

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2021-5047

November 25, 2021

Your Worship
Mayor Patrick Brown
City of Brampton
Patrick.Brown@brampton.ca

Dear Mayor Brown:

On Wednesday, November 24, 2021, I made a Minister's Zoning Order (MZO) in response to the Council resolution passed by the City of Brampton Council on September 29, 2021.

This order accelerates the creation of a mixed-use community 8525 Mississauga Road, which will help create jobs and up to 1,000 much needed homes.

It's important to remember that an MZO kick-starts additional planning approvals processes. For this matter, the City maintains plan of subdivision approval, site plan approval, and other authorities and remains responsible for getting this project across the finish line.

We understand that Huron-Wendat Nation have expressed interest in this project and have requested to be engaged on the next steps. This includes the assessment of the lands for archaeological resources.

To this end, I am expecting that the City of Brampton and the proponent for the project will engage with Indigenous communities on future planning applications, or other relevant approvals for the subject site before development proceeds.

As you are aware, it is my expectation that when requesting an MZO, municipal Councils have done their due diligence and conducted proper consultation in their communities, including with the public and other impacted stakeholders, before the local municipal Council sends any request for an MZO to me for consideration.

Our government values the unique role and contributions of Indigenous communities in land use planning and development, and we welcome their perspectives and traditional knowledge as part of an ongoing discussion, with our municipal partners, to support Ontario's sustainable and responsible growth.

I look forward to hearing from you on this matter. Please accept my best wishes.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark". The signature is written in a cursive, flowing style.

Steve Clark
Minister

c.: Rémy Vincent, Grand Chief Huron-Wendat Nation
Kristina Kaneff, Kaneff Group

Filed with the Registrar of Regulations
Déposé auprès du registrateur des règlements

NOV 24 2021

Number (O. Reg.)

Numéro (Règl. de l'Ont.)

784/21

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER - CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Definition

1. In this Order,

“Zoning By-law” means Zoning By-Law No. 270-2004 of the City of Brampton.

Application

2. This Order applies to lands in the City of Brampton in the Regional Municipality of Peel, in the Province of Ontario, being the lands on a map numbered 282 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Urban Residential Zone

3. (1) This section applies to the lands located in the area shown as the Urban Residential Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) single detached dwellings;
- (b) townhouse dwellings;
- (c) rear lane townhouse dwellings;
- (d) back-to-back townhouse dwellings;

- (e) stacked townhouse dwellings;
- (f) apartment dwellings; and
- (g) a public park.

(3) Despite the Zoning By-law, the following requirements apply to the uses, buildings and structures permitted under clause (2) (a):

1. The minimum lot area is 325 square metres.
2. The minimum lot frontage is 11.5 metres.
3. The minimum lot depth is 28 metres.
4. The minimum front yard setback is 6 metres to the garage and 4.5 metres to buildings or structures.
5. The minimum exterior yard setback is three metres.
6. The minimum interior side yard setback is 1.2 metres on one side and 0.6 metres on the other.
7. The minimum rear yard setback is seven metres.
8. The maximum building height is 11 metres.
9. There is no maximum lot coverage.
10. The minimum landscaped open space is 30 per cent of the minimum front yard area.

(4) Despite the Zoning By-law, the following requirements apply to the uses, buildings and structures permitted under clauses (2) (b) and (c):

1. The minimum lot area is 105 square metres per dwelling unit.
2. The minimum lot frontage is 4.5 metres.
3. There is no minimum lot depth.
4. The minimum front yard setback is 6 metres to the garage and 4.5 metres to buildings or structures.
5. The minimum exterior yard setback is three metres.

6. There is no minimum interior side yard setback.
7. The minimum rear yard setback is six metres.
8. The maximum building height is 13.5 metres.
9. There is no maximum lot coverage.
10. The minimum landscaped open space is 30 per cent of the minimum front yard area.
11. The minimum distance between buildings is 1.2 metres.
12. Lot frontages may occur on a public or private lane.

