



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number _____ - 2025

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 R.S.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 Official Plan

ENACTED and PASSED this _____ day of _____, 2025.

Approved as
to form.

20 __/month/day

[insert name]

Patrick Brown - Mayor

Approved as
to content.

20 __/month/day

[insert name]

Genevieve Scharback, 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 change the land use designation of the lands shown outlined on 'Schedule A', and 'B' to permit the development of a mixed-use development comprising apartments, townhouses, and non-residential uses.

2.0 Location:

The lands subject to this amendment are located at the north-west corner of the Mississauga Road and Bovaird Drive intersection. The lands have a total site area of 2.91 hectares (7.19 acres) with a frontage of approximately 166 metres onto Bovaird Drive and 153 metres onto Mississauga Road. The lands are legally described as Part of lot 11 Concession 5, WHS, and municipally known as 2036 Bovaird Drive & 10020, 10024, 10042, 10054 Mississauga Road, City of Brampton.

3.0 Amendments and Policies Relevant Thereto:

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

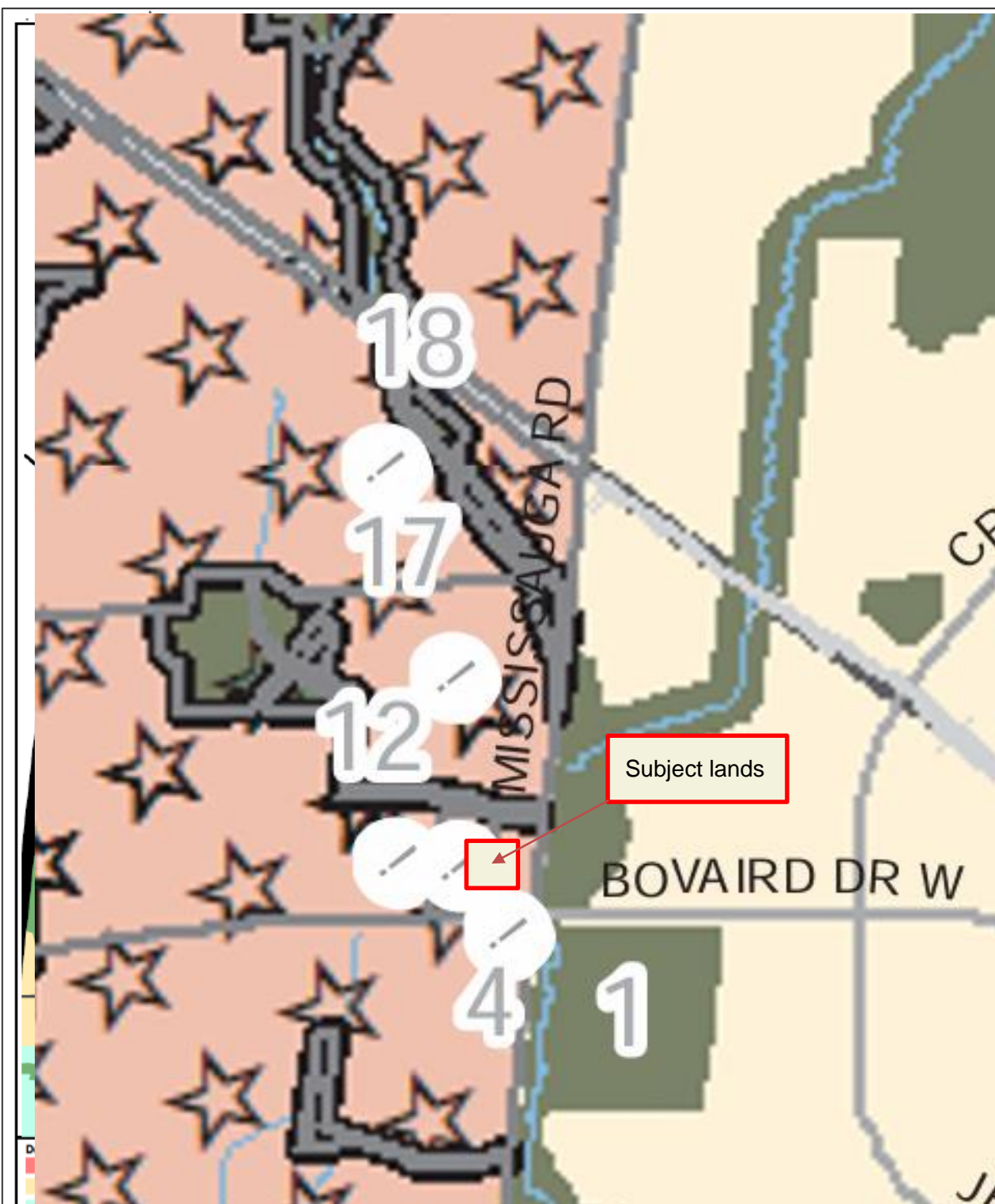
- a) By amending Schedule A – General Land Use Designations to the Brampton Official Plan to change land use designation of the lands shown outlined on Schedule A to this amendment from 'North-West Brampton Urban Development Area' to 'Residential'.
- b) By adding to the list of amendments pertaining to Secondary Plan Area Number 51: The Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The document known as Mount Pleasant Secondary Plan, as amended, is hereby further amended:

