

Notice of Passing of Zoning By-law 153-2025**6029 Mayfield Road and 11903 Airport Road****Date of Decision: September 24, 2025****Date of Notice: October 7, 2025****Last Date of Appeal: October 27, 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 153-2025, 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 Mayfield Commercial Centre Ltd., c/o Weston Consulting, Ward 10 (File: OZS-2024-0026).

The Purpose and Effect of the Zoning By-law: to rezone the subject lands from “Residential Hamlet One” to “Service Commercial – Special Section 3656”, to permit a three-storey commercial building with retail and office uses.

Location of Lands Affected: legally described as Part Lot 17, Con 7 N.D., Township of Toronto Gore, Part Lots 9, 10, 11, 12, Part 2 Plan 43R41258 and Lot 13 and Part Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, Plan TG-2, Parts 3 and 6 43R42064, and municipally known as 6029 Mayfield Road and 11903 Airport Road.

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 Harjot Sra, Planner, Planning, Building and Growth Management Services Department at Harjot.sra@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 27, 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 153 - 2025

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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	SERVICE COMMERCIAL – Section 3656 (SC – 3656)

(2) by amending Section 3656 as follows:

1. By adding the following provision to Sentence 3656.3 b) following clause 3656.3 b) ii.:

“iii. 3.5 metres along the lot line abutting the daylight triangle.”

2. By adding the following provision to Sentence 3656.3 c) following clause 3656.3 c) i.:

“ii. Notwithstanding 3656.3 c) i., a parking rate of one space for each 106 square metres of gross commercial floor area or portion thereof shall be provided for a building having a minimum height of 3-storeys located within 95 metres of the intersection of Mayfield Road and Airport Road.”

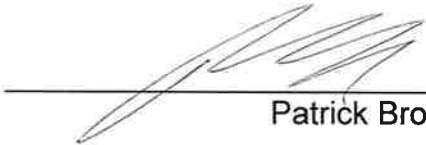
3. By amending Sentence 3656.3 e) by deleting the number “64” and replacing it with the number “76”.

ENACTED and PASSED this 24 day of September, 2025.

Approved as to
form.

2025/09/10

MR


Patrick Brown, Mayor

Approved as to
content.

2025/Sept/10

AAP


Genevieve Scharback, City Clerk

{OZS-2024-0026}



0 50 100
Metres

 Zoning Boundary  Parcel Fabric  Street



LOT 17, CONCESSION 7 N.D.

Town of Caledon



0 100 200 400
Metres

 Subject Lands  Major Street  Minor Street



PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0026_ZKM

Date: 2025/08/28

Drawn by: CAntoine



KEY MAP

BY-LAW 153-2025