

**Adoption of Official Plan Amendment OP2023-268 (By-law 18-2025)
and Zoning By-law 19-2025**

0 McLaughlin Road

Date of Decision: February 5, 2025

Date of Notice: February 20, 2025

Last Date of Appeal: March 12, 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 18-2025, to adopt Official Plan Amendment OP2023-268, and By-law 19-2025, 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 Glen Schnarr and Associates Inc., c/o 2424203 Ontario Ltd., Ward 6 (File: OZS-2024-0046).

The decision of Council is final if a notice of appeal is not received pursuant to section 17(24) of the *Planning Act* on or before the last day for filing such notice.

The Purpose and Effect of the Official Plan Amendment:

To amend the policies of the City of Brampton Fletcher's Meadow Secondary Plan Area 44a, as amended, to maintain the "Medium / Cluster/ High Density Residential" designation and include permissions for an increase in the residential density on lands shown on Schedule 'A' to this amendment to permit a mid-rise residential development.

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

To request for an amendment to the Zoning By-law to permit a mid-rise residential development.

Location of Lands Affected: west side of McLaughlin Road, south of Lornel Gate Drive and north of Marycroft Court, legally described as Part 1, Plan of Block 19, Registered Plan 43M-1444, and municipally known as 0 McLaughlin 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. Any further inquiries or questions should be directed to Nitika Jagtiani, Planner, Planning, Building and Growth Management Services at 905-874-3847 or nitika.jagtiani@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.

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 March 12, 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 18 - 2025

To adopt Amendment Number OP 2023- 268

To the Official Plan of the City of Brampton Planning Area

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

1. Amendment Number OP 2023- 268 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 5th day of February, 2025.

Approved as to
form.

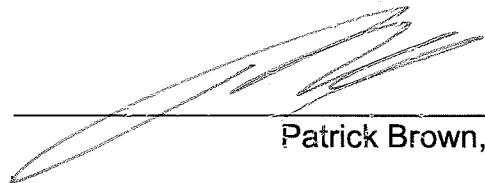
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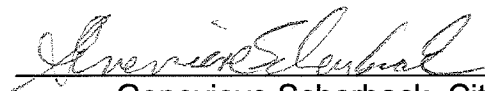
Approved as to
content.

2025/Jan/25

AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(OZS-2024-0046)

AMENDMENT NUMBER OP 2023- 268

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend policies of SP44 from Fletchers Meadow Secondary Plan (SPA44) to permit the development of a mid-rise residential apartment building.

This Official Plan Amendment is intended to maintain the 'Medium/Cluster/High Density Residential' designation and include permissions for an increase in residential density on lands shown on Schedule 'A' to this amendment.

