

Notice of Passing of Zoning By-law 138-2025**30 Peel Centre Drive****Date of Decision: September 10, 2025****Date of Notice: September 24, 2025****Last Date of Appeal: October 14, 2025 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 138-2025, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Bramalea RR GP Limited, c/o LEV Developments Inc., Ward 7 (File: OZS-2024-0044).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to permit a mixed-use development consisting of two residential towers of 55 and 50 storeys with 1238 units and a retirement home building of 20 storeys with 300 suites connected by a 5-storey podium.

Location of Lands Affected: south of Queen Street East, west of Browns Lane and east of Dixie Road, legally described as Part Lot 4, Con 4, east of Hurontario Street, described as Parts 14, 69, 78, 92, 151, 153 and 154, Plan 43R-25243, and municipally known as 30 Peel Centre Drive.

Obtaining Additional Information: A copy of the by-law is provided and a key map showing the the subject lands. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Nicole Hanson, Planner, Planning, Building and Growth Management Services Department at Nicole.hanson@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- If the e-file portal is down, you can submit your appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on October 14, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 138 - 2025

To amend 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:

NOW THEREFORE 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 on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial (C3) – Section 416 (C3-416)	Commercial (C3) – Section 3844 (C3-3844)

2. By adding the following Section:

“3844 The lands designated C3 - SECTION 3844 on Schedule A to this by-law:

3844.1 shall only be used for the following purposes:

- a. Commercial Uses:
 - i. a retail establishment having no outside storage;
 - ii. a supermarket;
 - iii. a service shop;
 - iv. a personal service shop;
 - v. a bank, trust company and finance company;
 - vi. an office;
 - vii. a dry cleaning and laundry distribution station;
 - viii. a dining room restaurant, a convenience restaurant, a take-out restaurant;
 - ix. a printing or copying establishment;

- x. a commercial school;
- xi. a temporary open air market;
- xii. a place of commercial recreation;
- xiii. a community club;
- xiv. a health or fitness centre;
- xv. a tavern;
- xvi. a custom workshop;
- xvii. a day nursery;
- xviii. a residential care home;
- xix. a retirement home;

b. Non-Commercial Uses:

- i. an apartment dwelling
- ii. a public or private school;

c. Purposes accessory to other permitted purposes.

3844 .2 Shall be subject to the following requirements and restrictions:

1. For the purpose of this section:
 - a. The lot line abutting Peel Centre Drive shall be the front lot line;
 - b. The lot line abutting Brown's Lane shall be the flankage lot line;
2. Minimum Lot Area: No requirement;
3. Minimum Front Yard Depth (to the lot line abutting Peel Centre Drive):
 - a. For any portion of a building 2 storeys in height or less: 9.0 m;
 - b. For any portion of a building 3 to 5 storeys in height: 10.5 m;
 - c. For any portion of a building 6 to 9 storeys in height: 13.0 m;
 - d. For any portion of a building 10 storeys in height or greater: 20.4 m;
4. Minimum Exterior Side Yard Width (to the lot line abutting Brown's Lane):
 - a. For any portion of a building 2 storeys in height or less: 4.0 m;
 - b. For any portion of a building 3 storeys in height or greater: 6.2 m;
5. Minimum Interior Side Yard Width:
 - a. For any portion of a building 3 storeys in height or less: 13.2m;
 - b. For any portion of a building 4 to 9 storeys in height: 14.7 m;
 - c. For any portion of a building 10 storeys in height or greater: 15.0m;
6. Minimum Rear Yard Depth:
 - a. For any portion of a building 1 storey in height: 1.5 m;
 - b. For any portion of a building 2 storeys in height: 7.1 m;
 - c. For any portion of a building 3 storeys in height: 7.5 m;
 - d. For any portion of a building 4 storeys in height or greater: 8.0 m;

- 7. Minimum Setback to a Daylight Triangle or Rounding: 0.0 m;
- 8. Minimum Hydro Transformer Setback to any lot line: 0.0 m;
- 9. Balconies, sills, belt courses, cornices gutters, chimneys, pilasters, eaves, parapets, canopies, wind mitigation equipment, privacy screens and railings may encroach into any required yard by a maximum 2.9 metres;
- 10. Maximum Floor Space Index: 8.15, excluding any floor area located below established grade;
- 11. Maximum Lot Coverage: 52%;
- 12. Minimum Landscaped Open Space: 30%;
- 13. Minimum Ground Floor Height fronting Peel Centre Drive: 3.6 m;
- 14. Minimum Motor Vehicle Parking: No requirement for all uses;
- 15. Minimum Bicycle Parking:
 - a. Resident: 0.5 spaces per apartment dwelling unit
 - b. Visitor: 0.10 spaces per apartment dwelling unit
 - c. 3.0 spaces for each 1000 square metres of gross commercial floor area of portion thereof;
- 16. Maximum Building Height: 55 storeys;
- 17. Maximum Residential Floor Plate: 800 metres
- 18. Minimum Separation Distance: 25 metres

3844.3 Shall also be subject to the requirements and restrictions of the C3 zone and the General Provisions of this by-law that are not in conflict with those set out in Section 3844.2”

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.

