



Special Meeting Agenda  
City Council

The Corporation of the City of Brampton

**Date:** Friday, September 29, 2023  
**Time:** 11:00 a.m.  
**Location:** Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall

**Members:**

Mayor Patrick Brown	
Regional Councillor R. Santos	Wards 1 and 5
Regional Councillor P. Vicente	Wards 1 and 5
Regional Councillor N. Kaur Brar	Wards 2 and 6
Regional Councillor M. Palleschi	Wards 2 and 6
Regional Councillor D. Keenan	Wards 3 and 4
Regional Councillor M. Medeiros	Wards 3 and 4
Regional Councillor P. Fortini	Wards 7 and 8
City Councillor R. Power	Wards 7 and 8
Deputy Mayor H. Singh	Wards 9 and 10
Regional Councillor G. Singh Toor	Wards 9 and 10

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:  
Terri Brenton, Legislative Coordinator, Telephone 905.874.2106, TTY 905.874.2130  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

Note: Meeting information is also available in alternate formats upon request.

1. **Call to Order**

Note: The City Clerk will conduct a roll call at the start of the meeting.

2. **Approval of Agenda**

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

4. **Delegations/Correspondence**

5. **Business Matters**

5.1 Summary of Recommendations – Brampton Heritage Board – September 19, 2023

Council Representative: Regional Councillor Vicente

*To be approved*

5.2 Summary of Recommendations – Planning and Development Committee – September 25, 2023

Chair: Regional Councillor Palleschi

*To be approved*

6. **By-laws**

6.1 By-law 152-2023 – To amend Zoning By-law 270-2004, as amended – Weston Consulting – 253 Queen Street Inc. – 253 Queen Street East – Ward 3 (File: C02E05.036)

See Item 5.2 – Planning and Development Committee Recommendation PDC126-2023 – September 25, 2023

6.2 By-law 153-2023 – To amend Zoning By-law 270-2004, as amended – temporary use amendment – Sutharsan & Family Holdings – Blackthorn Development Corp – 5254 Old Castlemore Road – Ward 10 (File: OZS-2023-0006)

See Item 5.2 – Planning and Development Committee Recommendation PDC127-2023 – September 25, 2023

- 6.3 By-law 154-2023 – To adopt Amendment Number OP2006-252 to the Official Plan of the City of Brampton Planning Area – Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd. – 227 Vodden Street East – Ward 1 (File: OZS-2022-0001 & OZS-2022-0046)

See Item 5.2 – Planning and Development Committee Recommendation PDC130-2023 – September 25, 2023 and By-law 155-2023

- 6.4 By-law 155-2023 – To amend Zoning By-law 270-2004, as amended – Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd. – 227 Vodden Street East – Ward 1 (File: OZS-2022-0001 & OZS-2022-0046)

See Item 5.2 – Planning and Development Committee Recommendation PDC130-2023 – September 25, 2023 and By-law 154-2023

- 6.5 By-law 156-2023 – To amend Zoning By-law 270-2004, as amended – City-Initiated amendment – 5556, 5600 and 5620 Countryside Drive – Ward 10

See Item 5.2 – Planning and Development Committee Recommendation PDC132-2023 – September 25, 2023

- 6.6 By-law 157-2023 – To adopt Amendment Number OP2006-253 to the Official Plan of the City of Brampton Planning Area – Navjot Dhami and 1000446904 Ontario Ltd. c/o King Consultants Inc. – 10209 Bramalea Road – Ward 9 (File: OZS-2023-0026)

See Planning and Development Committee Recommendation PDC116-2023 – September 11, 2023 and By-law 158-2023

- 6.7 By-law 158-2023 – To amend Zoning By-law 270-2004, as amended – Navjot Dhami and 1000446904 Ontario Ltd. c/o King Consultants Inc. – 10209 Bramalea Road – Ward 9 (File: OZS-2023-0026)

See Planning and Development Committee Recommendation PDC116-2023 – September 11, 2023 and By-law 157-2023

- 6.8 By-law 159-2023 – To amend Zoning By-law 270-2004, as amended – Highway 50 & 7 South Equities Inc. – Pangreen Ltd. Partnership – 9404635 Canada Inc. – Greycan 9 Properties Ltd. Partnership – Greycan 9 Properties Inc. – Weston Consulting – Ward 8

– 8386, 8412 Highway 50 (File: OZS-2022-0036)

See Planning and Development Committee Recommendation PDC096-2023 – July 31, 2023

**7. 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](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

**8. Closed Session**

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

A proposed or pending acquisition or disposition of land by the municipality or local board; and 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 - property acquisition matter

**9. Confirming By-law**

**9.1 By-law \_\_\_\_-2023 – To confirm the proceedings of Council at its Special Meeting held on September 29, 2023**

**10. Adjournment**

**Next Meetings:**

**Wednesday, October 18, 2023 – 9:30 a.m.**

**Wednesday, November 1, 2023 – 9:30 a.m.**





**Tuesday, September 19, 2023**

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**2. Approval of Agenda**

**HB051-2023**

That the agenda for the Brampton Heritage Board meeting of September 19, 2023 be approved.

Carried

**9. Heritage Impact Assessment (HIA)**

**9.1 HB052-2023**

1. That the report from Harsh Padhya, Heritage Planner, dated August 23, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6** be received; and,
2. That the Heritage Impact Assessment and Documentation and Salvage Plan prepared by ATA Architects Inc., dated August, 2023 be received and approved; and,
3. That measures to salvage and store the farmhouse materials be added as a condition to the demolition permit.

Carried

**9.2 HB053-2023**

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment, 69 Bramalea Road – Ward 7** be received;

2. That the Heritage Impact Assessment for 69 Bramalea Road, prepared by ERA Architects Inc., dated May 26, 2023 be approved;
3. That the following recommendations within the Heritage Impact Assessment by ERA Inc. be followed:
  - a. A Conservation Plan shall be prepared to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
  - b. A Documentation and Salvage Plan shall be prepared for original interior elements;
  - c. A Heritage Commemoration Plan shall be prepared that includes a plaque, landscape design elements, and interior/exterior commemorative design measures.
4. That in addition to the above noted Plans, a Heritage Building Protection Plan be prepared;
5. That upon completion of the relocation and restoration works in accordance with the final Heritage Conservation Plan, the property will be Designated under Part IV of the *Ontario Heritage Act* and the Owner will not object to the designation.
6. That the applicant shall enter into a Heritage Easement Agreement with the City of Brampton to ensure the conservation of the circular pavilion at 69 Bramalea Road, the associated salvaged materials, and the commemorative feature, supported by a Heritage Conservation Plan, Heritage Building Protection Plan, and Commemoration Plan.
7. That the applicant shall provide at its expense a legal survey of the property at 69 Bramalea Road to facilitate the registration of the designation by-law for the circular pavilion.
8. That prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan.

Carried

### 9.3 HB054-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 8000 Dixie Road – Ward – 3** be received;
2. That the Heritage Impact Assessment for 8000 Dixie Road, prepared by PHC Inc., dated October 20, 2022 be approved;
3. That the following recommendations within the Heritage Impact Assessment by PHC Inc. be followed:
  - a. That the structure at 8000 Dixie Road be subject to salvage during the demolition process.
  - b. That a scoped Salvage and Documentation Plan be created as the current structure contains many components that could be diverted from landfill and recycled. Salvageable materials include but are not limited to steel framing components, exterior metal sheeting, electrical and plumbing components, HVAC system Industrial engines, and generators. If possible, salvaged materials should be incorporated into the public display commemorating the contextual value of the property to the development of Bramalea.
  - c. That any demolition permits issued for the property include a condition of material salvage.
  - d. That a Commemoration Plan be undertaken to the satisfaction of City Staff, and that a commemoration piece be erected as part of the redevelopment.
    - i. The Commemoration Plan will address the origins of any salvaged materials incorporated into the installation, recognition of the importance of the Ford Motor Company Canada to the local community and provide a history of the development of Bramalea, Canada's first planned satellite community.
    - ii. That any commemoration of 8000 Dixie Road be located within sight of the intersection of Dixie Road and Steeles Avenue East;
4. That the existing "Ford" sign on the south-east corner of the property be retained and maintained in its current location; and,

5. The City of Brampton's municipal register of Cultural Heritage Resources: 'Listed' Heritage Properties be updated, and 8000 Dixie Road be removed.

Carried

#### 9.4 **HB055-2023**

1. That the report from Charlton Carscallen, Supervisor, Principal Planner Heritage, dated September 8, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 223 Main Street North – Ward 1** be received;
2. That the Heritage Impact Assessment for 223 Main Street North, prepared by Megan Hobson, Built Heritage Specialist, dated September 8, 2023 be deemed complete; and,
3. That if the property municipally known as 223 Main Street North is proposed to be demolished that a Documentation and Salvage Plan, including a plan to salvage the stained glass transom window, be submitted and approved to the satisfaction of the Director of Integrated City Planning prior to the issuance of any demolition permits for the property.

Carried

### 11. **Other/New Business**

#### 11.1 **HB056-2023**

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated August 14, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application- 44 Church Street East, Ward 1**, be received; and,
2. That the Heritage Permit application for 44 Church Street East for the repair of the roof eaves and eaves troughs on the north and west sides of the historic church building be approved.

Carried

#### 11.2 **HB057-2023**

1. That the report from Harsh Padhya, Heritage Planner, dated August 22, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, **Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1**; and,
2. That the Heritage Conservation Plan and the Heritage Building Protection Plan, prepared by Giaimo Architects, dated July 3, 2023 be received and approved.