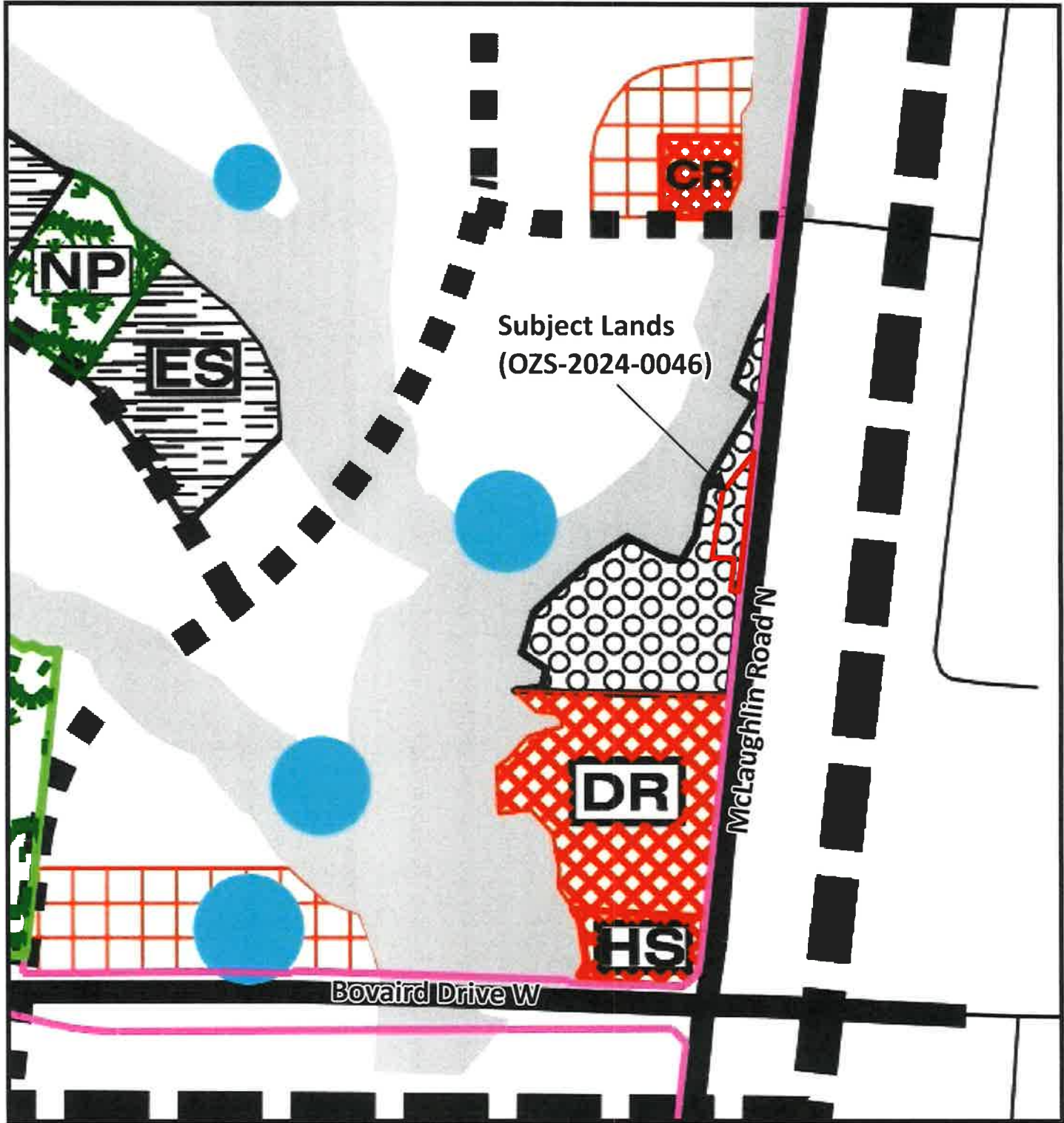
2.0 Location:

The lands subject to this amendment are comprised of a parcel totaling 0.26 hectares (0.64 acres) in area, located on the westside of McLaughlin Road, south of Lornel Gate Drive and north of Marycroft Court. The lands have a frontage of approximately 148 metres (485.5 feet) on McLaughlin road. The lands are legally described as Part 1, Plan of Block 19 of Registered Plan 43M-1444. The lands subject to this amendment are specifically indicated on Schedule A to the Fletcher Meadow Secondary Plan as attached.

3.0 Amendments and Polices Relative Thereto:

3.1 The portions of the document known as the 2023 Official Plan of the City of Brampton Planning Area, which remain in force as they relate to the Fletchers Meadow Secondary Plan, are hereby further amended:

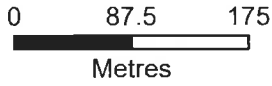
- a. By adding to Section 3.1.6.1 Residential Policy: Fletchers Meadow Secondary Plan (Area 44a), Chapter 44, the following text:
 - i) Notwithstanding the maximum permitted density for lands designated as "Medium/Cluster High-Density Residential," the lands located on the west side of McLaughlin Road, south of Lornel Gate Drive, and approximately 30 meters north of Marycroft Court shall be permitted to develop with a maximum density of 380 units per hectare (154 units per acre).
 - ii) The lands shall also be required to include solid privacy screening with a minimum height of 1.8 metres along balconies or rooftop amenity areas on the south-facing walls of buildings adjacent to McLaughlin Road.



