

**NOTICE OF INTENT TO PASS A ZONING BY-LAW
TO REMOVE A HOLDING SYMBOL IN ACCORDANCE WITH THE
REQUIREMENTS OF THE PLANNING ACT**

The City of Brampton has received a request by **Hampton Development Corp – SGL Planning & Design Inc.**, File: **OZS-2025-0039** to Amend the Zoning By-law to remove a “Holding (H)” symbol from lands that are zoned ‘Downtown Commercial One (DC1(H)-3780), (DC1(H)-3781), (DC1(H)-3782) to facilitate development of lands for residential and commercial purposes.

In accordance with the requirements of the Planning Act, the purpose of this notice is to advise of the City of Brampton’s intent to pass a Zoning By-law Amendment to remove the “H” Symbol from the property’s zoning designation.

Location:

The property is located on the south side of Queen Street East, west of Hansen Road South and east of Kennedy Road South, and is municipally known as 241 Queen Street East in Ward 3. The property is legally described as PL 518 PT BLK I PT LANE.

Proposal:

The subject lands are zoned ‘Downtown Commercial One (DC1(H)-3780), (DC1(H)-3781), (DC1(H)-3782)’. The intent of the Holding Symbol was to demonstrate to the satisfaction of the Commissioner of Planning, Building and Growth Management that a revised Functional Servicing Report, a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under NPC-300 guidelines and that the Draft Plan of Subdivision (OZS-2023-0044/21T-23010B) is registered. The Holding Symbol also requires confirmation from the Region of Peel’s Commissioner of Public Works or Designate that they are satisfied with a Functional Servicing Report and Waste Management Plan.

The applicant is proposing to remove the Holding (“H”) symbol from the lands zoned ‘Downtown Commercial One (DC1(H)-3780), (DC1(H)-3781), (DC1(H)-3782) to facilitate the development of the lands for residential and commercial purposes.

Recommendation:

Staff supports the removal of the “H” symbol. The applicant has submitted a Functional Servicing Report and Noise Feasibility Study through the concurrent Site Plan application (File: SPA-2025-0120) and Plan of Subdivision (Files: OZS-2023-0044/21T-23010B). The subdivision was draft approved on August 6th, 2025, and the applicant is currently working towards the Registration of that plan. City staff have circulated the Functional Servicing Report and Waste Management Plan to the Region of Peel for their review and approval.

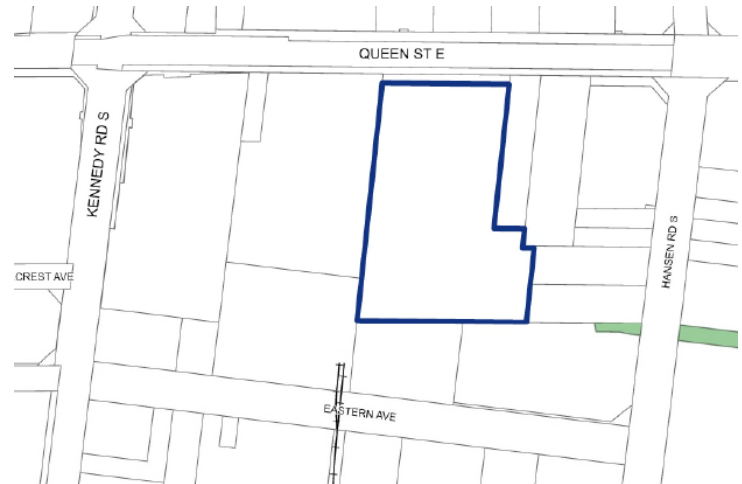
NOTE: Through the City of Brampton's delegated process, the By-law to remove the Holding symbol will be approved by the Commissioner, Planning Building and Growth Management (or delegate).

If you have comments on this application, please submit correspondence (including letters, videos) related to this application to the staff person noted below.

Correspondence regarding this application will be accepted until September 22, 2025.

In accordance with Section 36 of the Planning Act, no public meeting is required. Decisions related to this application are only appealable by the applicant.

FOR MORE INFORMATION: Please contact Nicole Hanson, Supervisor/Principal Planner at nicole.hanson@brampton.ca and/or send comments to the Development and Design Division, 3rd Floor, 2 Wellington Street West, Brampton, Ontario L6Y 4R2.



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