



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 82 - 2025

To adopt Amendment Number OP2023-~~270~~ 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:

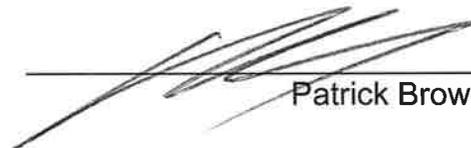
1. Amendment Number OP2023-~~270~~ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 14th day of May, 2025.

Approved as to
form.

2025/May/06

MR


Patrick Brown, Mayor

Approved as to
content.

2025/May/06

AAP


Genevieve Scharback, City Clerk

(OZS-2024-0004)

AMENDMENT NUMBER OP 2006 – 270

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend the Vales of Humber Secondary Plan to permit the lands known as 11038 The Gore Road to be developed with low-density residential uses. The amendment creates ‘Special Policy Area 4C’ within Schedule 1A ‘Executive Housing Policy Areas’ of the Brampton Official Plan as identified in **Schedule ‘A’**. The amendment also creates a ‘Special Policy Area 2’ in the Vales of Humber Secondary Plan (Area 50) as identified on **Schedule ‘B’** and Vales of Humber Block Plan 50-1 and 50-2 as identified on **Schedule ‘C’**.

2.0 Location:

The lands subject to this amendment are located approximately 50 metres (164.042 feet) west of The Gore Road, 50 metres (164.042 feet) north of Countryside Drive, having a frontage of approximately 75 metres (246.063 feet) on the west side of The Gore Road, and an area of 0.589 hectares (1.455 acres). The lands are legally described as Lot 16, Concession 9 N.D. in the City of Brampton, Regional Municipality of Peel.

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 amended:

- a) By adding to the list of amendments pertaining to Secondary Plan Area Number 50: Vales of Humber Secondary Plan as set out in Part II: Secondary Plans and Part Three: Block Plans 50-1 and 50-2, thereof, Amendment Number OP 2006-270
- b) By amending Schedule A1 ‘Executive Housing Policy Areas’ of the Brampton Official Plan to identify a ‘Special Policy Area 4C’ as shown on Schedule A of this attachment.
- c) By adding the following as new policy as Section 4.2.2.11 Special Policy Area 4C as follows:

“4.2.2.11 Special Policy Area 4C

Notwithstanding the permitted typologies and lot sizes policies of Section 4.2.2 Upscale Executive Housing, the lands designated as Special Policy Area 4C on Schedule A1 may be developed for wider range of housing types that incorporate the executive housing elements

and design policy objectives of the Upscale Executive Housing designation. “

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Vales of Humber Secondary Plan, being Chapter 50, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) By changing on Schedule SP50(A), the land use designation of the lands shown on Schedule ‘B’ to this amendment from “Executive Residential” to “Special Policy Area 2”.
- b) By adding the following new policy as Section 5.6.2 to the Vales of Humber Secondary Plan:

“Special Policy Area 2” as designated on Schedule SP50(A) applies to those lands on the northwest corner of The Gore Road and Countryside Drive.
- c) Permitted uses - The lands shown on “Special Policy Area 2” on Schedule SP50(A) shall be developed for linked single detached dwellings, that are connected at foundation.
- d) By permitting a maximum lot width of 9.0 meters for Linked single detached dwellings.
- e) By reinforcing that a range of diverse yet superior detached dwelling housing choices are to be provided, expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations and roof lines, are to be provided and any proposal for residential development will have regard for the transition and physical integration with adjacent forms of development, and effective separation and buffering from roads and other noise sources shall be provided.
- f) By introducing the definition of a linked single detached dwelling which will mean a building that consists of two single detached dwellings that are attached to each other by a common footing and/or foundation located entirely below established grade.

