



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, as amended, 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 bylaw.

ENACTED and PASSED this XX day XXXXXX, 2025.

Approved as to  
form.

2025\_\_ /month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

2025\_\_ /month/day  
[insert name]

\_\_\_\_\_  
Genevieve Scharback, City  
Clerk

AMENDMENT NUMBER OP 2006 -  
to the Official Plan of the  
City of Brampton Planning Area

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 re-designate the lands to permit low and medium density residential uses.

2.0 Location:

The lands subject to this amendment are located on the west side of The Gore Road, north of Fitzpatrick Drive, municipally known as 9874 The Gore Road and legally described as Lot 24, Registered Plan 999, City of Brampton, Regional Municipality of Peel.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

(1) By re-designating the lands on 'Schedule A – General Land Use Designations' from 'Estate Residential' to 'Residential', as shown on Schedule A to this Amendment.

(2) By adding to the list of amendments pertaining to the Secondary Plan Area Number 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP 2006-\_\_\_\_\_.

3.2 The document known as Bram East Secondary Plan, being Chapter 41 of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

(1) By amending "Schedule SP41 (a)" to re-designate the lands located west of The Gore Road, north of Fitzpatrick Drive from 'Estate Residential' to 'Medium Density', as shown on Schedule B to this Amendment

(2) By adding the following to Section 3.1 – Medium Density Residential as follows:

3.1.11b. For the lands designated 'Medium Density' located on the west side of The Gore Road, north of Fitzpatrick Drive and municipally known as 9874 The Gore Road, the following policies will apply:

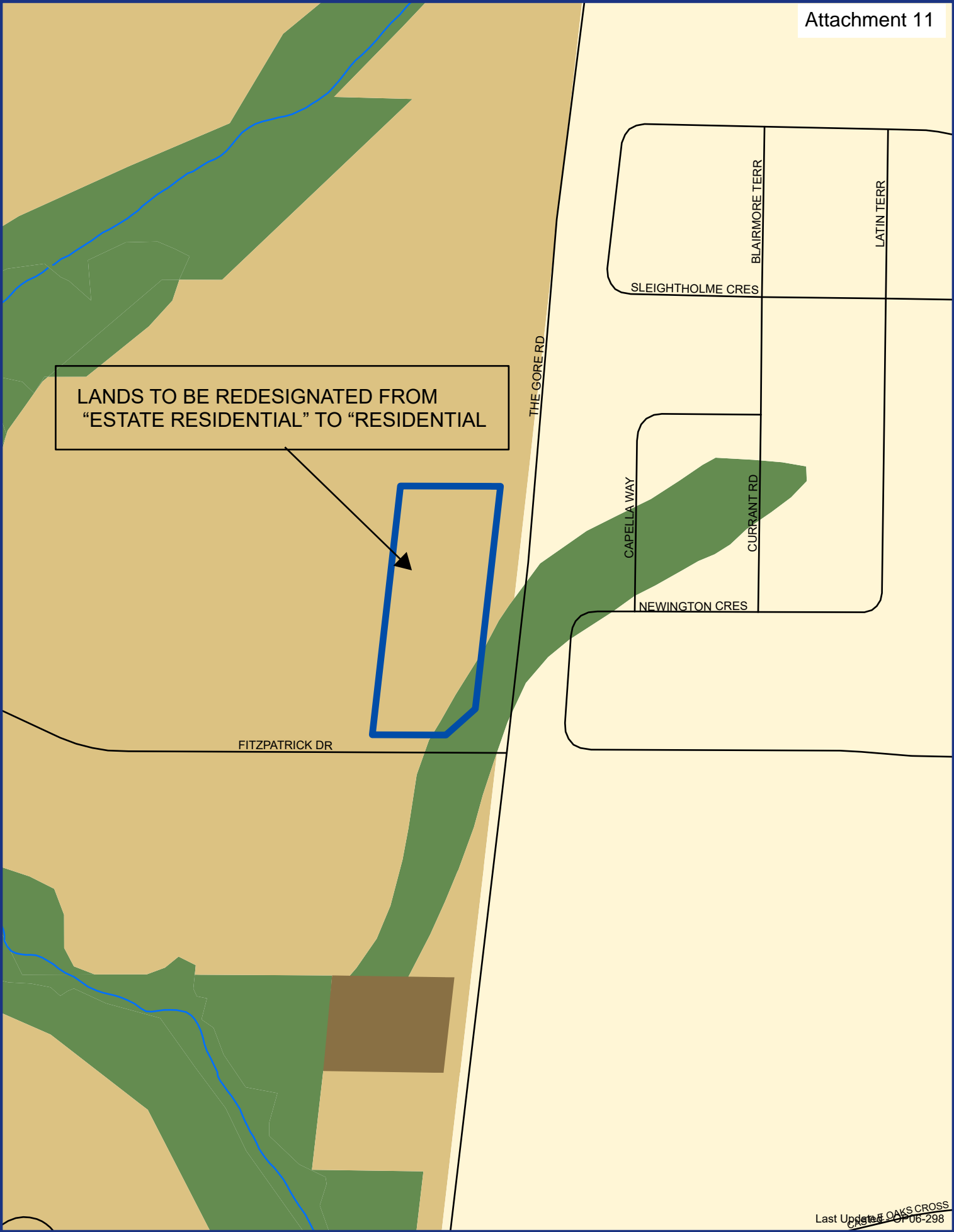
- i) Single detached dwellings shall be provided along a portion of the westerly property line, immediately north of Fitzpatrick Drive, to create a transition of built form from between the estate residential dwelling to the west and a townhouse use.
- ii) The maximum density is 41 units per net residential hectare (16.79 units per net residential acre).
- iii) That driveway access only be permitted from The Gore Road.

Approved as to Content:







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Allan Parsons, MCIP, RPP

Director, Development Services and Design



EXTRACT FROM Schedule 'A' OF THE DOCUMENT KNOWN AS THE OFFICIAL PLAN

-  Subject Lands
-  CEMETERY
-  OPEN SPACE
-  ESTATE RESIDENTIAL
-  RESIDENTIAL
-  MAJOR WATERCOURSES





EXTRACT FROM SP41 OF THE DOCUMENT KNOWN AS THE SECONDARY PLAN