



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** \_\_\_\_\_ - 2024

To Adopt Amendment Number OP 2006-  
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 2006-\_\_\_\_\_ 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 [enter date] day of [enter month], 2024.

<p>Approved as to form.</p> <p>2024/MM/DD</p>
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\_\_\_\_\_  
Patrick Brown, Mayor

<p>Approved as to content.</p> <p>2024/MM/DD</p>
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\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- \_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend Schedule 6 from the Brampton Flowertown Secondary Plan (SPA 6) to revise the land use designation from Service Commercial to High Density Residential.

The purpose of this amendment is to designate lands located within the Brampton Flowertown shown on Schedule 'A' to permit the development of a high-density residential building. This Official Plan Amendment is intended to maintain the Service Commercial (SC) designation and include permissions for high density residential.

**2.0 Location:**

The lands subject to this amendment are located on the south side of Clarence Street, west of Sterne Avenue, and east of Erlesmere Avenue in the City of Brampton. The subject property is a rectangular shaped parcel with a frontage of 40.1 meters along Clarence Street. The site has a gross site area of 0.34 hectares (0.84 acres) and is currently occupied by a single-story commercial building and surface parking with frontage onto Clarence Street. The lands are legally described as PT BLK A, PL 521 as in VS112747, City of Brampton.

**3.0 Amendments and Polices Relative Thereto:**

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

1. By amending to the list of amendments pertaining to the Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, thereof, Amendment Number OP 2006 – \_\_\_\_\_.

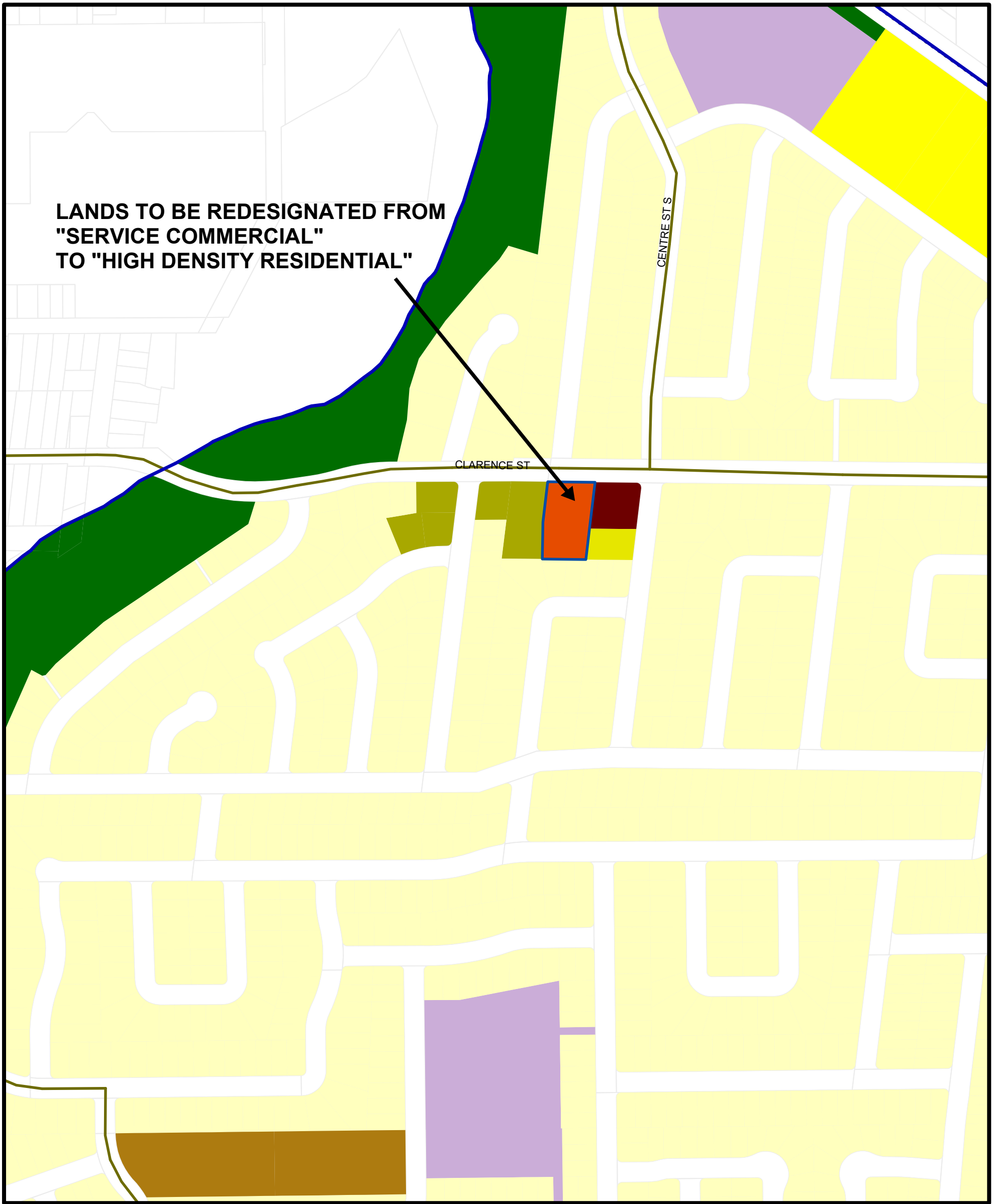
3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Brampton Flowertown Secondary Plan (Being Part Two: Secondary Plan, as amended) are hereby further amended:

1. by adding, after policy 2.4.1 the following:
  - “2.4.2 Amending Schedule 6 of Brampton Flowertown Secondary Plan Area 6, of Part II: Secondary Plans, the land use designation of the lands outlined on Schedule 6 to this Amendment to include High Density Residential to the existing Service Commercial designation for lands located at 75 Clarence Street.”.
  - 2.4.3 “For lands designated Service Commercial located at 75 Clarence Street, a maximum density of 250 units per net hectare with a maximum building height of 30 Meters be permitted.”

Approved as to Content:

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Allan Parsons, MCIP, RPP  
Director, Development Services and Design



**LANDS TO BE REDESIGNATED FROM  
"SERVICE COMMERCIAL"  
TO "HIGH DENSITY RESIDENTIAL"**

EXTRACT FROM SCHEDULE SPA 6 (A) OF THE DOCUMENT KNOWN AS BRAMPTON FLOWERTOWN SECONDARY PLAN

**COMMERCIAL**

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

**RESIDENTIAL**

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

**UTILITY**

- UTILITY

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1

**OPEN SPACE**

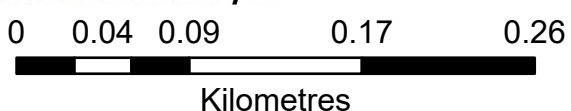
- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

- RAILWAY

- 1 SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SUBJECT LANDS

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



**SCHEDULE A TO OFFICIAL PLAN AMMENDMENT OP2006# \_\_\_\_\_**

**BY-LAW \_\_\_\_\_**