Carried

#### 11.3 **HB058-2023**

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023 to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8956 Creditview Road – Ward 4**, be received;
2. That the Heritage Permit application for 8956 Creditview Road for the following be approved:
  - i. Structural repairs and improvements and new roofs for Cabins #22, #24, and #25;
  - ii. Foundational repairs for the Lasowsky Centre;
  - iii. Installation of eaves/gutters, downspouts, and leaf protection system for the Lasowsky Centre.
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment of Cabins #22, #24, and #25 and the Lasowsky Centre of 8956 Creditview Road (Camp Naivelt) be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

Carried

#### 18. **Adjournment**

##### **HB059-2023**

That Brampton Heritage Board do now adjourn to meet again on October 17, 2023 at 7:00 p.m.

Carried



# BRAMPTON

**Summary of Recommendations**  
**Planning and Development Committee**  
**The Corporation of the City of Brampton**

**Monday, September 25, 2023**

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**2. Approval of Agenda**

**PDC121-2023**

That the agenda for the Planning and Development Committee Meeting of September 25, 2023, be approved as amended:

**To add:**

Delegation Item 6.5 – Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner, re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Added Correspondence Item 11.6 – Correspondence from Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, re. Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

Re. Item 11.5 – Added Correspondence from various individuals re. Item 5.2 - Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

3. Kevin Dhiman

4. Gaven Chahil

5. Jagdip Kaur

6. Andy Grewal/Sunny Dhesi

7. Jassica Binopal

Carried

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

Nil

4. **Consent Motion**

**PDC122-2023**

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, 7.3, 7.4, 11.2.**

Carried

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021

Item 6.2 was brought forward and dealt with at this time.

**PDC123-2023**

1. That the presentation titled: **Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., File No.: OZS-2023-0021, 241 Queen Street East, Ward 3**, to the Planning and Development Committee meeting of September 25th, 2023, be received; and

2. That the following delegations re: Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021 to the Planning and Development Committee meeting of September 25th, 2023, be received:

1. David Riley on behalf of Hampton Development Corp.
2. Sylvia Roberts, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

Item 11.5 was brought forward and dealt with at this time.

**PDC124-2023**

1. That the presentation titled: **Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., File: OZS-2023-0029, 11462 Coleraine Drive, Ward 10**, to the Planning and Development Committee meeting of September 25, 2023, be received; and

2. That the following correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029 to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Satyen Pandey, Brampton Resident, dated September 25, 2023
2. Rubal, Brampton Resident, dated September 25, 2023

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)

**PDC125-2023**

That the delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: **Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)**, to the Planning and Development Committee Meeting of September 25, 2023, be received.

Carried



6.2 Delegations re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021:

1. David Riley, Mauro Peverini and Berardo Graziani, on behalf of Hampton Development Corp.
2. Sylvia Roberts, Brampton Resident

**Dealt with under Item 5.1 – Recommendation PDC123-2023**

6.3 Delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

1. Satinder Malhotra, Brampton Resident (audio/video delegation)
2. Jackie Chiesa, Brampton Resident
3. Ramaljit Sandhu, Brampton Resident
4. Deepi Purba, Brampton Resident (audio/video delegation)
5. Samir Shah, Brampton Resident
6. Jasbir Singh, Brampton Resident
7. David McKay, MHBC Planning

**Dealt with under Item 7.2 – Recommendation PDC129-2023**

6.4 Delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

1. Ian Andres, Goodmans LLP

Item 7.6 was brought forward and dealt with at this time.

**PDC126-2023**

1. That the following be **referred** to Council:

Item 7.6. – Staff Report re: **Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036**; and,

2. That the following delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3,

File: C02E05.036, to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Ian Andres, Goodmans LLP.

Carried

- 6.5 Delegation re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006:

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner

Items 7.5 and 11.4 were brought forward and dealt with at this time.

### **PDC127-2023**

1. That the following item be **deferred** until staff has had the opportunity to work with the applicant:

7.5. Staff Report re: **Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006**

2. That the following delegation re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner;

3. That the following correspondence re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Helen A. Mihailidi, Brattys LLP, on behalf of The 'Group', dated September 21, 2023

2. Helen A. Mihailidi, Brattys LLP, on behalf of Area 47 Landowners Group Inc., dated September 21, 2023

3. Helen A. Mihailidi, Brattys LLP, on behalf of Rainbow Creek Corridor Landowners Group Inc., dated September 21, 2023

Carried

**7. Staff Presentations and Planning Reports**

- 7.1 ^ Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, OZS-2022-0029

**PDC128-2023**

1. That the report from Emma De Melo, Development Planner, Development Services to the Planning and Development Committee Meeting of September 25<sup>th</sup>, 2023, re: **Recommendation Report, Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10**, be received;
2. That the Application to amend the Zoning By-law, submitted by Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, File Number OZS-2022-0029, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 11 of this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,

Carried

- 7.2 Staff Report re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Items 6.3 and 11.3 were brought forward and dealt with at this time.

**PDC129-2023**

1. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, to the Planning and Development Committee Meeting of September 25, 2023, re: **Supplementary Report – City-**

**Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, be received;

2. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, re: **Recommendation Report – City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, dated January 16, 2023, and presented at the May 3, 2023 City Council meeting (Attachment 3), be received;

3. That the City-initiated Official Plan Amendment be approved, on the basis that it represents good planning for the reasons set out in this report, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan;

4. That the revised Official Plan Amendment, which is generally in accordance with Attachment 9 to this report, be adopted; subject to the following amendment:

a) Whereas Council recognizes the efforts that staff have made on this tertiary plan – it has brought clarity around key issues such as servicing and built form and height; and

Whereas Council also recognizes that the province and federal government are addressing the housing crisis through intensification – whether it be building along our transit corridors or including three ARUs as-of-right on residential lots;

Therefore be it resolved that:

Staff be directed to amend Schedule SP45(b) of the Springbrook Tertiary Plan to implement a “Low Density Residential” designation with an appropriate depth along the periphery of the Tertiary Plan and adjacent to existing residential neighbourhoods not intended to be redeveloped, in order to ensure consistency with the overall character of the Springbrook Area and allow for context sensitive design to be applied in the review of development applications;

5. That approval of development applications and accompanying By-laws in the Springbrook Tertiary Plan area be withheld until the remaining conditions of the joint and comprehensive Functional Servicing Report (FSR) have been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management;

6. That the following delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received; and

1. Satinder Malhotra, Brampton Resident, Audio/Video Delegation
2. Jackie Chiesa, Brampton Resident
3. Ramaljit Sandhu, Brampton Resident
4. Deepi Purba, Brampton Resident, Audio/Video Delegation
5. Samir Shah, Brampton Resident
6. Jasbir Singh, Brampton Resident
7. David McKay, MHBC Planning

7. That the following correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes, dated September 21, 2023
2. Amrik Ahluwalia, Brampton Resident, dated September 23, 2023
3. Jasbir Singh, Brampton Resident, dated September 23, 2023
4. Rohit Dewan, Brampton Resident, dated September 24, 2023
5. Tony Mason, Brampton Resident, dated September 25, 2023
6. John Brennen, Brampton Resident, dated September 25, 2023
7. Cheryl Roy, Brampton Resident, dated September 25, 2023
8. Satinder Malhotra, Brampton Resident, dated September 25, 2023

Carried

- 7.3 ^ Staff Report re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046

Item 11.2 was brought forward and dealt with at this time.

### **PDC130-2023**

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of September 25, 2023, re:

**Recommendation Report, Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. –**

**Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1**, be received;

2. That the application for Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Centennial Mall Brampton Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;

3. That the amendment to the Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;

4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted;

5. That prior to the forwarding the enacting zoning by-law amendment to Council for adoption, the Commissioner of Planning, Building and Growth Management is satisfied with provisions associated with vehicle parking arrangements for the proposed development;

6 That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and

7. That the following correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046 to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Thomas R. Kortko, Maple Ridge Community Management, on behalf of Board of Directors, Peel Condominium Corporation No. 125 (PCC 125), dated May 31, 2022

Carried

7.4 ^Staff Report re: City Initiated Zoning Bylaw Amendment to Permit University, College and Accessory Uses in Downtown Brampton

**PDC131-2023**

1. That the report from Tristian Costa, Policy Planner, Integrated City Planning to the Planning and Development Meeting of September 25, 2023, re:

**Recommendation Report – City Initiated Zoning Bylaw Amendment to**

**Permit University, College and Accessory Uses in Downtown Brampton**, be received; and,

2. That the proposed City-initiated Zoning By-law Amendment attached hereto as Attachment 1 be adopted to amend the Comprehensive Zoning By-law 270-2004.

Carried

- 7.5 Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

**Dealt with under Item 6.5 – Recommendation PDC127-2023**

- 7.6 Staff Report re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

**Dealt with under Item 6.4 – Recommendation PDC126-2023**

- 7.7 Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

**PDC132-2023**

That the following items be **referred** back to staff for a report to the next regular meeting of Council:

7.7. Staff Report re: **Recommendation Report – City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10**, be received; and

11.6. Correspondence from Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, re. Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10.

Carried

**11. Correspondence**

- 11.1 Correspondence re: Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)

### **PDC133-2023**

That the following correspondence from Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: **Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)** to the Planning and Development Committee Meeting of August 28, 2023, be received.

