



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 131 - 2025

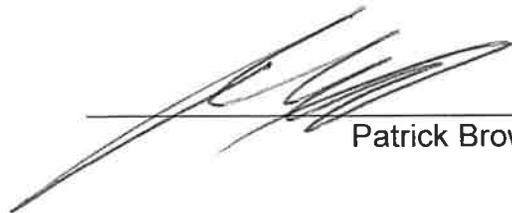
To adopt Amendment Number OP 2006-273 ^{MR} ~~AP~~
and OP2023-010
To the Official Plan of the
City of Brampton Planning Area

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:

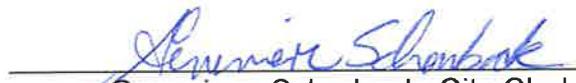
1. Amendment Number OP 2006 - 273 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw. ^{and OP2023-010 MR AP}

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.
2025/09/03
MR


Patrick Brown, Mayor

Approved as to
content.
2025/June/17
AAP


Genevieve Scharback, City Clerk

(OZS-2024-0031)

AMENDMENT NUMBER OP 2006- 273 and OP2023-010
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

MR
JP

1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan to change the land use designations on the subject lands from “Residential” and “Commercial Retail” to “Commercial Retail” and “Neighborhood Retail” to permit the development of a commercial plaza comprised of eight buildings and supplementary at grade parking.

2.0 LOCATION:

The lands subject to this amendment are located on the east side of Heritage Road, north and south of Brasstown Valley Trail. The lands are legally described as PART OF LOT 2, CONCESSION 5WHS CHINGUACOUSY, DESIGNATED AS PART 1, PL 43R35140 SUBJECT TO AN EASEMENT OVER PART 1, 43R37483 AS IN PR3190828 CITY OF BRAMPTON.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

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

- a) Revising the northern portion of the lands designated “Convenience Retail” on Schedule A2 – Retail Structure of the Official Plan to reflect updated block limits, as shown on Schedule ‘A’ to this amendment
- b) Redesignating the southern portion of the lands from “Convenience Retail” to “Neighbourhood Retail” on Schedule A2 – Retail Structure, and updating the block limits accordingly, as shown on Schedule ‘A’ to this amendment.
- c) Adding to the list of amendments pertaining to Secondary Plan Area Number 40(d): Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 273 and OP2023-010

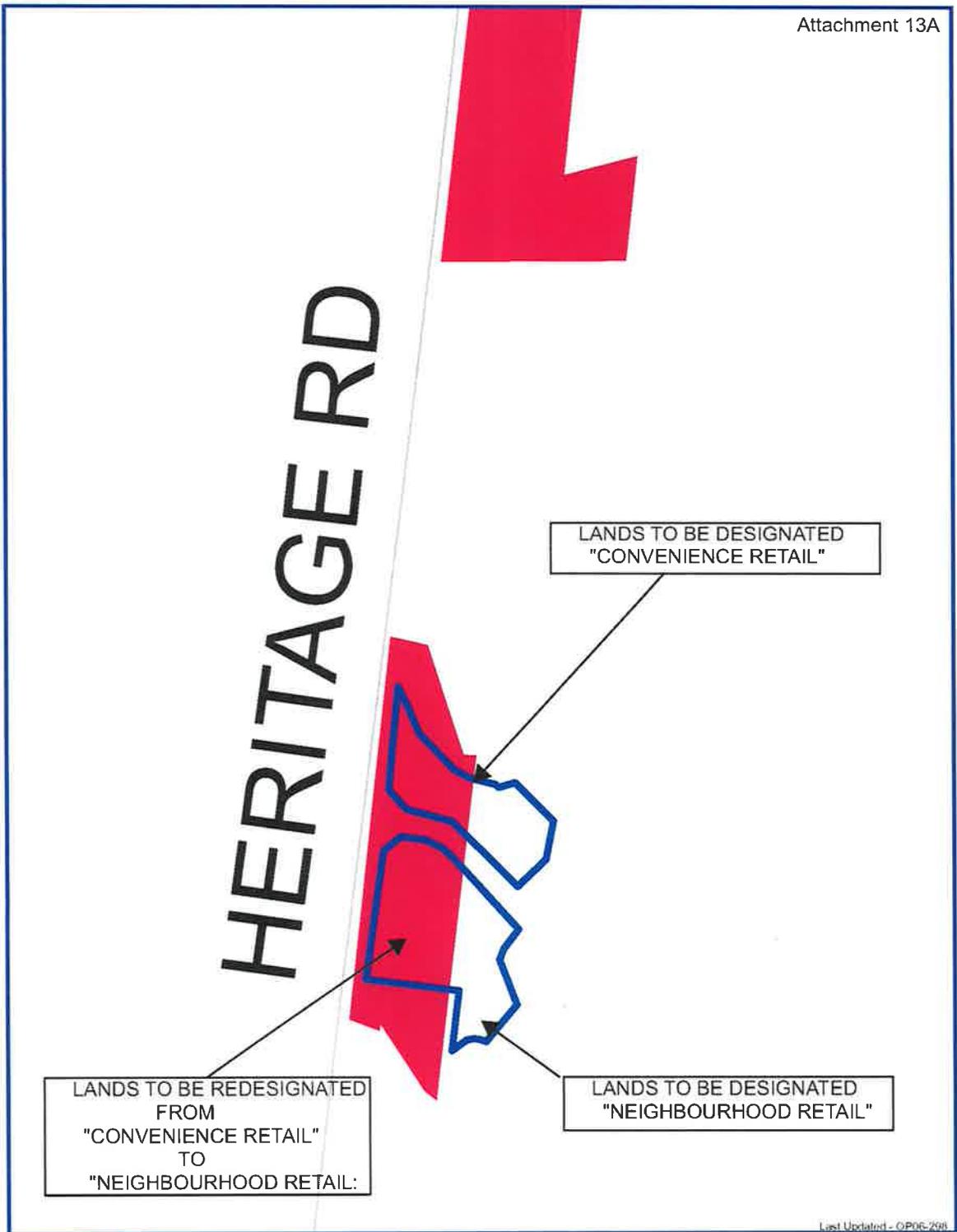
MR
JP

3.2 The portions of the document known as the Bram West Secondary Plan, being Chapter 40(d), of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) By revising the northern portion of the lands shown on Schedule ‘B’ of this amendment, on Schedule SP40(a), from “Low/Medium Density Residential” to “Convenience Commercial”, to reflect updated block limits.
- b) By revising the southern portion of the lands shown on Schedule ‘B’ of this amendment, on Schedule SP40(a), from “Low/Medium Density Residential” and “Convenience Commercial” to “Neighbourhood Commercial”, to reflect updated block limits.



 Subject Lands



EXTRACT FROM Schedule 'A2' OF THE DOCUMENT KNOWN AS Retail Structure

- CONVENIENCE RETAIL
- MAJOR STREETS
- Subject Lands