(5) Despite the Zoning By-law, the following requirements apply to the uses, buildings and structures permitted under clause (2) (d):

1. The minimum lot area is 65 square metres per dwelling unit.
2. The minimum lot frontage is 5.5 metres.
3. The minimum lot depth is 24 metres.
4. The minimum front yard setback is three metres.
5. The minimum exterior yard setback is three metres.
6. The minimum interior side yard setback is 0.6 metres.
7. There is no minimum rear yard setback.
8. The maximum building height is 13.5 metres.
9. There is no maximum lot coverage.
10. The minimum distance between buildings containing dwelling units is 2.4 metres.
11. Lot frontages may occur on a public or private lane.

(6) Despite the Zoning By-law, the following requirements apply to the uses, buildings and structures permitted under clause (2) (e):

1. The minimum lot area is 90 square metres per dwelling unit.

2. The minimum lot width is 30 metres.
3. The minimum lot depth is 24 metres.
4. The minimum front yard setback is three metres.
5. The minimum exterior yard setback is three metres.
6. The minimum interior side yard setback is 0.6 metres.
7. The minimum rear yard setback is 6.0 metres.
8. The maximum building height is 13.5 metres.
9. There is no maximum lot coverage.
10. The minimum distance between buildings or structures containing dwelling units is 2.4 metres.
11. Lot frontages may occur on a public or private lane.

(7) Despite the Zoning By-law, the following requirements apply to the uses, buildings and structures permitted under clause (2) (f):

1. There is no minimum lot area.
2. The minimum lot frontage is 30 metres.
3. There is no minimum lot depth.
4. The minimum front yard setback is six metres.
5. The minimum exterior yard setback is six metres.
6. The minimum interior side yard setback is six metres.
7. The minimum rear yard setback is six metres.
8. The maximum building height is 16 storeys.
9. There is no maximum lot coverage.
10. The minimum landscaped open space is 30 per cent.

(8) Despite the Zoning By-law, the following requirements apply to the uses, buildings and structures permitted under clause (2) (g):

1. The minimum front yard setback is three metres.
2. The minimum exterior yard setback is three metres.
3. The minimum interior side yard setback is three metres.
4. The minimum rear yard setback is three metres.

(9) The minimum density for the lands referred to in subsection (1) shall be 41 dwelling units per hectare.

Floodplain Zone

4. (1) This section applies to the lands located in the area shown as the Floodplain Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) flood and erosion control;
- (b) the protection, maintenance, enhancement and restoration of ecosystem forms and functions;
- (c) a public park;
- (d) a golf course; and
- (e) public uses, including stormwater management facilities and any associated structures.

Terms of use

5. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Brampton.

