



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 bylaw.

ENACTED and PASSED this [enter date] day of [enter month] ,2025

Approved as to form. 20 __/month/day [insert name]
Approved as to content. 20 __/month/day [insert name]

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- _____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

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1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan to change the land use designations on the subject lands from “Residential” and “Commercial Retail” to “Commercial Retail” and “Neighborhood Retail” to permit the development of a commercial plaza comprised of eight buildings and supplementary at grade parking.

2.0 LOCATION:

The lands subject to this amendment are located on the east side of Heritage Road, north and south of Brasstown Valley Trail. The lands are legally described as PART OF LOT 2, CONCESSION 5WHS CHINGUACOUSY, DESIGNATED AS PART 1, PL 43R35140 SUBJECT TO AN EASEMENT OVER PART 1, 43R37483 AS IN PR3190828 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 by:

- a) Revising the northern portion of the lands designated “Convenience Retail” on Schedule A2 – Retail Structure of the Official Plan to reflect updated block limits, as shown on Schedule ‘A’ to this amendment
- b) Redesignating the southern portion of the lands from “Convenience Retail” to “Neighbourhood Retail” on Schedule A2 – Retail Structure, and updating the block limits accordingly, as shown on Schedule ‘A’ to this amendment.
- c) Adding to the list of amendments pertaining to Secondary Plan Area Number 40(d): Bram West 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 Bram West Secondary Plan, being Chapter 40(d), of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) By revising the northern portion of the lands shown on Schedule 'B' of this amendment, on Schedule SP40(a), from "Low/Medium Density Residential" to "Convenience Commercial", to reflect updated block limits.
- b) By revising the southern portion of the lands shown on Schedule 'B' of this amendment, on Schedule SP40(a), from "Low/Medium Density Residential" and "Convenience Commercial" to "Neighbourhood Commercial", to reflect updated block limits.

Approved as to Content:

Allan Parsons, MCIP, RPP Director,
Development Services Planning and
Building Division