



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To adopt Amendment Number OP2006-\_\_\_\_\_ to the Official Plan of the City of  
Brampton Planning Area

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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 By-law

ENACTED and PASSED this 6<sup>th</sup> day of April, 2022.

Approved as to  
form.

2022/03/29

SDSR

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Patrick Brown, Mayor

Approved as to  
content.

2022/03/28

AAP

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Peter Fay, 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 amend the Official Plan, in particular Schedule 'A2' Retail Structure, and to add the lands to the Brampton Flowertown Secondary Plan Area 6 to permit the development of an 8-Storey apartment building with residential apartment units and ground floor commercial uses.

2.0 Location:

This amendment applies to lands located east of McLaughlin Road South, north of Bufford Drive, municipally addressed as 30 McLaughlin Road South and legally described as Part of Lot 5, Concession 1, City of Brampton, Regional Municipality of Peel (Formerly Township of Chinguacousy, County of Peel) further described as Parts 1, 2 and 3 Plan 43R-32208 ("Subject Lands").

3.0 Amendments and Policies Relative Thereto:

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

1. By changing Schedule "A2" Retail Structure thereto, to delete the Subject Lands from the 'Convenience Retail' designation as shown on Schedule 'A' of this Amendment.
2. By amending Schedule "G" Secondary Plan Areas, to delete the subject lands from the Brampton South Secondary Plan Area 16, and add them to the Flowertown Secondary Plan Area 6, as shown on Schedule B of this Amendment;
3. By deleting Part Two, Secondary Plans, all parts of the Brampton South Secondary Area 16 that remain in effect; and
4. By adding to the list of amendments pertaining to Part Two, Chapter 6, thereof, Amendment Number OP2006-\_\_\_\_\_

3.2 The document known as the Brampton Flowertown Secondary Plan, Area 6 is hereby amended:

1. By adding the subject lands to Schedule 6, designate them as "Residential/Commercial Mixed Use", and adding a Residential/Commercial Mixed Use designation to the legend, as shown on Schedule C to this amendment;
2. By adding the following as Section 1.5:

*1.5 Residential/ Commercial Mixed Use*

*1.5.1 The Residential Mixed Use designation applies to lands within the northwest corner of McLaughlin Road South and Bufford Drive and represents an area that will have mid-rise buildings with ground floor commercial uses.*

*1.5.2 Lands designated Residential/Commercial Mixed Use on Schedule 6 shall be permitted to develop to a maximum density of 200 units per net hectare or a floor space index of 2.0 FSI.*

*1.5.3 The following site specific principles shall apply:*

- i) The maximum building height shall not exceed 8-storeys.*
- ii) The total number of residential units permitted shall not exceed 120.*