Carried

- 11.2 Correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046:

1. Thomas R. Kortko, Maple Ridge Community Management, on behalf of Board of Directors, Peel Condominium Corporation No. 125 (PCC 125), dated May 31, 2022

#### **Dealt with under Item 7.3 – Recommendation PDC130-2023**

- 11.3 Correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5:

1. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes, dated September 21, 2023

2. Amrik Ahluwalia, Brampton Resident, dated September 23, 2023

3. Jasbir Singh, Brampton Resident, dated September 23, 2023

4. Rohit Dewan, Brampton Resident, dated September 24, 2023

5. Tony Mason, Brampton Resident, dated September 25, 2023

6. John Brennen, Brampton Resident, dated September 25, 2023

7. Cheryl Roy, Brampton Resident, dated September 25, 2023

8. Satinder Malhotra, Brampton Resident, dated September 25, 2023

#### **Dealt with under Item 7.2 – Recommendation PDC129-2023**



- 11.4 Correspondence re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006:
1. Helen A. Mihailidi, Brattys LLP, on behalf of The 'Group', dated September 21, 2023
  2. Helen A. Mihailidi, Brattys LLP, on behalf of Area 47 Landowners Group Inc., dated September 21, 2023
  3. Helen A. Mihailidi, Brattys LLP, on behalf of Rainbow Creek Corridor Landowners Group Inc., dated September 21, 2023

**Dealt with under Item 6.5 – Recommendation PDC127-2023**

- 11.5 Correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029:
1. Satyen Pandey, Brampton Resident, dated September 25, 2023
  2. Rubal, Brampton Resident, dated September 25, 2023

**Dealt with under Item 5.2 – Recommendation PDC124-2023**

- 11.6 Correspondence re: Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10:
1. Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive

**Dealt with under Item 7.7 – Recommendation PDC128-2023**

**15. Adjournment**

**PDC134-2023**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, October 23, 2023, at 7:00 p.m. or at the call of the Chair.

Carried



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend Comprehensive Zoning By-law 270-2004, as amended

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THAT the Council of the Corporation of the City of Brampton 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:
Service Commercial — Section 3350 (SC-Section 3350)	Downtown Commercial - Section 3726 (DC - 3726)  &  Downtown Commercial (Holding) — Section 3726 (DC (H) – 3726)

(2) By adding thereto, the following section:

3726 for the lands designated Downtown Commercial Section — 3726 (DC — 3726) and Downtown Commercial (Holding) — Section 3726 (DC (H) - 3726) on Schedule A to this By-law.

3726.1 Shall only be used for the following purposes:

- (1) Uses permitted by the Downtown Commercial (DC) Zone;
- (2) Apartment Dwelling;
- (3) Townhouse Dwelling;
- (4) Live-Work Townhouse Dwelling; and,
- (5) A recreational facility as an accessory use to an apartment dwelling.

3726.2 Notwithstanding section 3726.1 of this By-law, the erection or use of buildings or structures on the lands outlined on Schedule A to this By-law shall not be permitted unless it has been confirmed that sufficient wastewater infrastructure and capacity is available to service the lands, to the satisfaction of the Regional Municipality of Peel or the City of Brampton, as the case may be.

3726.3 The lands zoned as DC-3726 and DC(H) — 3726 on Schedule A to this By-law shall be subject to the following requirements and restrictions

1. Notwithstanding Section 281.2 (f) of this By-Law, the requirements and restrictions of the R4B Zone shall not apply to an apartment building
2. Maximum Gross Floor Area: 93,000 square metres
3. Minimum Gross Floor Area for all non-residential uses: 5,500 square metres
4. Maximum Building Height for a building within 19 meters of Queen Street East: 110 metres
5. Maximum Building Height for a building beyond 19 meters of Queen Street East: 132 meters.
6. Minimum Front Yard Depth along Queen Street East: 6 Meters
7. Minimum Front Yard Depth along a Public Road, other than Queen Street East: 6 metres
8. Minimum Interior Side Yard Width (West Side): 9 Metres
9. Minimum Interior Side Yard Width (East Side): 12 Metres
10. Minimum Rear Yard Depth: 8.0 Metres
- 11: Minimum Landscape Open Space: 6,000 Square Metres
12. Minimum total Interior and Exterior amenity space: 4,000 Square Meters
13. Minimum tower separation distance: 25 meters
14. Minimum podium separation distance: 20 meters
15. Minimum Vehicle Parking Spaces shall be provided in accordance with the following:
  - a) Visitor parking for an apartment dwelling, a multiple residential dwelling and a townhouse dwelling having no private garage or driveway, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit.
  - b) Notwithstanding any minimum parking requirements prescribed in Sections 10.9.2(a), 10.9.3, 20.3.1, 30.5, no minimum parking rates shall apply.
16. Bicycle Parking shall be provided in accordance with the following:
  - a) Minimum 0.5 spaces per apartment dwelling unit
  - b) Minimum 0.10 visitor spaces per apartment dwelling unit.
17. Notwithstanding Section 20.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses.

18. Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared during off peak hours.

19. For the purposes of this by-law the lands zoned DC – Section 3726 and DC (H)- Section 3726 should be viewed as one lot.

3726.4 The lands designated Downtown Commercial (Holding) — Section 3726 (DC (H) - 3726) on Schedule A to this By-law:

3726.5 Uses Permitted Prior to Removal of the H — Holding Symbol:

- (1) Uses legally existing on the effective date of the amending by-law; and
- (2) Temporary driveway loop road to be permitted until the construction and assumption of the future east-west public road by the City of Brampton.

3726.6 Conditions for Removing the H - Holding Symbol:

Removal of the H - Holding Symbol on land zoned (DC (H) — 3726) shall be subject to the following conditions:

1. The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed to either Rutherford Road S and/or Hansen Road S and conveyed to the City, or other alternative access arrangements to the satisfaction of the Commissioner of Public Works;
2. A Hydraulic Analysis shall be finalized to the satisfaction of the Toronto Region Conservation Authority; and,
3. The following shall be finalized to the satisfaction of the City's Director of Development and Environmental Engineering and the Toronto Region Conservation Authority:
  - a. An Environmental Impact Study that identifies existing Natural Heritage Features, natural hazards, and applicable buffers;
  - b. An assessment for compensation in respect of any development proposed to remove or encroach within the identified Natural Heritage Features, natural hazards, and applicable buffers, in accordance with the Toronto Region Conservation Authority's Guideline for Determining Ecosystem Compensation (or successor policy); and,
  - c. Lands comprising Natural Heritage Features that are not subject to removal or encroachment by proposed development being conveyed to either the City of Brampton or the Toronto Region Conservation Authority, if required

3726.7 For the purposes of DC-3726 and DC(H)-3726:

Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.

Tower shall mean the portion of the building located above a height of 30.0 metres for buildings located along Queen Street East and above a height of 23.0 metres all other buildings.

Dwelling, Townhouse shall mean a building that is divided vertically above the established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than (10) square metres in area from the ground level to the roofline of the wall; and where each

dwelling unit has an independent entrance from a yard immediately abutting the front and rear wall of the unit.

Dwelling, Live-Work Townhouse shall mean a townhouse dwelling composed of three (3) or more dwelling units, where each dwelling unit is located on its own lot or has frontage on a public street, with the garage in the rear yard and has access to the garage from a public street, public lane or private lane, where units have at least one common interior side wall; and where commercial and or residential uses are permitted on the ground floor/first floor, portions of the second or third floor; and where a home occupation is permitted on all floors; and where each dwelling unit may have a balcony or uncovered terrace on the second or third storey.

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

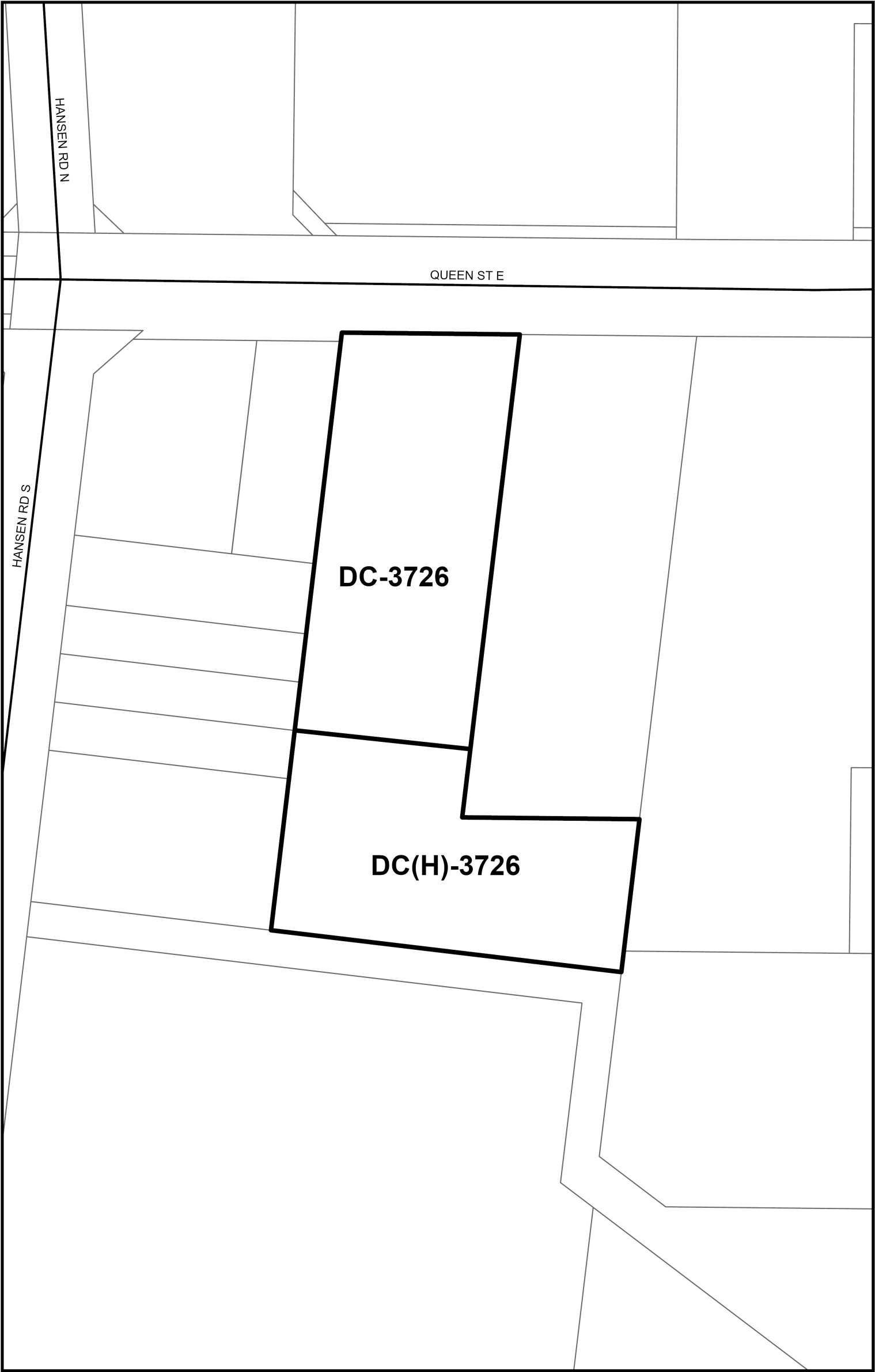
Approved as to  
form.  
  
