

**Adoption of Official Plan Amendment OP2023-025 (By-law 59-2026)  
and Zoning By-law 60-2026**

**10709 Creditview Road**

**Date of Decision: April 22, 2026**

**Date of Notice: May 1, 2026**

**Last Date of Appeal: May 21, 2026 (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 59-2026, to adopt Official Plan Amendment OP2023-025, and By-law 60-2026, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P. 13, as amended, pursuant to an application by Gajjar Development Group Inc., c/o Glen Schnarr and Associates Inc., Ward 6 (File: OZS-2025-0005).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

**The Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment:**

To request for an amendment to the Official Plan and the Zoning By-law to permit a two-storey mixed-use commercial building consisting of medical, retail, and office uses.

**Location of Lands Affected:** southeast corner of Creditview Road and El Camino Way, legally described as Part Lot 14, Con. 3 WHS, and municipally known as 10709 Creditview Road.

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Any further inquiries or questions should be directed to Rajvi Patel, Planner, Planning, Building and Growth Management Services at [Rajvi.Patel@brampton.ca](mailto:Rajvi.Patel@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, 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
- Should the e-file portal be unavailable, those entitled to appeal can submit their 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 May 21, 2026**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://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](http://www.olt.gov.on.ca).

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 59 - 2026

To adopt Amendment Number OP2023- 025 to the Official Plan of the City of  
Brampton Planning Area

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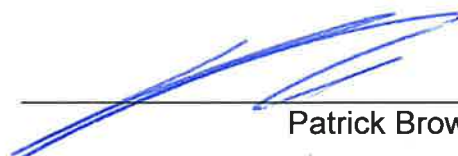
Now therefore the Council of The Corporation of the City of Brampton in  
accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby  
ENACTS as follows:

1. Amendment Number OP2023- 025 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 22<sup>nd</sup> day of April, 2026.

Approved by Legal Services:

Approved as to  
form.  
2026/April/15  
AJC

  
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to  
content.  
2026/April/15  
AAP

  
Genevieve Scharback, City Clerk

(File No. OZS-2025-0005)

AMENDMENT NUMBER OP2023- 025  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 Purpose:**

The purpose of this Amendment is to amend the Fletcher's Meadow Secondary Plan (SPA 44) to permit the development of a two-storey mixed-use commercial building consisting of medical, retail and office uses on the lands outlined on Schedule 'A' to this Amendment.

**2.0 Location:**

The lands subject to this amendment are comprised of a parcel totaling approximately 0.38 hectares (0.94 acres) in area, located at the southeast corner of Creditview Road and El Camino Way. The lands have a frontage of approximately 65 metres on Creditview Road. The lands are municipally addressed as 10709 Creditview Road, in the City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Fletcher's Meadow Secondary Plan as attached and are legally described as Part of Lot 14, Concession 3 WHS, Former Township of Chinguacousy.

**3.0 Amendments and Policies Relevant Thereto:**

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

- a. By adding to the list of amendments pertaining to the Secondary Plan Area Number 44: The Fletcher's Meadow Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP2023-025.