Commencement

7. **This Regulation comes into force on the day it is filed.**

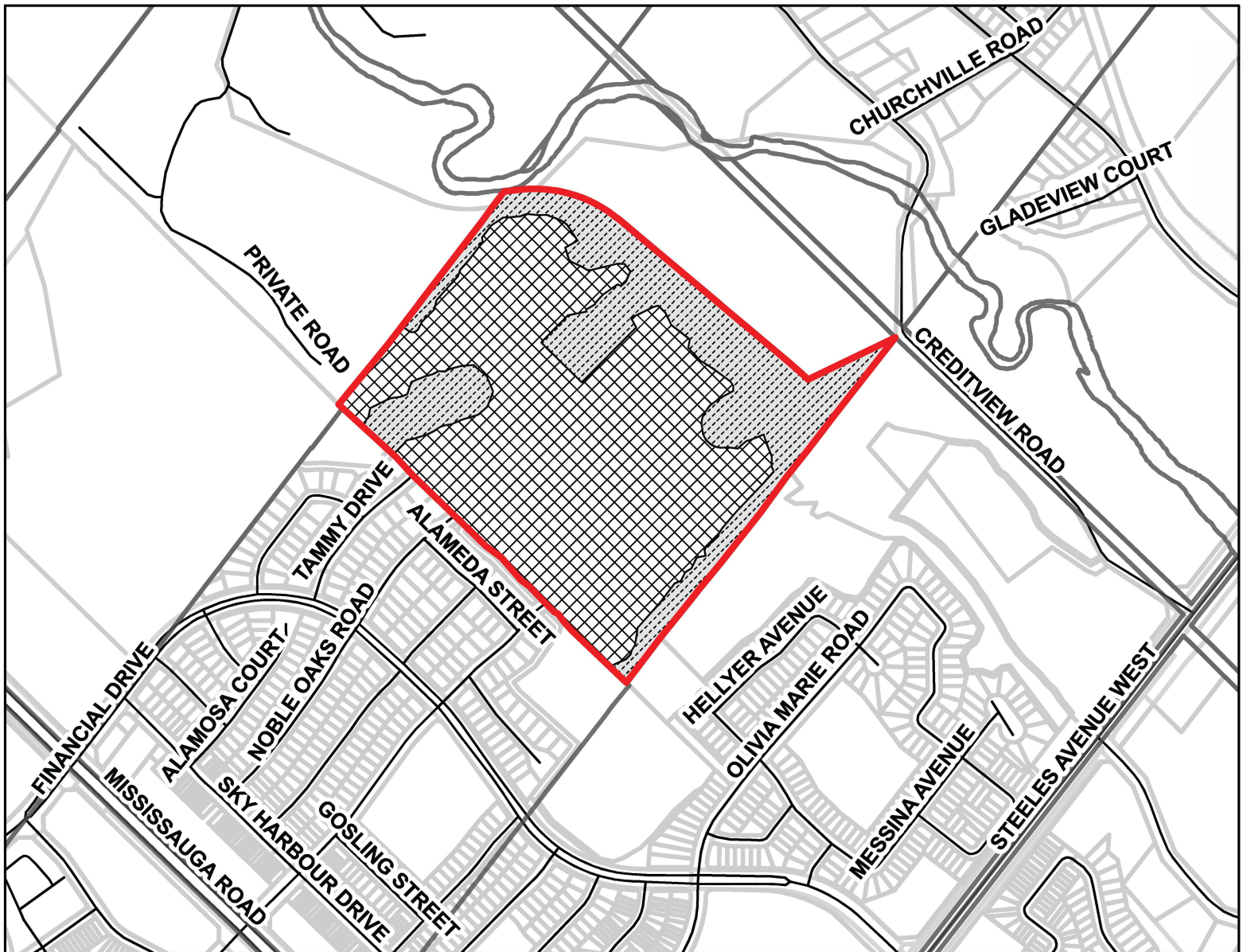
Made by:


.....
Signature

Minister of Municipal Affairs and Housing

Date made: *November 24/2021*

Part of Lot 2, Concession 4, West of Hurontario Street,
City of Brampton, Regional Municipality of Peel



MAP No. 282







Map filed at the office of the
Ontario Ministry of Municipal
Affairs and Housing, 777 Bay St.,
Toronto, Ontario,
Planning Act

Ontario Regulation: 784/21

Date: November 24, 2021

Original Signed By: Minister of
Municipal Affairs and Housing

LEGEND

-  Lands Subject to Zoning Order
-  Floodplain
-  Urban Residential
-  Parcels
-  Lot & Concession
-  Roads

0 70 140 280



Metres

1 cm equals 93 metres

Ontario 

Map North (Degrees): 0°



THIS IS NOT A PLAN OF SURVEY

Information provided by the Ministry of Municipal
Affairs and Housing, under licence with the
Ministry of Natural Resources.
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Map Description:

This is map no. 282 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lot 2, Concession 4, West of Hurontario Street, City of Brampton, Regional Municipality of Peel. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.