2023/09/27  
  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2023/09/27  
  
AAP

\_\_\_\_\_  
Peter Fay, City Clerk

(C02E05.036)



brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT



**PART LOT 5, CONCESSION 2 E.H.S.**

File: C02E05.036\_ZBLA  
Date: 2023/08/22

Drawn by: ckovac

BY-LAW \_\_\_\_\_

Page 26 of 68

**SCHEDULE A**



 SUBJECT LANDS





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend By-law 270-2004, as amended

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**WHEREAS** Blackthorn Development Corp. on behalf of Sutharsan & Family Holdings Ltd., has submitted an application to amend the Zoning By-law to permit temporary truck and trailer parking and outdoor storage to operate on lands described as Part 1, Part of Lot 11, Concession 11 Northern Division (Geographic Township of Toronto Gore) for a period of not more than three years;

**WHEREAS** upon review of the foregoing, the Council of The Corporation of the City of Brampton has determined that the proposed amendment is desirable and appropriate for the temporary use of the subject property and will not negatively impact the underlying use permissions of the Service Commercial Zone; and,

**WHEREAS** pursuant to Section 39 of the Planning Act, R.S.O 1990, c.P.13, as amended, the council of a local municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.

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

1. Notwithstanding the requirements and restrictions of the Agricultural Zone (A) of Zoning Bylaw 270-2004, as amended, the lands shown on Schedule 'A' hereto:

1) May be used for the following purposes:

- a. Outside storage of oversized motor vehicles and trailers;
- b. Automotive repair and maintenance.

2) Shall be subject to the following requirements and restrictions for uses set out in 1):

- a. Automotive repair and maintenance must operate within a maximum gross floor area of 750 square metres.
- b. Minimum Rear Yard Depth: 27 metres to the truck parking/storage area;
- c. Minimum Front Yard Depth: 15 metres to the truck parking/storage area;
- d. Minimum Side Yard Depth (East):
  - a. 2.93 metres to a structure;



- b. 6.0 metres to the truck parking/storage area;
- e. Maximum Height of Oversized Motor Vehicles and Trailers: 4.15 metres;
- f. Maximum height of accessory automotive repair and maintenance building: 5.49 metres;
- g. Minimum Landscaped Buffer Area;
  - a. 3 metres abutting the front lot line
  - b. 3 metres abutting the rear lot line
  - c. 3 metres abutting the interior lot line to the west
  - d. 2.5 metres abutting the lot line to the east
- h. Maximum number of Oversized Motor Vehicles and Trailer Parking Spaces combined: 144;
- i. Outside storage shall be screened from public view by fencing, architectural screening, landscape buffer, building placement, berms, or a combination of such treatments.

2. Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
  - I. Confirmation that a satisfactory Functional Servicing Report has been provided and approved to the satisfaction of the City of Brampton and the Region of Peel;
  - II. Confirmation that a satisfactory Noise Impact Study has been provided to the satisfaction of the City of Brampton;
  - III. Confirmation that a satisfactory Traffic Impact Study has been provided to the satisfaction of the City of Brampton and the Region of Peel;
  - IV. Old Castlemore Road, east of the Rainbow Creek Corridor to Regional Road 50 be rebuilt to the City’s Industrial Road Standard (Class ‘A’ Standard) to the satisfaction of the City’s Commissioner of Planning, Building, and Growth Management and Region of Peel Commissioner of Public Works.

3. This Temporary Use Zoning By-Law expires on is September 29, 2026, unless extended by further resolution of Council.

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/25  
  
SDSR

Patrick Brown, Mayor

Approved as to  
content.  
  
2023/09/25  
  
AAP

Peter Fay, City Clerk

(OZS-2023-0006)



 SUBJECT LANDS





 SUBJECT LANDS





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

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

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

1. Amendment Number OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.

2023/09/18

SDSR

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Patrick Brown, Mayor

Approved as to  
content.

2023/09/25

AAP

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Peter Fay, City Clerk

(OZS-2022-0001)

AMENDMENT NUMBER OP 2006-\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

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

1.0 Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and the Brampton Flowertown Secondary Plan to change the land use designation of the lands shown on Schedule 'A' to this amendment to permit the development of medium to high density residential and mixed use buildings.

2.0 Location:

The lands subject to this amendment are known municipally as 227 Vodden Street East. The lands are located approximately 770 metres (2,526 feet) north of Queen Street East, having a frontage of approximately 285 metres (935 feet) along Kennedy Road North, 190 metres (624 feet) along Vodden Street East and 275 metres (901 feet) along Hansen Road North. The lands are legally described as Part of Block H and XF, Plan 889 in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by deleting the "District Retail" designation on Schedule A2 – Retail Structure, as shown on Schedule 'A' to this amendment.

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

- (1) by amending Schedule 6 of Chapter 45: Brampton Flowertown Secondary Plan, by deleting the "Neighbourhood Retail" designation and replacing it with a "High Density Residential" and "Special Site Area 6" designation as shown outlined on Schedule 'B' to this amendment.

- (2) by adding the following clauses under Section 8.0, Special Site Areas:

“8.5 Lands shown on Schedule 6 as **Special Site Area 6** known municipally in 2023 as 227 Vodden Street East, shall be redeveloped (to be permitted incrementally) to provide a more broadly based mix of residential housing types complemented by locally serving non-residential uses within mixed-use buildings and shall be subject to the following:

- i.) Notwithstanding Section 4.2.1.2 of the Official Plan, low-rise, mid-rise and high-rise apartment buildings and mixed-use buildings, stacked townhouses, back-to-back townhouses and street townhouses shall be permitted. Non-residential uses in accordance with Section 4.3.5 of the Official Plan are also permitted within the first storey above grade within new apartment buildings and mixed-use buildings. Stand-alone commercial buildings existing at the time of the passing of this amendment are also permitted in the interim as development phasing is advanced pursuant to Section 4.3.4 of the Official Plan.
- ii.) Notwithstanding the provisions of the “High Density” designation of this Plan or any other Official Plan policy to the contrary, the lands shall be developed in accordance with the following principles:
  - a. A maximum gross residential density of 465 units per hectare is permitted.
  - b. A maximum gross Floor Space Index of 3.75 is permitted.
  - c. Individual buildings, blocks and phases may exceed the maximum permitted overall gross site density and Floor Space Index.
  - d. The predominant built form shall be high-rise, except that mid-rise and low-rise built forms shall only be permitted abutting Hansen Road North.
  - e. Development will provide a mix of building types, variation of building heights and

transition and scale.

- f. The tallest building heights shall be directed towards Kennedy Road North to provide appropriate transitions in height to existing adjacent uses. High-rise buildings located along Kennedy Road North shall provide a minimum building height of 26 storeys and may be developed up to a maximum building height of 39 storeys.
- g. High-rise buildings without direct frontage along Kennedy Road North shall be limited to a maximum building height of 18 storeys.
- h. A maximum of 7 high-rise buildings are permitted.
- i. The portion of all buildings fronting Kennedy Road North shall include street oriented retail uses on the ground level. Common residential areas of the building shall also be permitted fronting Kennedy Road North, however, retail frontage shall constitute the majority of the Kennedy Road North streetscape façade along the ground floor.
- j. For that portion of the lands abutting Hansen Road North, a maximum building height of 6 storeys is permitted.
- k. New development shall demonstrate a high level of design, high-quality building materials, well articulated façades, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.
- l. Outdoor amenity spaces are encouraged at the ground level and shall be functional, interesting and engaging spaces that are encouraged to be connected to public and/or private streets or other communal areas, and encourage social interaction for people of all ages and abilities through the inclusion of elements such as recreational features, seating, landscaping. The delineation and



location of private outdoor amenity spaces will be confirmed at the detailed design stage.