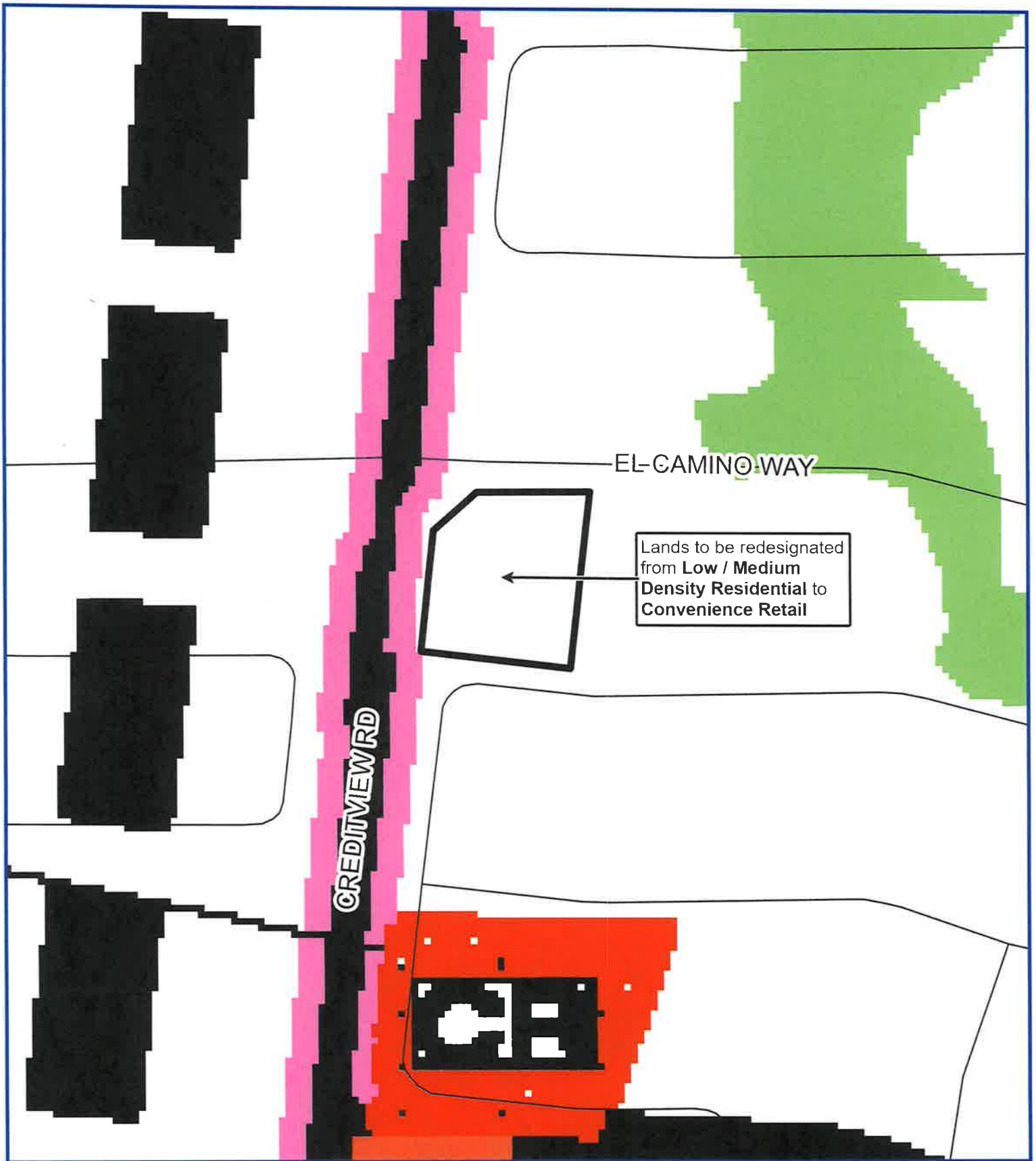
3.2 The portions of the document known as the Fletcher's Meadow Secondary Plan, being Chapter 44, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a. By changing on Schedule SP44(a) of Chapter 44 of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule 'A' to this By-law from "Low / Medium Density Residential" to "Convenience Retail";

b. That the following text be added under Section 3.2.7.3:

"3.2.7.4 The development of the lands designated "Convenience Retail" located at the south-east corner of Creditview Road and El Camino Way are permitted to develop with a two-storey mixed-use commercial building consisting of retail, medical and office uses. The building is to be located at the street edge, with an appropriate setback to animate the streetscape and enhance the pedestrian realm. Drive-through facilities on the site are not to be permitted. The Site design should:

- incorporate landscaping and building design treatments to minimize impacts on adjacent residential uses;
- include an integrated pedestrian network;
- direct illumination of parking area away from nearby residences to minimize intrusion and glare upon residential properties; and
- provide enclosed garbage/refuse storage within the building or within underground garbage (molok style) containers."



EXTRACT FROM Schedule SP 44(a) of the document known as the Fletchers Meadow Secondary Plan Land Use Plan

**RESIDENTIAL**

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

**TRANSPORTATION**

- GRADE SEPARATION
- ARTERIAL ROADS
- COLLECTOR ROADS
- GO TRANSIT SITE SPECIAL POLICY AREA 1

**INSTITUTIONAL**

- SENIOR PUBLIC SCHOOL
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP

**COMMERCIAL**

- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SPECIAL POLICY AREA

**OPEN SPACE**

- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- WOODLOT
- CEMETERY
- PRIMARY VALLEY LAND
- SECONDARY VALLEY LAND

- MIXED USE NODE
- TRANSCANADA GAS PIPELINE
- HYDRO
- SPILL AREA SPECIAL POLICY AREA 2
- STORM WATER MANAGEMENT FACILITY
- SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT
- Subject Lands
- Major Street
- Minor Street





