



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 93 - 2025

To Adopt Amendment Number OP2023 - 272

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 OP 2023 - 272 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 14 day of May, 2025.

Approved as to
form.

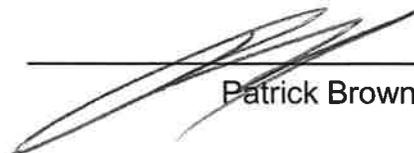
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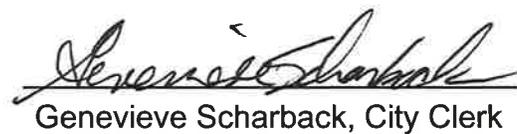
MR

Approved as to
content.

2025/May/06

AAP


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

(OZS-2024-0011)

AMENDMENT NUMBER OP2023 – 272

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend Schedule 2 of the Springdale Secondary Plan (SPA 2) to change the land use designation and add Special Policies for the subject property.

2.0 Location:

The lands subject to this amendment are located at the southeast corner of Bramalea Road and Father Tobin Road and are municipally known as '0' Father Tobin Road, 10819 and 10833 Bramalea Road. The property has a gross area of 0.78 hectares (1.92 acres) and is legally described as Block 366 of Registered Plan 43M-1731 save and except Parts 2, 3 of 43R-32222; Part Lot 15, Concession 5 E.H.S., RO782081 save and except Part 3 of 43R-30957, RO1037456 save and except Part 4 of 43R-30957, Chinguacousy, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

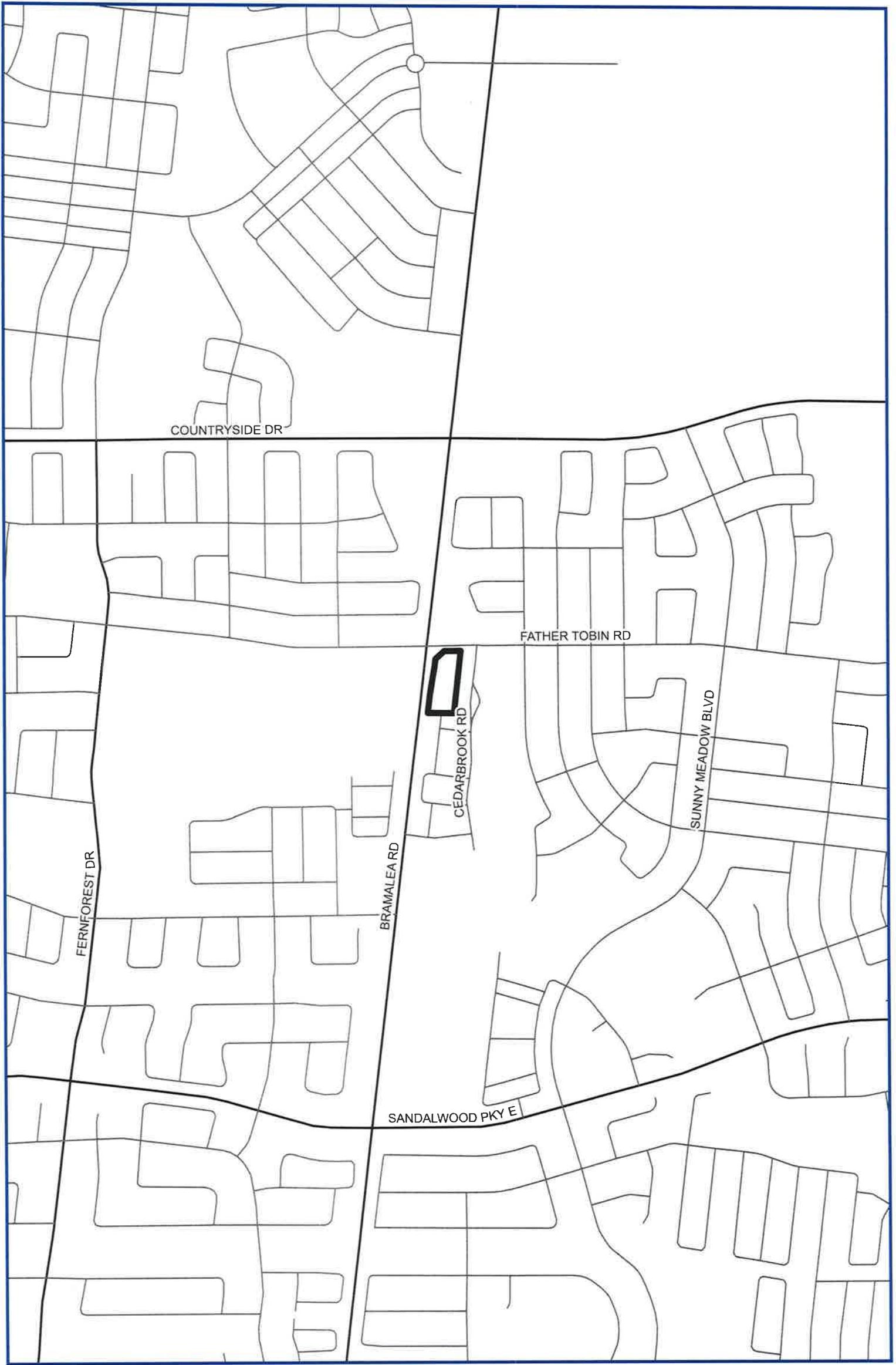
- a) By adding to the list of amendments pertaining to Secondary Plan Area Number 2: Springdale set out in Part II: Secondary Plans, Amendment Number OP2023-272

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, which remains in force, as it relates to the Springdale Secondary Plan (Part II Secondary Plans, as amended) is hereby further amended:

- a) By changing on Schedule SP02 of Chapter 3 of Part II: Secondary Plan, the land use designation of the lands shown on Schedule 'A' to this amendment from "Medium Density Residential" to "High Density Residential";
- b) By identifying on Schedule SP02 the lands shown outlined on Schedule 'A' to this amendment as Special Site Area "8";
- c) By adding to Section 7.0 of Chapter 3 of Part II: Secondary Plan:

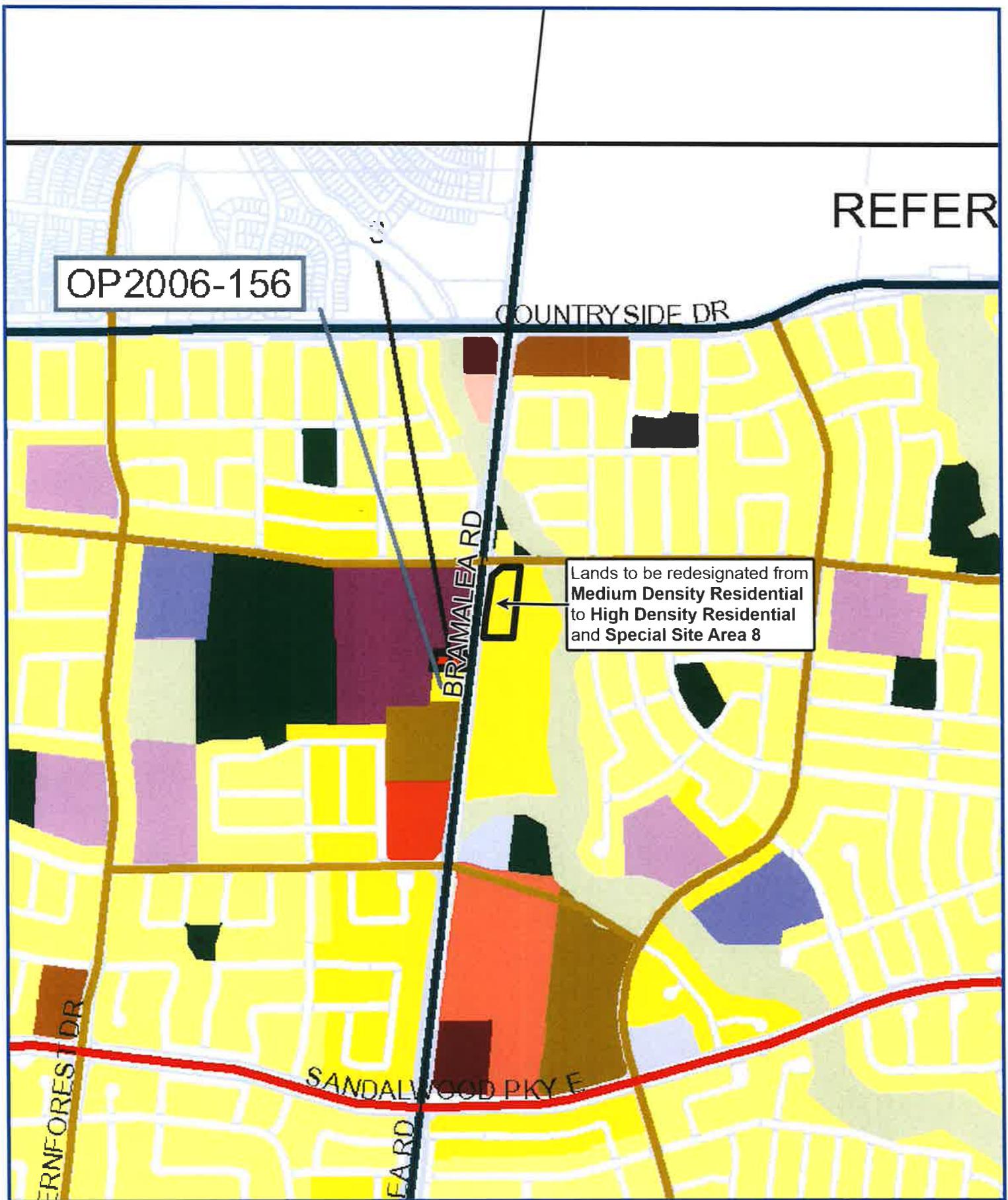
“7.8 Special Site Area 8, located at the southeast corner of Bramalea Road and Father Tobin Road shall permit stacked and back-to-back townhouses in accordance with the following:

- i. A maximum density of 170 units per net residential hectare (70 units per net residential acre);
- ii. A maximum Floor Space Index (FSI) of 2.0 (exclusive of an underground parking garage, all accessory buildings and structures);
- iii. The maximum building height shall be three storeys (not including basements or a roof structure used to house enclosed stairways and or mechanical equipment);
- iv. Development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape;
- v. Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e., stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.”



 Subject Lands





REFER

OP2006-156

Lands to be redesignated from Medium Density Residential to High Density Residential and Special Site Area 8

EXTRACT FROM Schedule 2 of the document known as the Springdale Secondary Plan Area 2

□ Subject Lands

RESIDENTIAL

- LOW DENSITY RESIDENTIAL 1
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

INSTITUTIONAL

- INSTITUTIONAL
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP
- FIRE STATION

COMMERCIAL

- CONVENIENCE RETAIL
- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- REGIONAL RETAIL
- SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL

OPEN SPACE

- NATURAL HERITAGE SYSTEM
- OPEN SPACE

UTILITY

- TRANSCANADA PIPELINE

ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY

SPECIAL SITE AREA

- SPECIAL SITE AREA
- LBPIA Operating Area