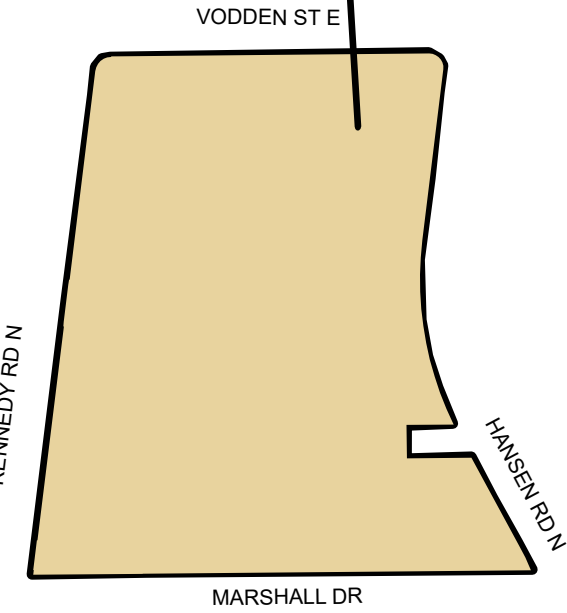
- m. Off-street surface parking shall be limited for new mid-rise and high-rise development. Surface parking areas shall continue to serve the existing commercial buildings in the interim as development is phased.
  - n. A new replacement supermarket/grocery store shall be located within the development prior to, or concurrent with, the completion of the final phase of development.
  - o. An orderly, coordinated and phased approach to development shall be provided with respect to the provision of transportation, servicing and other infrastructure requirements that support the development of complete communities.
- iii) Prior to the adoption of the implementing zoning by-law for Phases 2 and 3 of the proposed development, the applicant shall submit a Functional Servicing Report satisfactory to the City and the Region of Peel demonstrating that stormwater management and adequate municipal servicing is available to service subsequent phases of development.
- iv) The preparation of plans and studies coordinating the phasing of development with the provision of municipal infrastructure in accordance with the City's and Region's applicable infrastructure master plans;
- v) Achieve financial sustainability through the provision of municipal infrastructure and services in an efficient and financially prudent manner and by promoting forms of development that are self-supporting;
- vi) Development may proceed based upon individual subdivision or site plan applications,

where appropriate, subject to satisfactory studies that consider municipal infrastructure requirements such as stormwater management, water and wastewater and transportation and site access that address capacity, configuration, staging in the context of individual sites and the totality of the lands subject to these special site policies to the satisfaction of the City and Region.

- vii) In the event of a conflict between this amendment and the Brampton Official Plan and/or Brampton Flowertown Secondary Plan, this amendment shall prevail.”



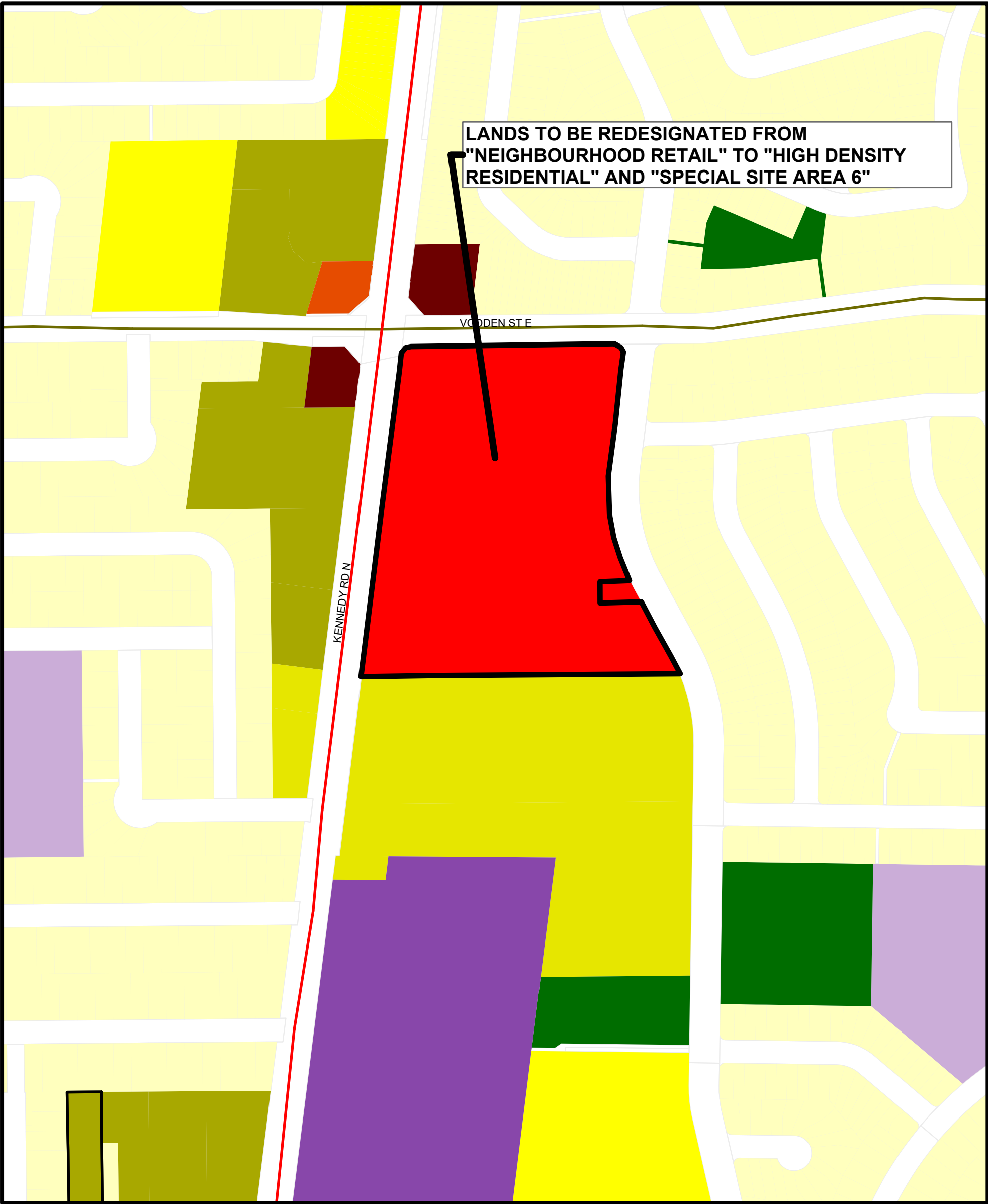
"DISTRICT RETAIL" TO BE DELETED



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

Legend

 DISTRICT RETAIL



EXTRACT FROM SCHEDULE SP6 OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

**COMMERCIAL**

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

**RESIDENTIAL**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**UTILITY**

- UTILITY

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1

**OPEN SPACE**

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- RAILWAY
- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2023

To Amend Comprehensive Zoning By-law 270-2004, as amended

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

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"COMMERCIAL THREE – 3065 (C3 – 3065)"	"RESIDENTIAL APARTMENT B (H) – 3728 (R4B(H) – 3728)"

(2) By adding the following Sections:

"3728 The lands designated R4B(H) – 3728 on Schedule A to this by-law:

3728.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4B Zone
- 2) Only in conjunction with a building containing an apartment dwelling, the uses permitted in the C2 Zone, except that a service station or gas bar shall not be permitted

3728.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No Requirement
- 2) Minimum Lot Width: No Requirement
- 3) Minimum Lot Depth: No Requirement
- 4) Minimum Yard Depth to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 0.0 metres
  - b. Vodden Street East: 1.5 metres
  - c. Hansen Road North: 3.0 metres
  - d. Other Municipal Street: 3.0 metres
  - e. Private Laneway: 3.0 metres

5) Minimum Setback to a Daylight Triangle or Rounding: 0.0

metres

- 6) Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- 7) Minimum Tower Setback to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 3.0 metres
  - b. Vodden Street East: 4.5 metres
  - c. Private Laneway: 6.0 metres
- 8) For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- 9) Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North
- 10) Minimum Separation Distances Between Buildings:
  - a. Building Towers: 25.0 metres
  - b. Building Portions Between 4 to 8 Storeys: 15.0 metres
  - c. Building Portions Between 1 to 3 Storeys: 11.5 metres
- 11) Notwithstanding 3728.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
  - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
  - b. Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- 12) For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- 13) Maximum Building Height: 122.0 metres, except that:
  - a. For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
  - b. For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
  - c. For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted

14) Notwithstanding 3728.3(13), the following shall be exempt from the calculation of building height:

- a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
- b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height

15) Minimum Ground Floor Height 4.5 metres

16) Maximum Tower Floorplate: 800 square metres

17) Maximum Floor Space Index (FSI): 4.75

18) Maximum Number of Dwelling Units: 1,185

19) Minimum Non-Residential Gross Floor Area: 1,500 square metres

20) Maximum Lot Coverage: No Requirement

21) Minimum Landscaped Open Space: 10% of the lot area

22) Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

23) Motor Vehicle Parking:

- a. Minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per dwelling unit for residents and 0.20 parking spaces per dwelling unit for visitors.
- b. Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Section 3728.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

24) Bicycle parking:

- a. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
- b. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- c. A maximum of 50% of the required bicycle parking shall be vertical spaces
- d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - (1) A building or structure
  - (2) A secure area such as a supervised parking lot or enclosure; or
  - (3) Within bicycle lockers
- e. The dimensions for required bicycle parking spaces shall be:
  - (1) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
  - (2) A vertical bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.5 metres



- f. Bicycle parking must be located on the same lot as the use or building for which it is required

- 25) Minimum Number of Loading Spaces per Building: 1 space
  - 26) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street
  - 27) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare
  - 28) For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas
- 3728.4 All lands zoned R4B – 3728 shall be treated as a single lot for zoning purposes.
- 3728.5 Holding (H):
- a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the COMMERCIAL THREE – 3065 (C3 – 3065) zone.
  - b) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
    - I. A satisfactory Master Servicing Plan that includes phasing and staging requirements for water, wastewater, stormwater, and roads is submitted to the satisfaction of the Region of Peel Commissioner of Public Works or designate and City of Brampton Commissioner of Planning, Building, and Growth Management or designate.”

