

**OZS-2021-0043: DRAFT OFFICIAL PLAN AMENDMENT**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To Adopt Amendment Number OP2006-\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

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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 OP2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to content. 20__ /month/day [insert name]
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Approved as to form. 20__ /month/day [insert name]
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\_\_\_\_\_  
Patrick Brown, Mayor

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP2006—\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – XX  
TO THE OFFICIAL PLAN OF THE CITY  
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Bramalea Secondary Plan to re-designate the lands shown outlined on Schedule A to this amendment from “Low Density 1 Residential” to “High Density” subject to a special policy to permit the development of an apartment building.

2.0 Location:

The lands subject to this amendment are located on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard. The property has a gross area of 0.19 ha (0.46 acres) and net area of 0.17 ha (0.42 acres) and is legally described as Block J of Plan 613, Chinguacousy, in the City of Brampton. Schedule A to this amendment shows the location of the lands subject to this Amendment.

3.0 Amendments and Policies Relative Thereto:

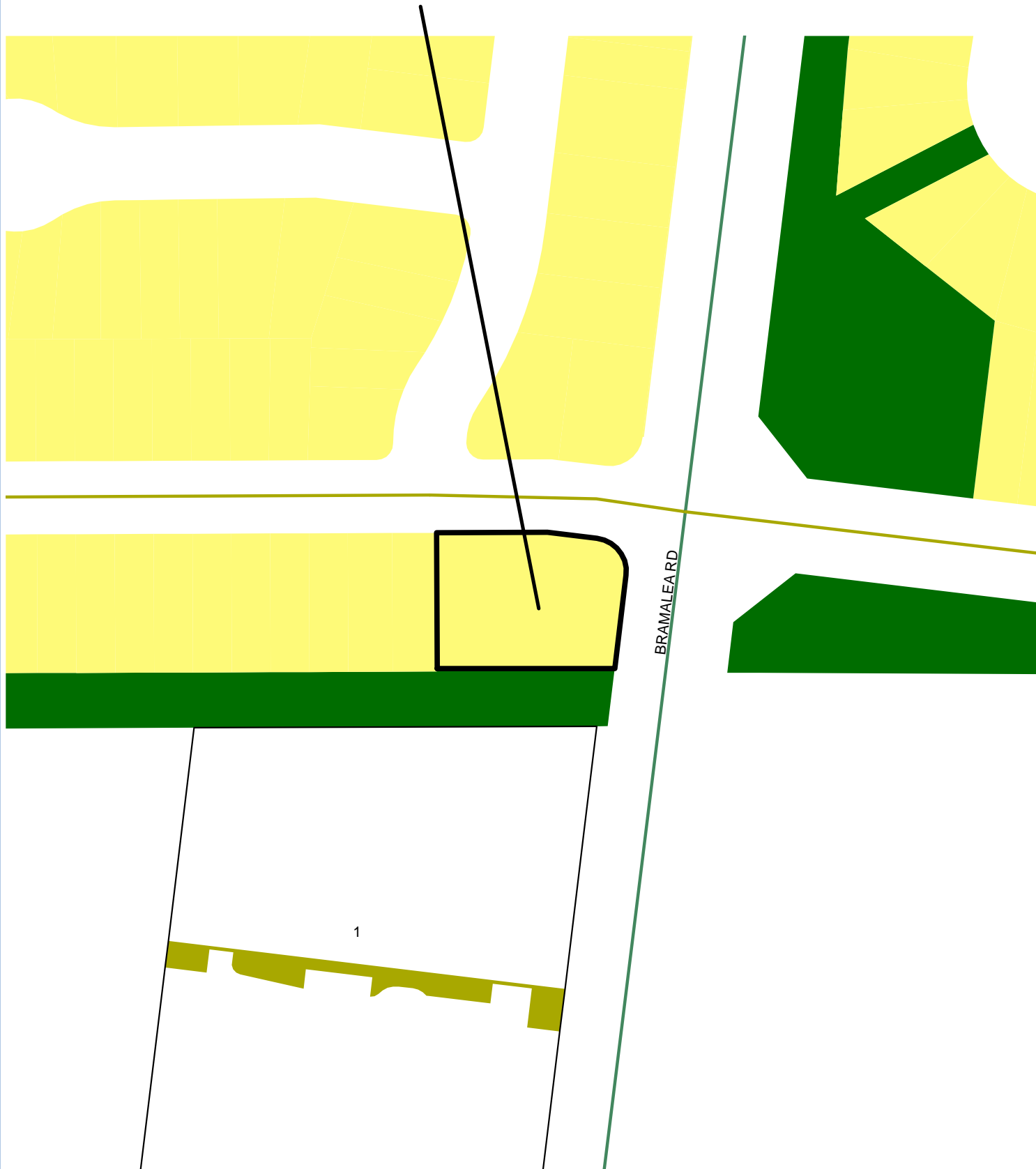
- 3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby further amended:
- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 3: Bramalea as set out in Part II: Secondary Plans, Amendment Number OP 2006-\_\_\_\_\_;
- 3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Bramalea Secondary Plan (Part II Secondary Plan, as amended) are hereby further amended:
- (1) By revising Schedule SP03 of Chapter 3 of Part II: Secondary Plan to redesignate the lands on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard from “Low Density 1 Residential” to “High Density”, as shown on Schedule A;
  - (2) By adding to Section 8.0 of Chapter 3 of Part II: Secondary Plan, the following sub section 8.2 special site area 2 exception to the High Density Residential designation:

8.2 Special Site Area 2, located at 80 Bramalea Road shall permit a residential apartment building, in accordance with the following:

- a.** A maximum density of 360 units per net residential hectare.
- b.** One apartment building with a maximum height of 7 storeys.
- c.** The building shall be designed to address shadow impacts to adjacent low density residential uses to the west.