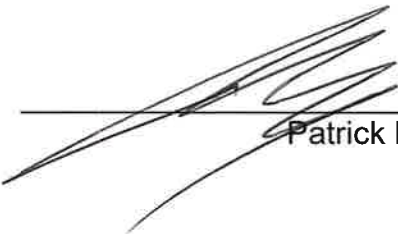
2025/08/26

MR

Approved as to
content.

2025/Aug/26

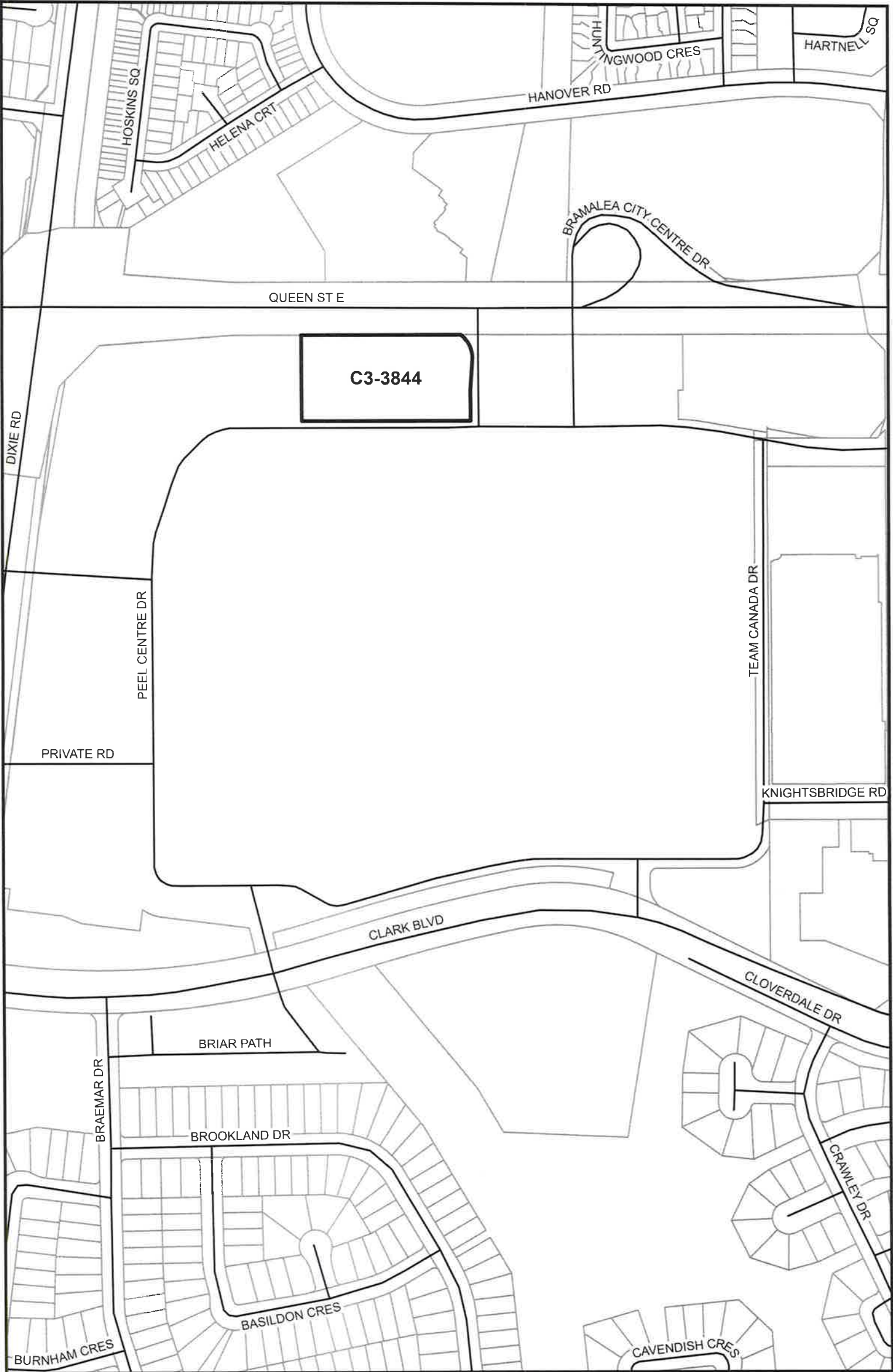
AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk



0 25 50 75 100
Metres

 Zoning Boundary  Parcel Fabric  Street



PLANNING, BUILDING AND GROWTH MANAGEMENT

FILE: OZS-2024-0044_ZBA

Date: 2025/08/26

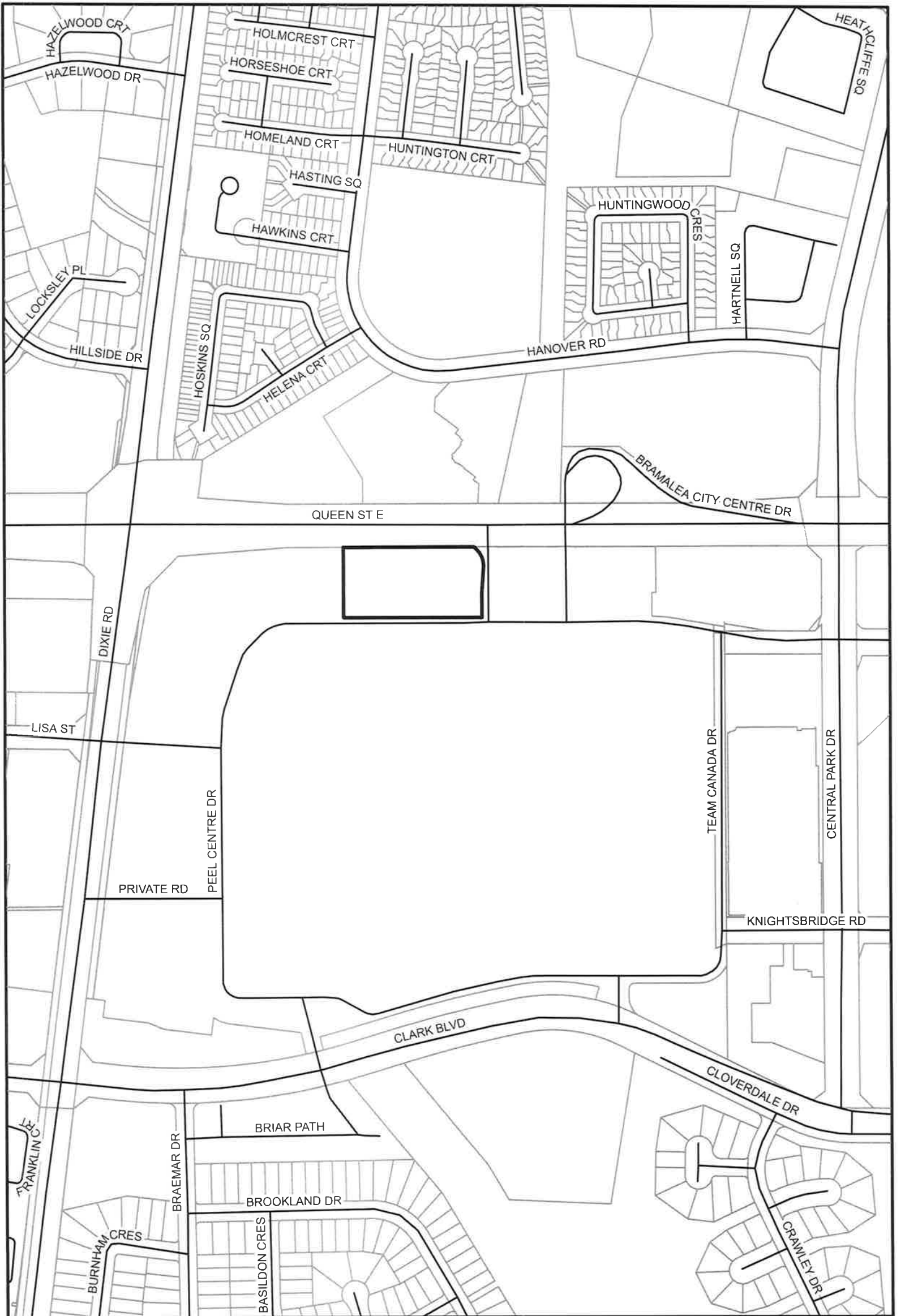
Drawn by: CAntoine



LOT 5, CONCESSION 4 E.H.S

BY-LAW 138-2025

SCHEDULE A



 Subject Lands



KEY MAP