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/18  
  
SDSR

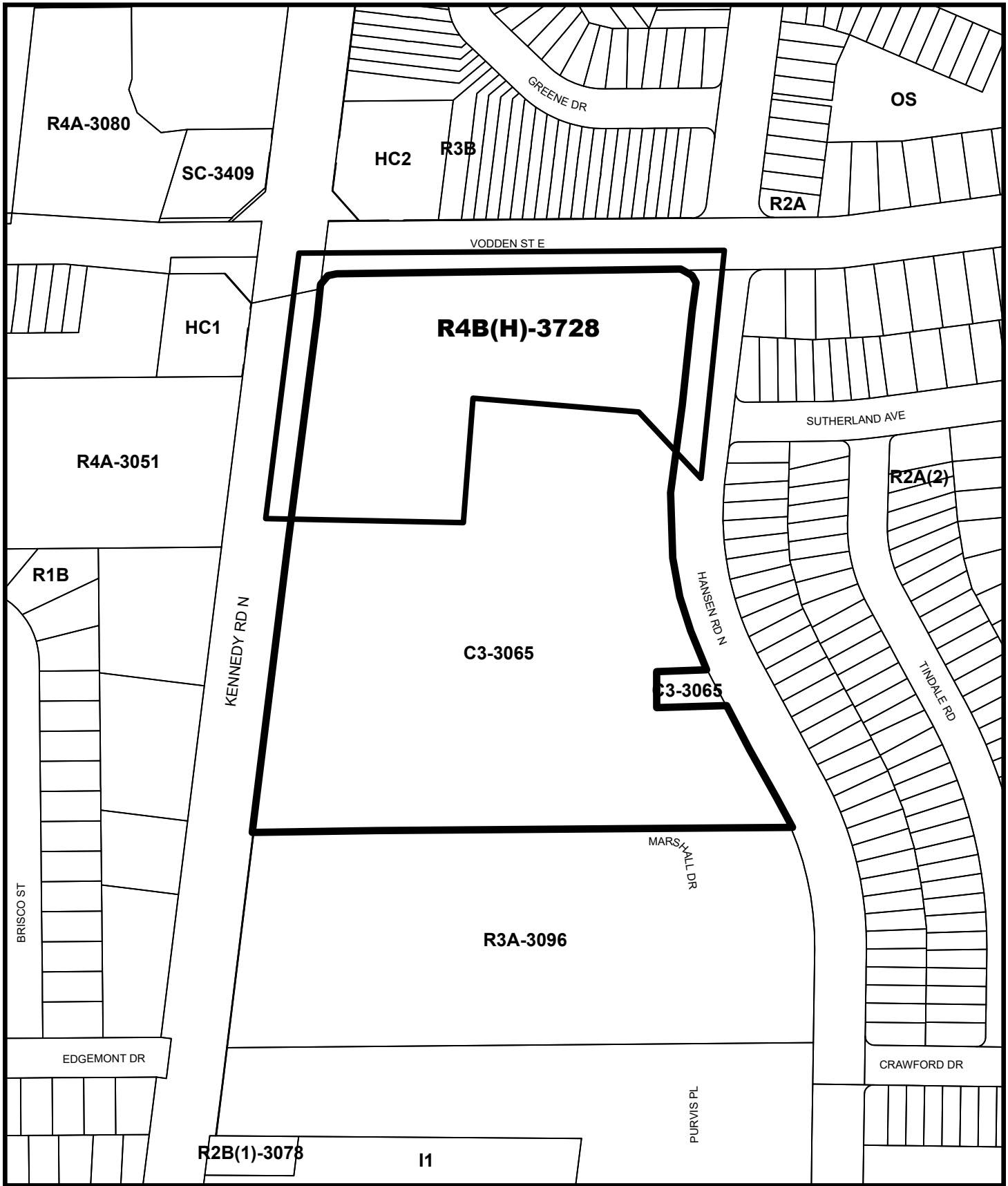
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Patrick Brown, Mayor

Approved as to  
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Peter Fay, City Clerk

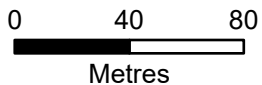






**BRAMPTON**  
Flower City

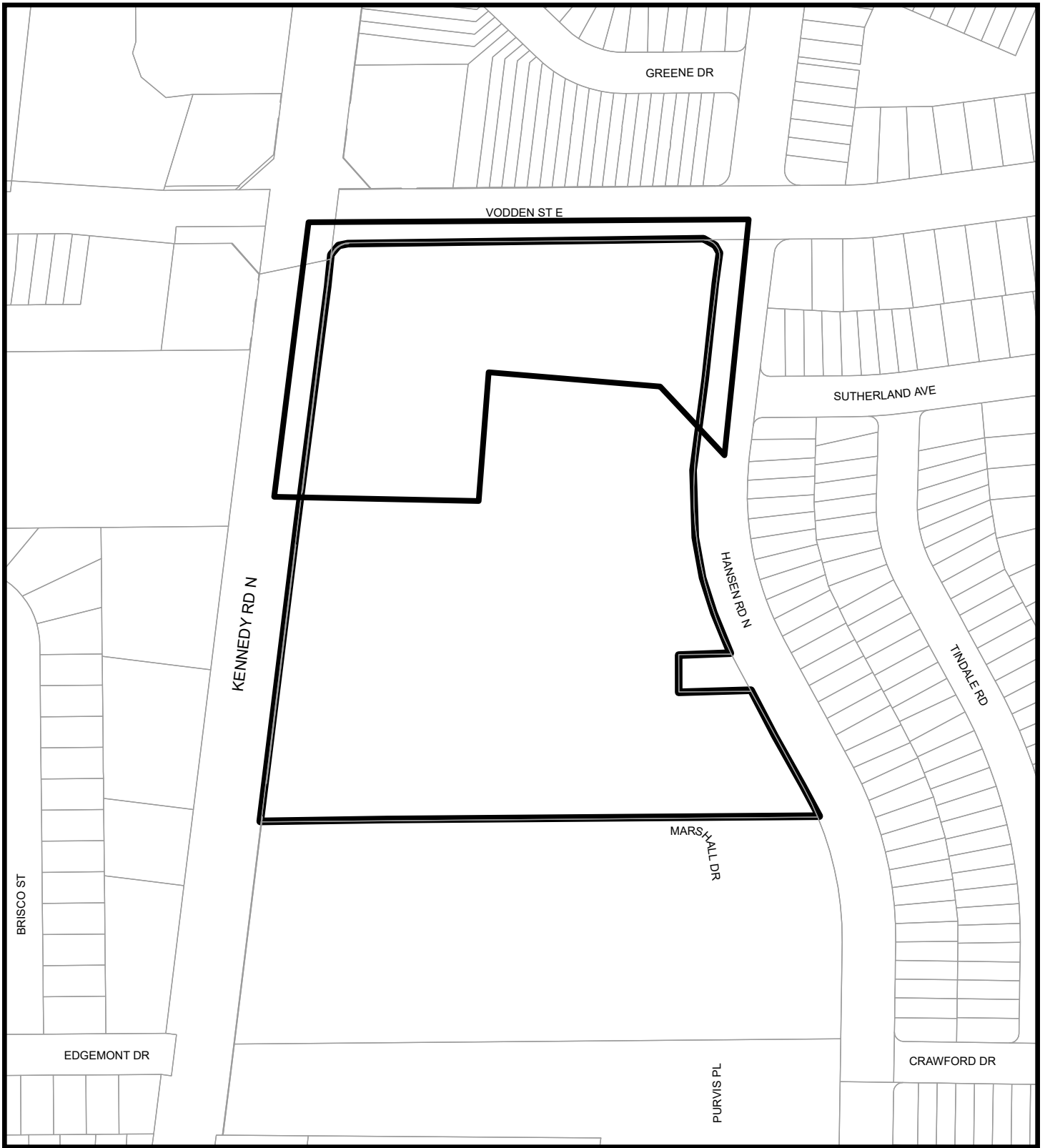
PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2023/09/06



**227 VODDEN ST E**



SUBJECT LAND



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

0 35 70



Metres

OZS-2022-0029

Author: CAntoine

Date: 2023/09/07



**KEY MAP**

Page 50 of 68  
BY-LAW \_\_\_\_\_



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend By-law 270-2004, as amended

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

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)  RESIDENTIAL RURAL ESTATE TWO (RE2)	INDUSTRIAL ONE (H) – 3719 (M1 (H) – SECTION 3719)

(2) By adding thereto, the following section:

- “3719        The lands designated Industrial One (H) – Section 3719  
(M1(H) – 3719) on Schedule A to this by-law:
- 3719.1       Shall only be used for the following purposes:
- (a) Industrial, which for the purpose of this section, shall only include the following uses:
    - (1) An Office;
  - (b) Associated uses, which for the purpose of this section, shall only include the following uses in conjunction with the Office Use:
    - (1) Outdoor Storage of trucks and trailers, construction equipment and materials;
    - (2) The manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use;

- (3) A warehouse;
- (4) School, Commercial, Technical or Recreational; and,
- (5) An accessory building for the purpose of storing salt shall comply with:
  - i. A maximum height of 10 metres
  - ii. A maximum gross floor area of 168 square metres
  - iii. Be at least 3 metres from any lot line

3719.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 7.5 metres
- 2) Minimum Interior and Exterior Side Yard Width: 14 metres
- 3) Minimum Rear Yard Depth: 14 metres
- 4) Minimum Landscaped Open Space: Except at approved driveway locations:
  - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive;
  - (b) no landscaped open space is required along a lot line that abuts a RE2 zone, or an agricultural, or an industrial zone;
- 5) Outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms or a combination of such treatments and shall conform to the following:
  - a. Minimum Front Yard Setback of 7.5 metres
  - b. Minimum Interior and Exterior Setbacks of 14 metres
  - c. Minimum Rear Yard Setback of 14 metres

3719.3 For the purposes of M1 (H) – 3719:

Construction Equipment shall mean equipment, machinery, tools, temporary structures or other items as may be required for Contractor to complete the Work but which will not become a permanent part of the Facility.