- a) By amending Schedule SP 51(a) – Mount Pleasant Secondary Plan Area No. 51 to to change the land use designation of the lands shown outlined in Schedule B to this amendment from 'Osmington Special Policy Area (Mixed Use Centre) to "High Density Mixed Use";
- b) By adding on Schedule SP 51(A) Mount Pleasant Secondary Plan, 'High Densit Mixed-use' to the list of 'Mixed-use' designations; and,
- c) By adding to Section 5.2, a new "High Density Mixed-use" designation category, as follows:

5.2.3 High Density Mixed-use

- 5.2.3 On lands designated High Density Mixed-use located at the north-west corner of Bovaird Drive West and Mississauga Road, as shown on Schedule SP51(A) of Mount Pleasant Secondary Plan, Part II Chapter 21, the following shall apply:
- a) Permitted uses shall include an apartment dwelling, all types of townhouse dwellings, live/work units, seniors' residences, retail, office, restaurant, commercial, and medical services.
 - b) A maximum floor space index of 4.28.
 - c) The subject land shall be largely developed as a high-density, transit-supportive, walkable mixed-use area, defined by townhouse, medium and high-rise buildings.
 - f) A minimum of 4,850 square metres of gross floor area shall be dedicated to non-residential uses.

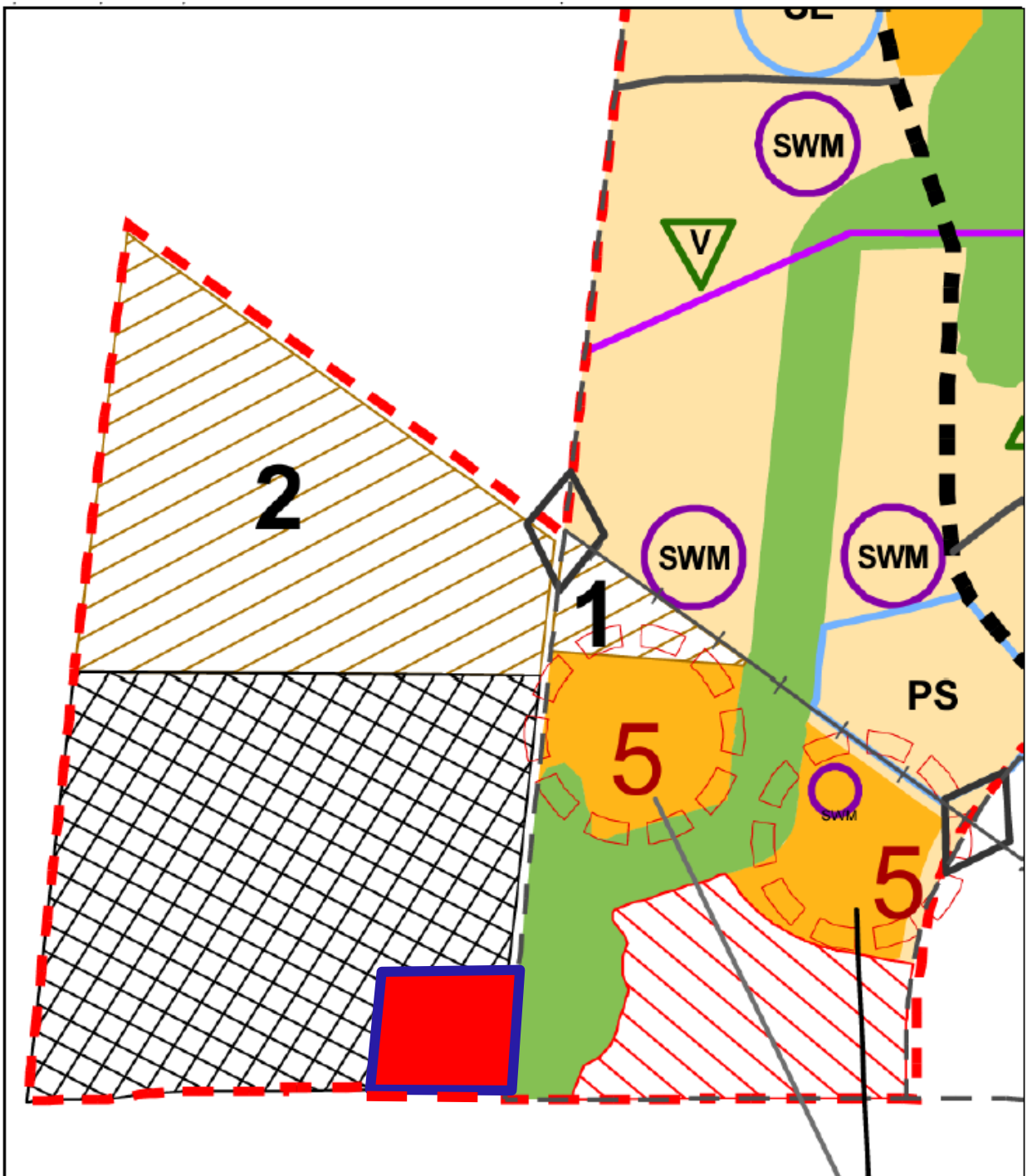


BUSINESS CORRIDOR	N-W BRAMPTON URBAN DEVELOPMENT AREA	PROVINCIAL HIGHWAYS	VILLAGE RESIDENTIAL	CORRIDOR PROTECTION AREA
ESTATE RESIDENTIAL	OFFICE	REGIONAL RETAIL	CENTRAL AREA	GREENBELT LEGEND
INDUSTRIAL	OPENSOURCE	RESIDENTIAL	SPECIAL LAND USE POLICY AREA	L.B.P.I.A. OPERATING AREA
MAJOR INSTITUTIONAL	PARKWAY BELT WEST	UTILITY	SPECIAL STUDY AREA	DEFERRAL