RESIDENTIAL	INSTITUTIONAL	OPEN SPACE	TRANSPORTATION	COMMERCIAL	SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT
Single-detached residential	Church, synagogue, mosque, etc.	Park, playground, etc.	Highway, expressway, etc.	Retail, shopping, etc.	Subject Lands
Townhouse, row house, etc.	Public library, etc.	Urban forest, etc.	Light rail, etc.	Office, business, etc.	
Medium-density residential	Public office, etc.	Recreation, etc.	Public transit, etc.	Industrial, etc.	
Multi-unit residential	Public works, etc.	Sports, etc.	Bike lane, etc.	Manufacturing, etc.	



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine
Date: 2025/01/23

Schedule 'A' - TO OFFICIAL PLAN
OP2006# 268

SPA-44 By-law 18-2025



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 19 - 2025

To amend Comprehensive Zoning By-law 270-2004

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, as amended, hereby ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

- 1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial One – Section 1045 (C1-1045)	Residential Apartment A - Section 3801 (R4A-3801); and Floodplain (F)

- 2) By adding thereto the following section:

“3801 The lands designated R4A – Section 3801 on Schedule A to this By-law:

3801.1 Shall only be used for the purposes;

1. All purposes permitted within the R4A zone.
2. Only in conjunction with an apartment dwelling building, a daycare facility may be permitted.
3. Purposes accessory to other permitted purposes.

3801.2 Shall be subject to the following requirements and restrictions:

1. For the purpose of this by-law, McLaughlin Road shall be deemed to be the front lot line.
2. The yard setbacks are measured from the property line to the nearest main wall of any building or structure above grade.
3. Minimum setback to the lot line abutting McLaughlin Road: 3.0 metres
4. Minimum setback to the lot line abutting Marycroft Court: 7.5 metres

5. Minimum setback to lands zoned Residential: 7.5 metres
6. Minimum setback to lands zoned Floodplain: 0.0 metres
7. An underground parking structure may be setback 0.0 metres to any lot line.
8. Balcony and entrance canopy may encroach a maximum 1.5 metres into the required front yard setback.
9. Notwithstanding Sections 3801.2 (1), (2) and (3), a hydro transformer may be setback a minimum 1.5 m to any lot line.
10. Maximum Lot Coverage: 65%
11. Minimum Landscaped Open Space:
 - i) 20% of the lot area;
 - ii) A 1.5 metres wide landscape open space strip along the lot line abutting McLaughlin Road;
 - iii) A 3.0 metres wide landscaped open space strip along the lot lines abutting lands zoned residential;
12. Maximum Floor Space Index: 5.0
13. A solid privacy screen having a minimum height of 1.8 m shall be provided along any portion of a balcony or a rooftop amenity area located along the south facing walls of the building running perpendicular to the lot line abutting McLaughlin Road.
14. Minimum Parking Requirements:
 - i) 1.0 residential parking space per residential unit;
 - ii) 0.2 visitor parking spaces per residential unit.
15. Maximum Building Height:
 - i) 12 Storey, and
 - ii) All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle from a height of 10.5 metres above the residential setback from the rear lot lines located to the south of the subject property."

ENACTED and PASSED this 5th day of February, 2025.

Approved as to
form.