DRAFT

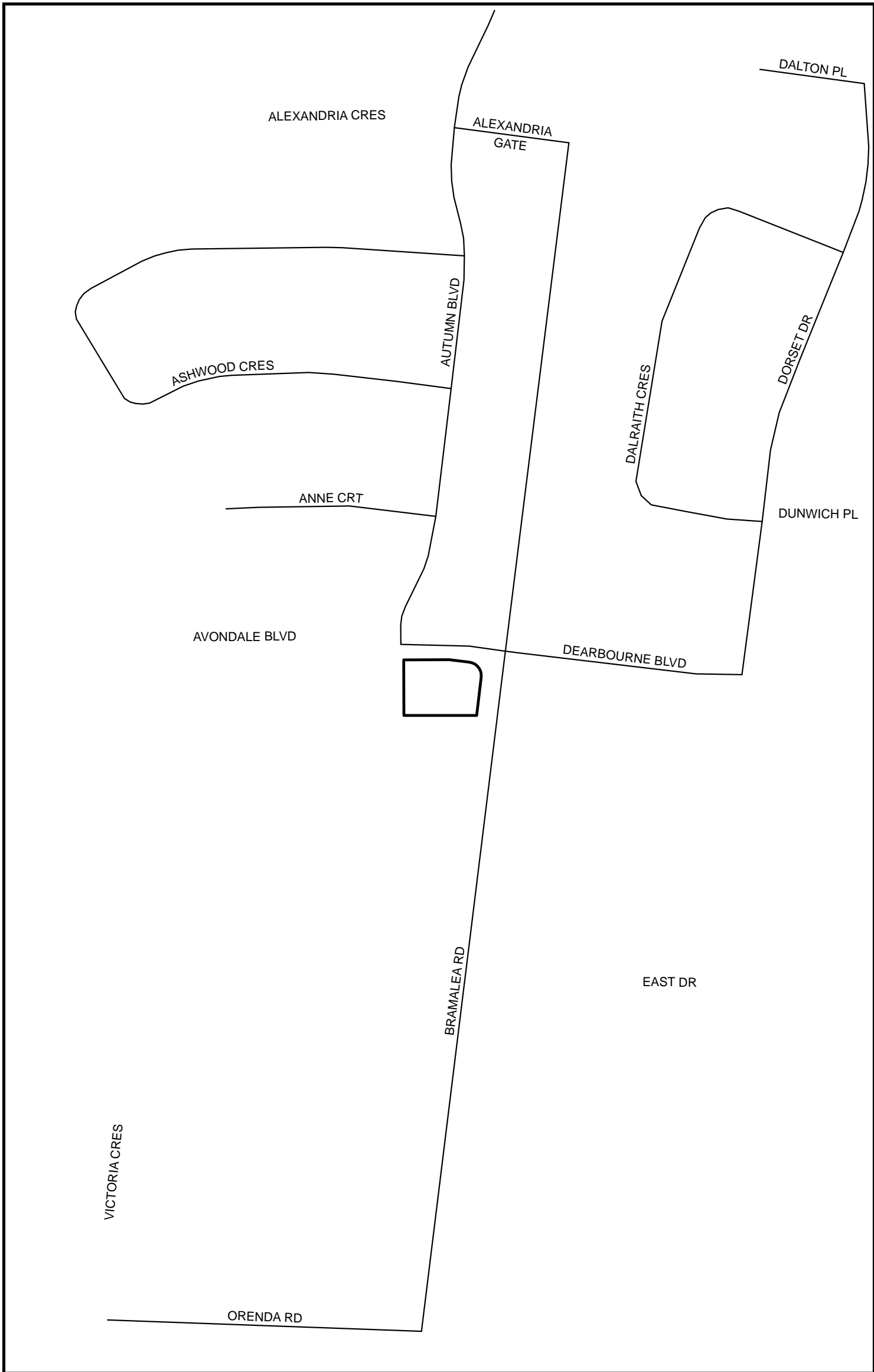
# LANDS TO BE REDESIGNATED FROM "LOW DENSITY 1 RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP3(A) OF THE DOCUMENT KNOWN AS THE BRAMALEA SECONDARY PLAN

COMMERCIAL	INSTITUTIONAL	OPEN SPACE	RESIDENTIAL	ROADS
HIGHWAY COMMERCIAL	ELEMENTARY SCHOOL	RECREATION OPEN SPACE	LOW DENSITY 1 RESIDENTIAL	COLLECTOR ROAD
HIGHWAY SERVICE COMMERCIAL	MIDDLE SCHOOL	CEMETERY	MEDIUM DENSITY RESIDENTIAL	MAJOR ARTERIAL ROAD
SERVICE COMMERCIAL	SECONDARY SCHOOL	NATURAL HERITAGE SYSTEM	MEDIUM HIGH DENSITY RESIDENTIAL	MINOR ARTERIAL ROAD
CONVENIENCE RETAIL	FIRE STATION		HIGH DENSITY RESIDENTIAL	PROVINCIAL HIGHWAY
NEIGHBOURHOOD RETAIL	PLACE OF WORSHIP		SPECIAL SITE AREA	
		<b>UTILITY</b>	SPECIAL POLICY AREA	<b>EMPLOYMENT</b>
		UTILITY		MIXED EMPLOYMENT COMMERCIAL





 SUBJECT LANDS  SUBJECT LANDS



**KEY MAP**

brampton.ca PLANNING, DEVELOPMENT AND GROWTH MANAGEMENT

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Date: 2023/01/09

Drawn by: ckovac

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