 Lands to be re-designated from 'N-W Brampton Urban Development Area' to 'Residential'



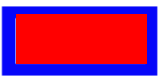
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT OP _____



LEGEND

ROAD NETWORK	INFRASTRUCTURE	RECREATIONAL OPEN SPACE	OTHER
<ul style="list-style-type: none"> Transit Spine Collector Road Arterial Road Collector Road Potential Connection 	<ul style="list-style-type: none"> TransCanada Gas Pipeline CNR Rail Line Grade Separation Stormwater Management Facility 	<ul style="list-style-type: none"> City Park Local Park Parquette Town Square Visit Pocket 	<ul style="list-style-type: none"> Heritage Resource Designation under the Ontario Heritage Act Heritage Resource Listed on the City of Brampton Register of Heritage Properties Mixed Use Area Special Policy Area 1-2 Area Subject to this Amendment Camington Special Policy Area (Mixed Use Centre)
NATURAL HERITAGE SYSTEM	INSTITUTIONAL	RETAIL	
<ul style="list-style-type: none"> NATURAL HERITAGE SYSTEM AREA 	<ul style="list-style-type: none"> Public Junior Elementary School Site Public Senior Elementary School Site Separate Elementary School Site Public Secondary School Site Separate Secondary School Site Place of Worship 	<ul style="list-style-type: none"> District Retail Convenience Retail Neighbourhood Retail Motor Vehicle Commercial 	
RESIDENTIAL			
<ul style="list-style-type: none"> LOW / MEDIUM DENSITY MEDIUM DENSITY 			

EXTRACT FROM SCHEDULE SP 51(a) MOUNT PLEASANT SECONDARY PLAN AREA No. 51



To add the Apple Factory lands to SP 51(a) – Mount Pleasant Secondary Plan Area No. 51 and redesignate the lands to 'Residential – High Density and Mixed-Use' designation.



SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT OF _____