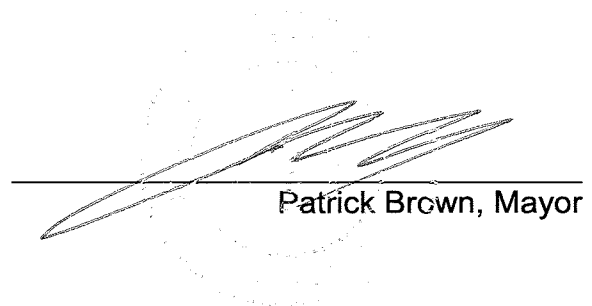
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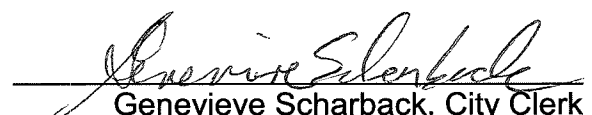
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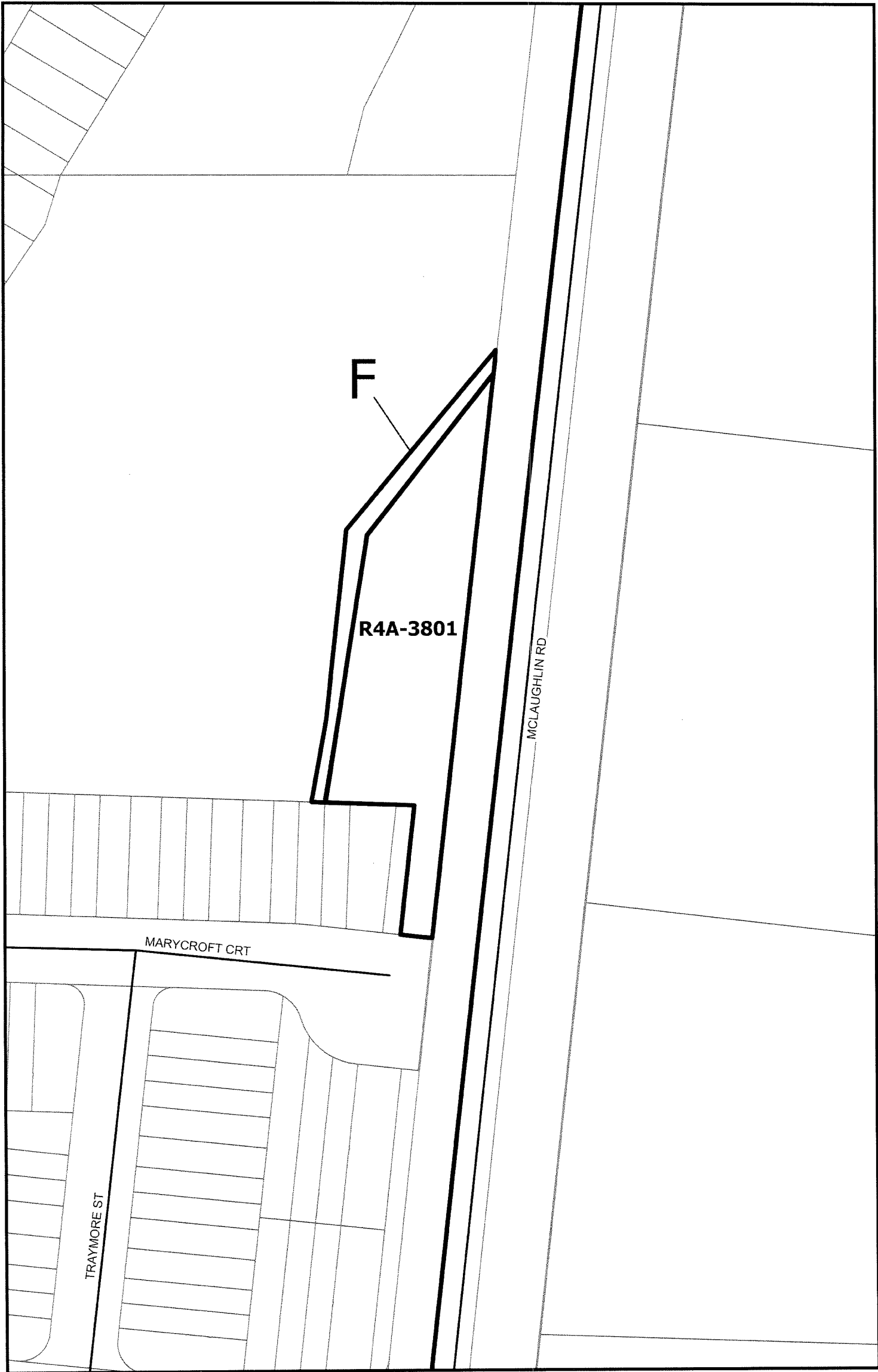
AAP





Patrick Brown, Mayor



Genevieve Scharback, City Clerk





 SUBJECT LANDS
 PARCEL FABRIC



KEY MAP