Construction Material shall mean an article, material, or supply brought to the construction site by the Contractor or a subcontractor.

School, Commercial, Technical or Recreational shall mean a building or place where training in language skills, secretarial skills or other trade skills, or training in sports, dance or other recreational skills, is provided for compensation.



3719.4 The Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Residential Rural Estate Two (RE2) zones.
  
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Confirmation that the three parcels (5556, 5600 and 5620 Countryside Drive) are assembled under one ownership to the satisfaction of the Commissioner of Planning, Building and Growth Management.
  
  - b) Confirmation that financial securities are in place for the establishment of an office use to the satisfaction of the Commissioner of Planning, Building and Growth Management.

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

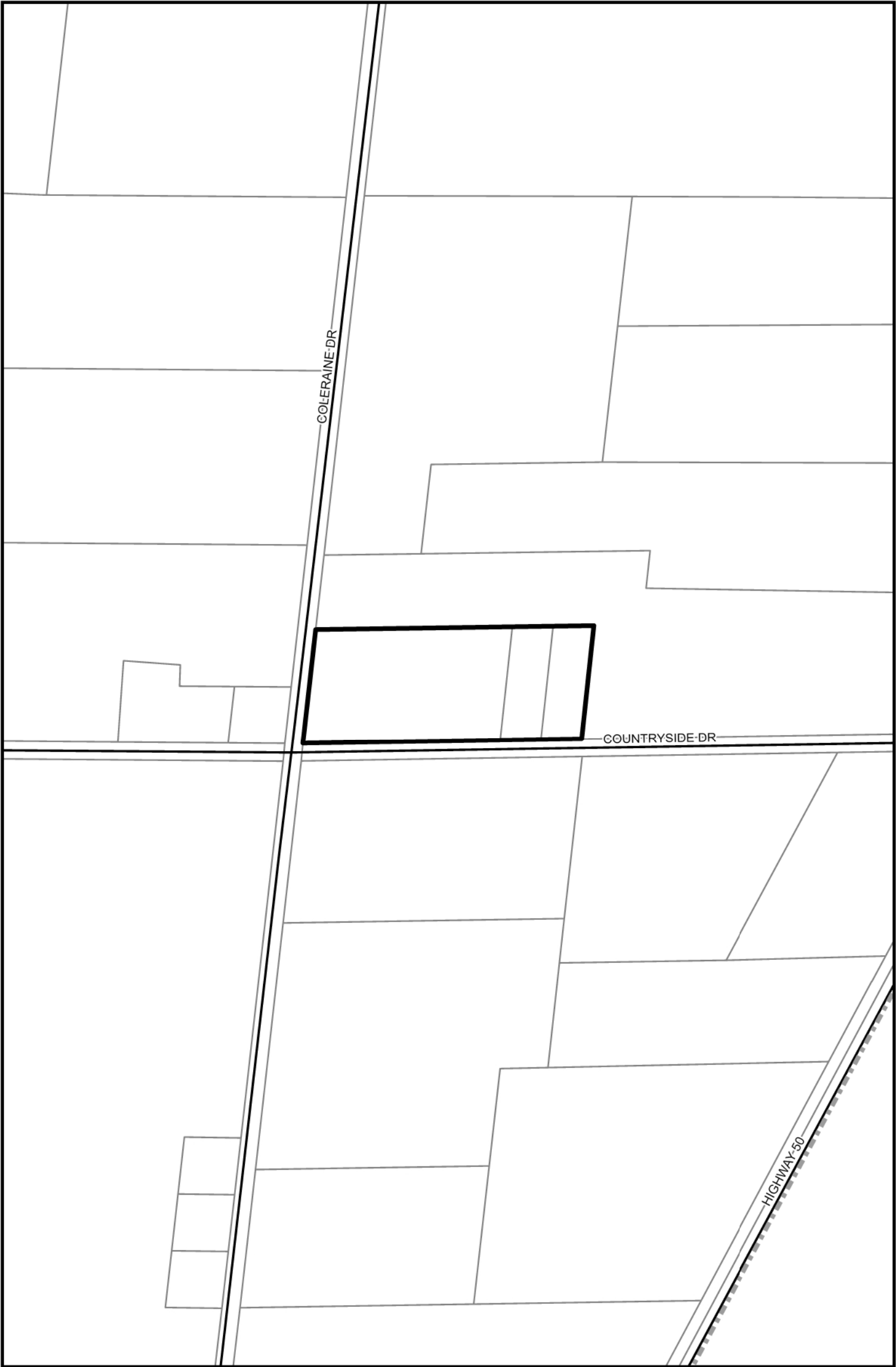
Approved as to  
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2023/09/27  
  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2023/09/27  
  
AAP

\_\_\_\_\_  
Peter Fay, City Clerk





 SUBJECT LANDS



**KEY MAP**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To Adopt Amendment Number OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area

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

1. Amendment Number OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/22  
  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2023/09/22  
  
AAP

\_\_\_\_\_  
Peter Fay, City Clerk

(City File: OZS-2023-0026)

AMENDMENT NUMBER OP 2006-\_\_\_\_\_  
to the Official Plan of the  
City of Brampton Planning Area

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

1.0 Purpose:

The purpose of this amendment is to amend the Springdale Secondary Plan Area 2 to change the land use designation on the subject lands from Low Density Residential 1 to Institutional to permit the development of a Montessori School and Day Nursery.

2.0 Location:

This amendment applies to lands located east of Bramalea Road, north of Peter Robinson Boulevard, municipally addressed as 10209 Bramalea Road and legally described as Part of Lot 12, Concession 5 East of Hurontario Street Part 1 43R38103, City of Brampton, Regional Municipality of Peel (Formerly Township of Chinguacousy, County of Peel). The lands are approximately 2332 square metres in size and have a frontage of approximately 30.48 metres along Bramalea Road.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Springdale Secondary Plan Area 2 of the City of Brampton Planning Area is hereby amended:

- (1) By changing Schedule "SP 2 " Secondary Plan Area 2, Chapter 2 thereto, to delete the 'Low Density Residential 1' designation and replacing it with an 'Institutional' designation as shown on Schedule 'A' of this Amendment.

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL 1" TO "INSITUTIONAL"



EXTRACT FROM SCHEDULE SPA2(A) OF THE DOCUMENT KNOWN AS THE SPRINGDALE SECONDARY PLAN





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To 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 204-2010 and By-law 253-2021, as amended, is hereby further amended:
- (1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Agricultural (A) & Residential Single Detached D – 807 (R1D-807) & Temporary Use By-law 34-2021	Institutional One Zone – Section 3718 (I1-3718)

- (2) By Adding thereto, the following sections:

The lands designated I1 – Section 3718 of Schedule A to this by-law:

“3718.1.1 shall only be used for the following purposes:

- (a) a private school;
- (b) day nursery; and
- (c) purposes accessory to the other permitted purposes.

3718.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.2 hectares
- (b) Minimum Lot Width: 31.36 metres
- (c) Minimum Lot Depth: 61.51 metres
- (d) Minimum Front Yard Depth: 6.91 metres
- (e) Minimum Rear Yard Depth: 7.5 metres
- (f) Minimum Side Yard Width: 3.7 metres
- (g) Maximum Building Height: 3 storeys
- (h) Maximum Lot Coverage: 51.6%
- (i) Minimum Landscape Strip Abutting a Residential Zone: 3.0 metres
- (j) Fencing: 2.0 metres high privacy fence is required on all lot lines adjacent to a Residential Zone
- (k) Parking: Minimum of 17 parking spaces”



ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/25  
  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2023/09/25  
  
AAP

\_\_\_\_\_  
Peter Fay, City Clerk

(City File: OZS-2023-0026)



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PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2023-0026\_ZBLA  
Date: 2023/08/03