 Subject Lands





The Corporation of the City of Brampton

# By-law

Number 60 - 2026

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

Now therefore 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 amending on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	SERVICE COMMERCIAL – SPECIAL SECTION (Holding) 3858 (SC (H) - 3858)

(2) By adding thereto, the following sections:

“3858 The lands designated SC – 3858 on Schedule A to this By-law:

3858.1 Shall only be used for the following purposes:

a) Commercial

- 1) A retail establishment having no outside storage
- 2) A service shop
- 3) A personal service shop
- 4) An office
- 5) A dry cleaning and laundry distribution station
- 6) Takeout restaurants (limited to a maximum of two)
- 7) A printing or copying establishment
- 8) A health or fitness centre, each not exceeding a gross floor area of one hundred and fifty (150) square metres
- 9) A custom workshop
- 10) An animal hospital

b) Medical-related uses

- 1) Medical offices
- 2) Medical clinic
- 3) Pharmacy

c) Other

- 1) Purposes accessory to the other permitted purposes

3858.2 The following uses are prohibited:

- a) Convenience store
- b) Grocery store or supermarket

- c) Motor vehicle sales establishment
- d) Garden centre
- e) Dining room restaurant
- f) Convenience restaurant

3858.3 Shall be subject to the following requirements and restrictions:

- a) All lands zoned SC-3858 shall be deemed to be one lot for Zoning purposes.
- b) For the purposes of this section, Creditview Road shall be deemed to be the front lot line.
- c) Minimum Front Yard Depth: 3.0 metres
- d) Minimum Side Yard Width abutting El Camino Way: 3.0 metres
- e) Minimum Side Yard Width abutting Roadmaster Lane: 3.0 metres
- f) Minimum Rear Yard Depth: 9.0 metres
- g) Minimum Hydro Transformer Setback: 3.0 metres to all lot lines
- h) Minimum Landscaped Open Space:
  - i) Except at approved access locations, the Landscape Open Space strip may include any 0.3 metre reserve that abuts the street
  - ii) 3.0 metres abutting El Camino Way
  - iii) 3.0 metres abutting Creditview Road
  - iv) 2.8 metres abutting the rear property line
  - v) 0.0 metres abutting Roadmaster Lane
- i) Maximum Building Height: 9.0 metres
- j) The minimum parking standards shall be subject to Section 20.3
- k) Loading and Unloading:
  - i) Minimum number of loading space(s) required on site: 1
- l) Refuse storage for restaurant uses shall be contained in a climate-controlled area within a building, or within an in-ground waste storage structure.
- m) Shall also be subject to the requirements and restrictions relating to the SC zone, and all general provisions of By-law 270-2004 which are not in conflict with the provisions set out in Section 3858.3 of this By-law.

3858.4 Holding (H) Symbol:

- i) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) Zone.
- ii) The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:
  - a) Prior to the lifting of the Holding (H) symbol, the owner shall provide access arrangements to the satisfaction of the Commissioner of Public Works and Engineering.
  - b) Prior to the lifting of the Holding (H) symbol, the owner shall satisfy the Fletcher's Meadow Cost Sharing Agreement (CSA) obligations.

3858.5 For the purposes of this section:

- i) **Medical Office** shall mean a building, structure or part thereof, other than a hospital, used for consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario and, may include accessory thereto, medical uses such as, laboratories,

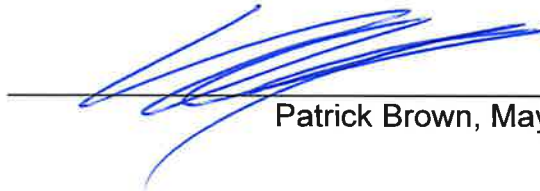
facilities for medical, diagnostic and dental purposes, a drug and optical dispensary and a medical supply and equipment store.

- ii) **Medical Clinic** shall mean a building, structure or part thereof, other than a hospital, used for consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario.
- iii) **Pharmacy** shall mean a drug dispensary and a medical supply store, permitted as a stand-alone or accessory use.”

Enacted and passed this 22<sup>nd</sup> day of April, 2026.