VALES OF HUMBER SECONDARY PLAN

THE GORE RD

LANDS TO BE ADDED
TO "SPECIAL POLICY AREA 4C"

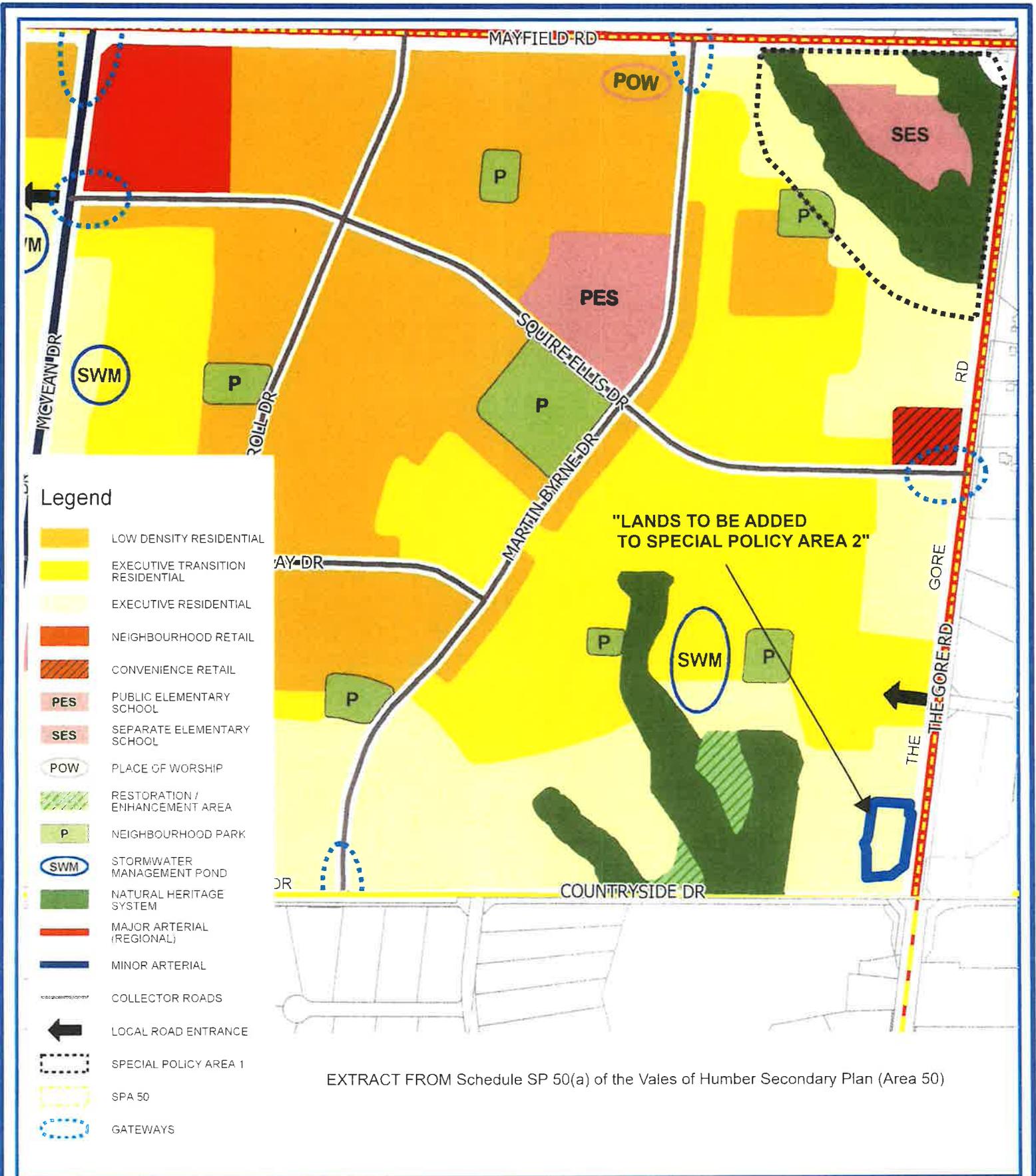
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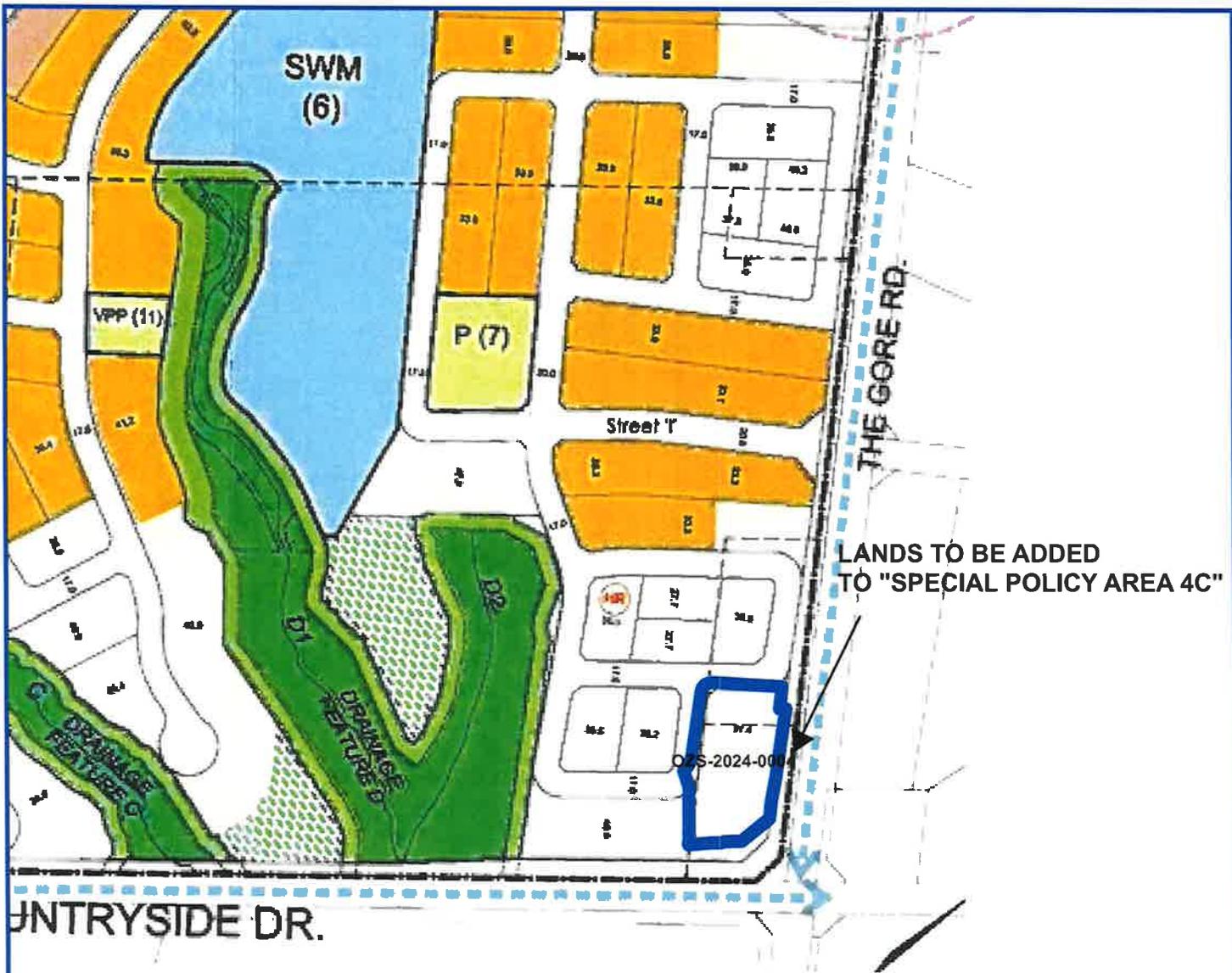
COUNTRYSIDE DR

HIGHWAY 427 INDUSTRIAL SECONDARY PLAN

EXTRACT FROM SCHEDULE A1(UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS)
FROM THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN







LANDS TO BE ADDED TO "SPECIAL POLICY AREA 4C"

Extract from the Vales of Humber Block Plan -2

- | | | | | |
|----------------------------------|---|--|-----------------------|---|
| Low Density Residential | Neighbourhood Retail | Natural Heritage System | Local Park | Roundabout |
| Executive Transition Residential | Convenience Retail | Buffer | Parkette | Block Plan Boundary |
| Executive Residential | Place of Worship | Restoration / Enhancement Area (Exact area to be determined) | Vest Pocket Park | 24m - Collector Road |
| School | Stormwater Management (The Stormwater Management Plans, the policies and rules of the City of Brampton) | Heritage Resource (Approximate Location) | Community Gateway | 23m - Collector Road |
| | | | Neighbourhood Gateway | Proposed Walkway (Final location to be confirmed) |
| | | | | Conceptual Walkway (Final location to be confirmed) |
| | | | | Multi-use Pathways In Arterial Road Boulevards |
| | | | | Sidewalk Paths |

