



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 26 - 2023

To Adopt Amendment Number OP 2006- 234  
To the Official Plan of the City of Brampton Planning Area

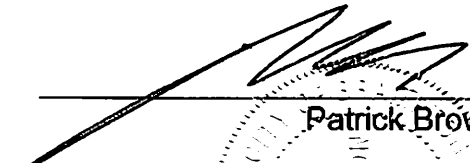
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, RS.O. 1990, c.P.13, hereby ENACTS as follows:


1. Amendment Number OP2006- 234 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 8<sup>th</sup> day of February, 2023.

Approved as to  
form.  
2023/02/03  
AWP

Approved as to  
content.  
2023/02/03  
AAP

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

  
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Charlotte Gravlev, Deputy City Clerk

**AMENDMENT NUMBER OP2006- 234**

**To the Official Plan of the  
City of Brampton Planning Area**

AMENDMENT NUMEBER OP2006- 234

To the Official Plan of the City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend Schedule 6 from the Brampton Flowertown Secondary Plan (SPA 6) to revise the land use designation from Service Commercial to High Density Residential and to add Special Policies for the subject property.

**2.0 Location:**

The lands subject to this amendment are located on the north side of Charolais Boulevard and west side of Main Street South at the intersection of the two roads, and are municipally known as 227 and 229 Main Street South.

**3.0 Amendments and Polices Relative Thereto:**

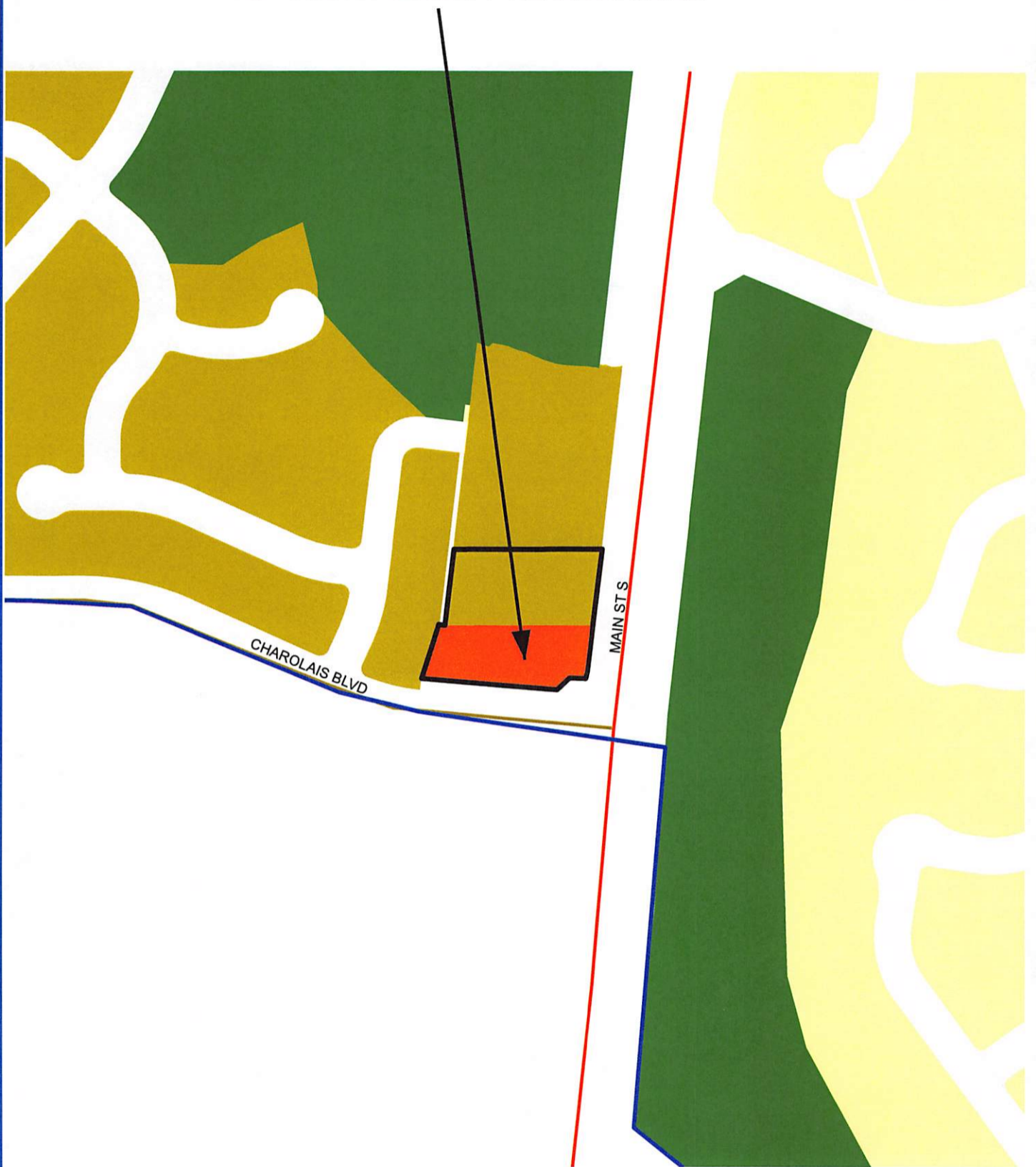
3.1 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Brampton Flowertown Secondary Plan, being Chapter 6, of Part Two of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By changing on Schedule 1, the land use designation of the lands outlined on Schedule 'A' to this amendment from 'Service Commercial' to 'High Density Residential'.
2. By adding section 1.4.2 to section 1.4 - High Density Residential, as follows:

"1.4.2 Notwithstanding the requirements in 1.4.1, the lands municipally known as 227 and 229 Main Street shall be subject to the following:

  - i) Mixed-use development shall be permitted with ground floor commercial uses and residential uses above; and,
  - ii) All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres."

# LANDS TO BE REDESIGNATED FROM "SERVICE COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE "BRAMPTON FLOWERTOWN" SECONDARY PLAN

SUBJECT LANDS				
<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>	<b>INSTITUTIONAL</b>	<b>OPEN SPACE</b>	<b>ROADS</b>
NEIGHBOURHOOD RETAIL	LOW DENSITY RESIDENTIAL	ELEMENTARY SCHOOL	NATURAL HERITAGE SYSTEM	COLLECTOR ROAD
DISTRICT RETAIL	MEDIUM DENSITY RESIDENTIAL	MIDDLE SCHOOL	RECREATION OPEN SPACE	MINOR ARTERIAL ROAD
CONVENIENCE RETAIL	MEDIUM-HIGH DENSITY RESIDENTIAL	SECONDARY SCHOOL	CEMETERY	MAJOR ARTERIAL ROAD
HIGHWAY COMMERCIAL	HIGH DENSITY RESIDENTIAL	GENERAL EMPLOYMENT 1	RAILWAY	PROVINCIAL HIGHWAY
SERVICE COMMERCIAL		PLACE OF WORSHIP	SPECIAL SITE AREA	
HIGHWAY AND SERVICE COMMERCIAL		INSTITUTIONAL	SPECIAL POLICY AREA	
	<b>UTILITY</b>	<b>EMPLOYMENT</b>	SECONDARY PLAN BOUNDARY	
	UTILITY	GENERAL EMPLOYMENT 1		