Drawn by: ckovac

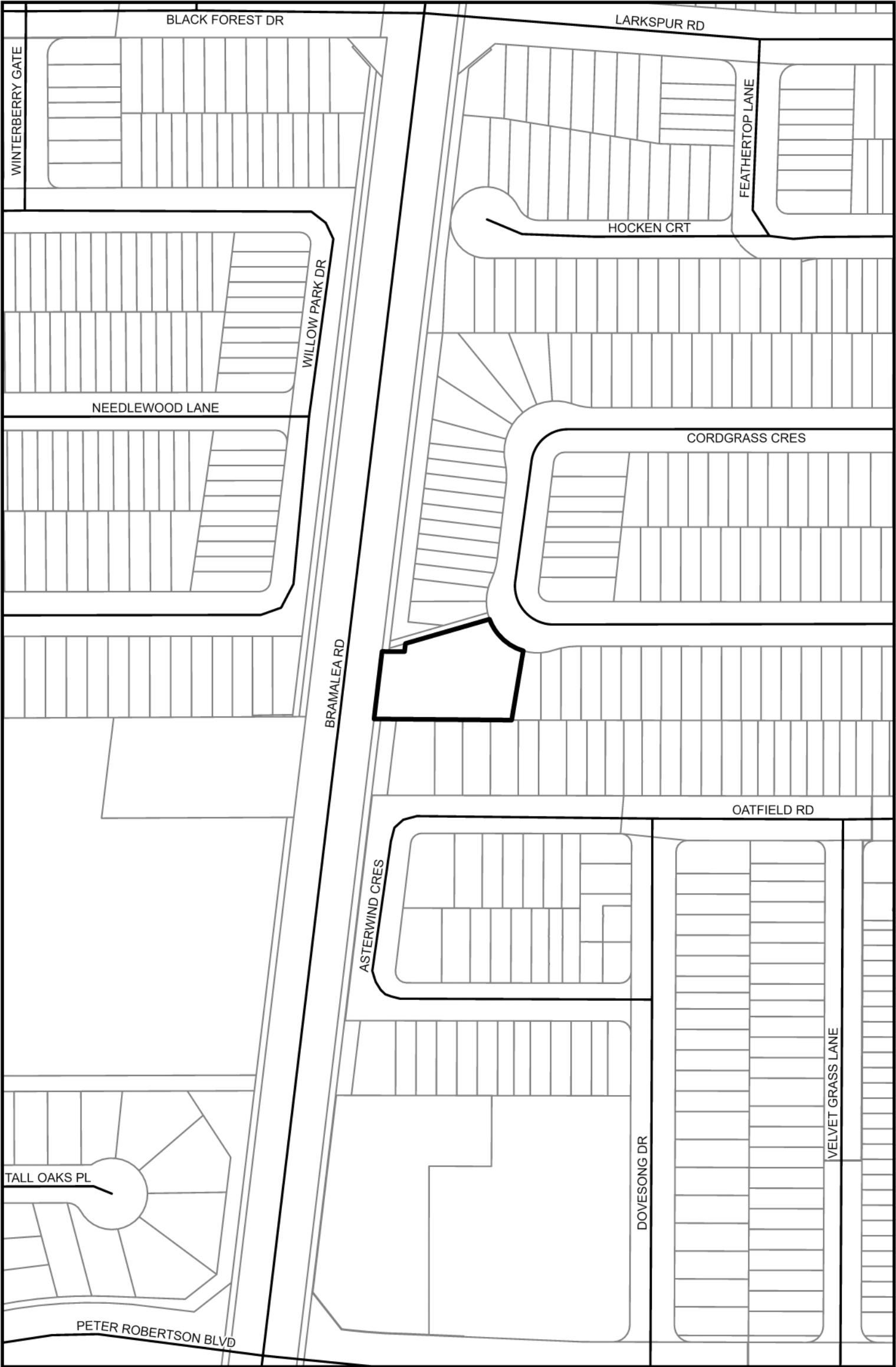


**PART LOT 12, CONCESSION 5 E.H.S.**

**BY-LAW** \_\_\_\_\_

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**SCHEDULE A**



 SUBJECT LANDS





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend By-law 270-2004, as amended

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

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing on Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial Agricultural (CA)	Industrial Four (H) – Section 3709 (M4(H)-3709)
Industrial Four – Section 1580 (M4-1580)	

(2) By adding thereto the following sections:

- “3709      The lands designated M4(H) – Section 3709 of Schedule A to this by-law:
- 3709.1      Shall only be used for the purposes permitted in the M4 zone;
- 3709.2      Shall be subject to the following requirements and restrictions:
1. Trailer parking shall be permitted as outside storage in the rear of the building (abutting The Gore Road), and shall be permitted on a portion of the lot required for parking;
  2. That vegetation, fencing, and/or berming sufficient to screen the storage area from view from The Gore Road be provided;
  3. The stacking of intermodal shipping containers shall not be permitted;
  4. For the purposes of this zone, the lot line abutting Highway 50 shall be deemed the front lot line.
  5. The minimum landscape buffer requirement along the Highway 50 frontage shall be 2.0 metres.

- 3709.3      Holding (H):
1.    Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Commercial Agricultural (CA) zone.

2.    The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

i.    the Ministry of Municipal Affairs and Housing has confirmed that appropriate arrangements have been made and permissions granted with respect to the Parkway Belt West Plan;

ii.   the Region of Peel has approved the Functional Servicing Report and Stormwater Management Report.”

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/18  
  
SDSR

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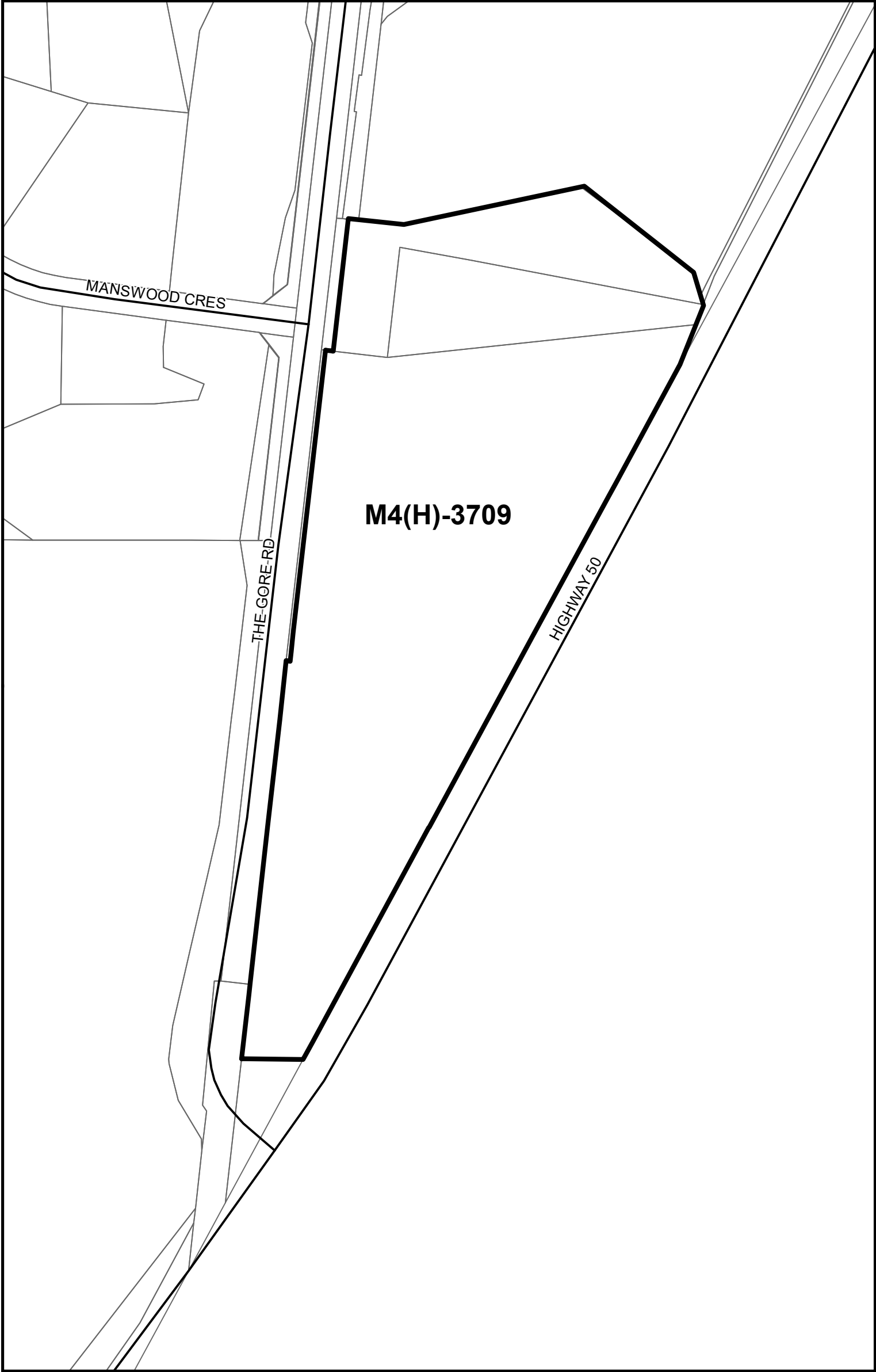
Patrick Brown, Mayor

Approved as to  
content.  
  
2023/07/26  
  
AAP

\_\_\_\_\_

Peter Fay, City Clerk

OZS-2022-0036



brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0036\_ZBLA

Date: 2023/07/04

Drawn by: lcarter



**LOTS 2 & 3, CONCESSION 10 N.D.**

BY-LAW \_\_\_\_\_

Page 66 of 68

SCHEDULE A



 SUBJECT LANDS       CITY LIMIT





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To confirm the proceedings of Council  
at its Special Meeting held on September 29, 2023

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

1. THAT the action of the Council at its Special Meeting of September 29, 2023 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 29<sup>th</sup> day of September, 2023.

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Patrick Brown, Mayor

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Peter Fay, City Clerk