Approved by Legal Services:

Approved as to  
form.  
2026/April/16  
AJC

  
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to  
content.  
2026/April/16  
AAP

  
Genevieve Scharback, City Clerk

(File No. OZS-2025-0005)



0 10 20 30  
Metres

Parcel Fabric Street



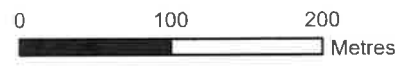
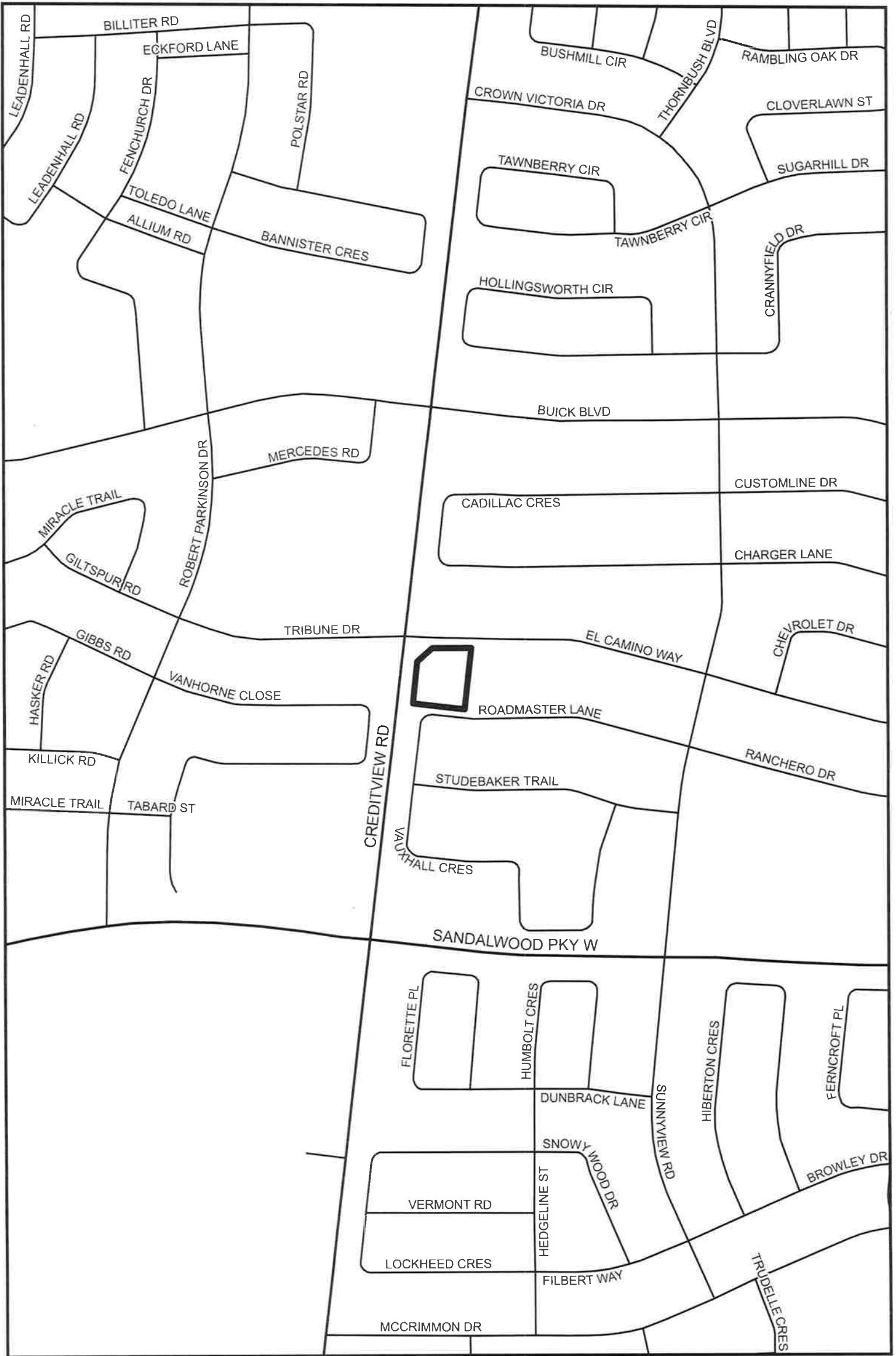
PLANNING, BUILDING AND GROWTH MANAGEMENT  
File: OZS-2025-0005\_ZBL  
Date: 2025/11/07

Drawn by: LCarter

**LOT 14, CONCESSION 3 W.H.S.**

BY-LAW 60-2026

SCHEDULE A



Subject Lands   
  Major Street   
  Minor Street



**KEY MAP**

BY-LAW 60-2026

Drawn by: LCarter