



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 18 - 2025

To adopt Amendment Number OP 2023- 268

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, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2023- 268 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 5th day of February, 2025.

Approved as to
form.

2025/01/27

MR

Approved as to
content.

2025/Jan/25

AAP

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

(OZS-2024-0046)

AMENDMENT NUMBER OP 2023- 268

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend policies of SP44 from Fletchers Meadow Secondary Plan (SPA44) to permit the development of a mid-rise residential apartment building.

This Official Plan Amendment is intended to maintain the 'Medium/Cluster/High Density Residential' designation and include permissions for an increase in residential density on lands shown on Schedule 'A' to this amendment.

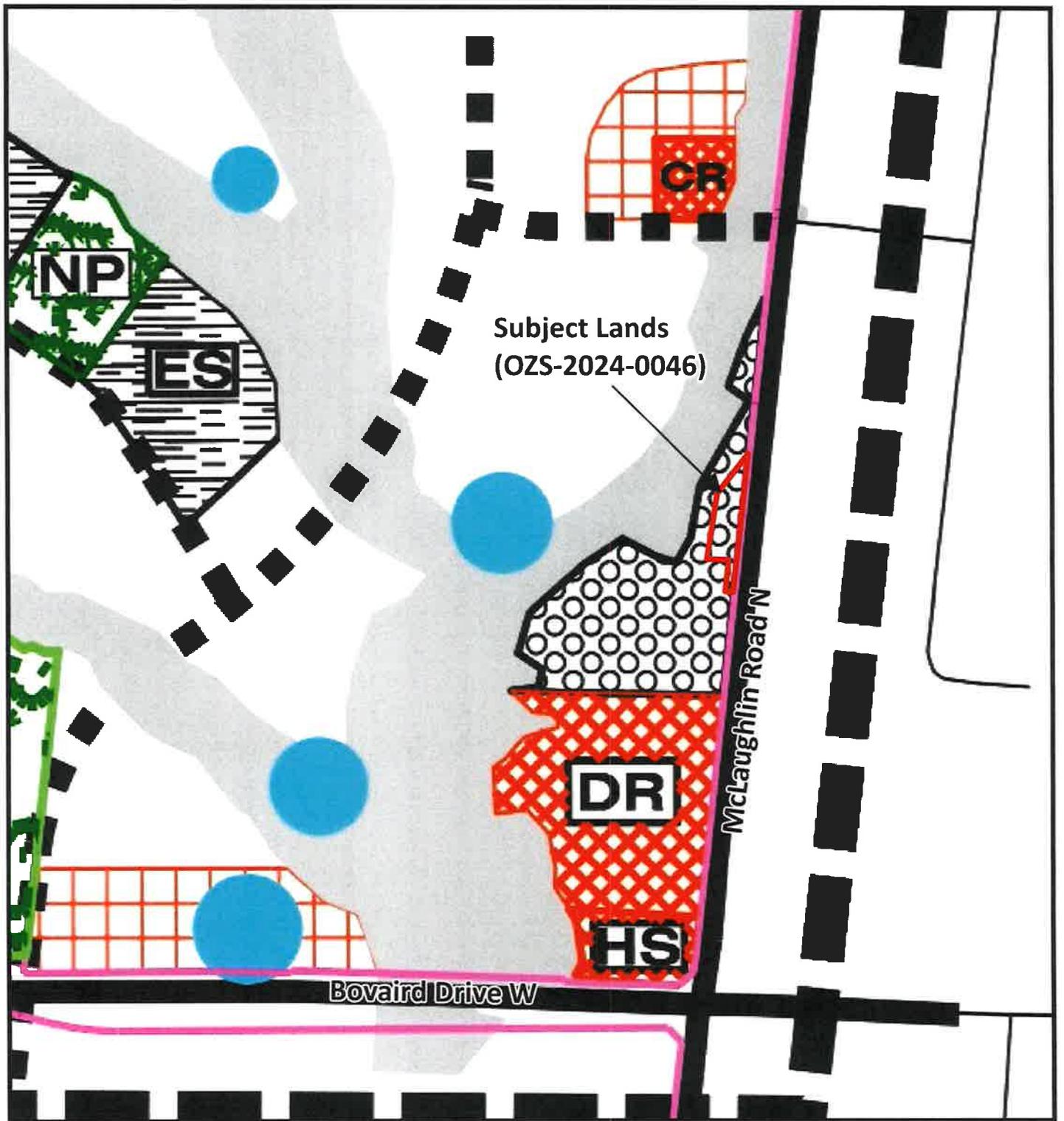
2.0 Location:

The lands subject to this amendment are comprised of a parcel totaling 0.26 hectares (0.64 acres) in area, located on the westside of McLaughlin Road, south of Lornel Gate Drive and north of Marycroft Court. The lands have a frontage of approximately 148 metres (485.5 feet) on McLaughlin road. The lands are legally described as Part 1, Plan of Block 19 of Registered Plan 43M-1444. The lands subject to this amendment are specifically indicated on Schedule A to the Fletcher Meadow Secondary Plan as attached.

3.0 Amendments and Polices Relative Thereto:

3.1 The portions of the document known as the 2023 Official Plan of the City of Brampton Planning Area, which remain in force as they relate to the Fletchers Meadow Secondary Plan, are hereby further amended:

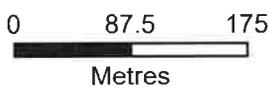
- a. By adding to Section 3.1.6.1 Residential Policy: Fletchers Meadow Secondary Plan (Area 44a), Chapter 44, the following text:
 - i) Notwithstanding the maximum permitted density for lands designated as "Medium/Cluster High-Density Residential," the lands located on the west side of McLaughlin Road, south of Lornel Gate Drive, and approximately 30 meters north of Marycroft Court shall be permitted to develop with a maximum density of 380 units per hectare (154 units per acre).
 - ii) The lands shall also be required to include solid privacy screening with a minimum height of 1.8 metres along balconies or rooftop amenity areas on the south-facing walls of buildings adjacent to McLaughlin Road.



RESIDENTIAL	INSTITUTIONAL	OPEN SPACE	TRANSPORTATION	COMMERCIAL	OTHER
Single-family detached	Institutional	Park	Highway	Office	SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT
Townhouse	Community	Greenway	Light Rail	Retail	Subject Lands
Multi-unit residential	Public Use	Urban Forest	Bike Lane	Industrial	
Neighborhood	Civic	Greenway	Bike Lane	Community	



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine
Date: 2025/01/23



Schedule 'A' - TO OFFICIAL PLAN
OP2006# 268

SPA-44 By-law 18-2025