approved as to form.
2025/02/14
[MR]

Patrick Brown, Mayor

Approved as to content.
2025/02/11
[TS]

Genevieve Scharback, City Clerk

(PLC-2024-0020)



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To prevent the application of part lot control
to part of Registered Plan **43M – 2162**

WHEREAS subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

AND WHEREAS pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

AND WHEREAS the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and Townhouse units, is to the satisfaction of the City of Brampton;

NOW THEREFORE The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Lots 8, 9, 11, 21, 22, 25, 26, 35, 36, 39, 40, 41, 52, 53, 76, 79, 80, 83, 84, 118, 119, 120, 121, 123 and Blocks 129,130 and 131, all on Registered Plan 43M-2162.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

ENACTED and **PASSED** this 26th day of February 2025.

Approved as to
form.
2025/02/12
EB

Patrick Brown, Mayor

Approved as to
content.
2025/02/03
TS

Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To confirm the proceedings of Council
at its Regular Meeting held on February 26, 2025

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. THAT the action of the Council at its Regular Meeting of February 26, 2025 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and
2. THAT the Mayor and the proper officers of the city are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the City to all such documents. Where the subject matter of any such action is within a sphere or jurisdiction assigned to The Corporation of the City of Brampton pursuant to section 11 of the Municipal Act, 2001, the authority granted by this section includes the use of natural person powers under section 8 of the Municipal Act, 2001; and
3. THAT this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its powers to proceed with, or to provide any money for, any undertaking, work, project, scheme, act, matter or thing which requires an approval in addition to the approval of the Council, shall not take effect until the additional approval has been obtained.

Dated at the City of Brampton this 26th day of February, 2025.

Patrick Brown, Mayor

Genevieve Scharback, City Clerk